Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 12/11/23 06:30 PM

2023 RESOLUTION AGREEMENTS

RESOLUTION DESIGNATING BLOOMFIELD BROAD ASSOCIATES, LLC AS REDEVELOPER FOR BLOCK 241, LOTS 37, 39, 41, 42, AND 45 (F/K/A LOTS 5, 6, 7, 21, 23, 44, 45, AND 46) IN THE TOWNSHIP OF BLOOMFIELD AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT IN CONNECTION THEREWITH

WHEREAS, by resolution duly adopted on August 19, 2022, the Mayor and Council (the "**Mayor and Council**") of the Township of Bloomfield (the "**Township**") adopted a Resolution designating all land within the municipal boundaries of the Township as an area in need of rehabilitation (the "**Rehabilitation Area**"); and

WHEREAS, on November 9, 2009, the Mayor and Council adopted an ordinance, as amended by ordinances adopted on August 8, 2011, November 9, 2011, and March 19, 2012, approving and adopting a Redevelopment Plan, entitled "Bloomfield Center Redevelopment Plan - Phase II" for a portion of the Rehabilitation Area (the "**Redevelopment Plan**"), which included properties identified as Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45, and 46 on the Official Tax Map of the Township of Bloomfield; and

WHEREAS, by resolution duly adopted on April 17, 2023, the Council designated approximately 1.84 acres of land known as Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45, and 46 on the Township's tax map, as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"); and

WHEREAS, Bloomfield Broad Associates, LLC (the "**Redeveloper**") is the owner and/or contract purchaser of the properties currently designated as Block 241, Lots 37, 39, 41,

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42, and 45 (f/k/a Lots 5, 6, 7, 21, 23, 44, 45, and 46) on the Township's Official Tax Map and proposes to redevelop the same (said blocks and lots collectively being referred to as the **"Project Site"**); and

WHEREAS, Redeveloper proposes to redevelop the Project Site pursuant to the terms of the Redevelopment Plan by constructing thereon a six-story mixed use project inclusive of: (i) parking to be located within the basement, ground floor, and second floor, (ii) approximately 125 rental residential units with amenity space, and (iii) approximately 6,000 square feet of retail space (the **"Redevelopment Project"**); and

WHEREAS, N.J.S.A. 40A:12A-8 (e) and (f) authorize the Township to enter into contracts or agreements for the planning, construction, or undertaking of any development project or redevelopment work in an area designated as an area in need of redevelopment; and

WHERAS, the Township and Redeveloper have negotiated the terms and conditions of a redevelopment agreement governing the Redeveloper's redevelopment of the Project (the **"Redevelopment Agreement"**); and

WHEREAS, the Township desires to designate the Redeveloper as the "redeveloper" of the Property, as that term is defined and used in the Redevelopment Law, and to authorize the execution of the Redevelopment Agreement, subject to minor modification or revision, as deemed necessary and appropriate by the Mayor in consultation with counsel.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Bloomfield as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

2. Bloomfield Broad Associates, LLC is hereby designated as the "redeveloper" of the Project, as that term is defined and used in the LRHL, subject to the execution of the Redevelopment Agreement.

3.   (a) The Mayor is hereby authorized and directed to execute the Redevelopment Agreement with the Redeveloper in substantially the same form as that attached hereto as **Exhibit A**, subject to minor modification or revision, as deemed necessary and appropriate by the Mayor in consultation with counsel.

(b) The Township Clerk is hereby authorized and directed, upon the execution of the Redevelopment Agreement, to attest to the signature of the Mayor upon such document.

4.   As long as the Redevelopment Agreement shall be in effect, the Redeveloper shall be the "Redeveloper" of the Property, as that term is defined and used in the Redevelopment Law.

5.   This Resolution shall take effect immediately.

* . . . * . . . * . . . *

Approved as to form and procedure on basis of facts set forth.

_____
Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

_____
Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on December 11, 2023.

_____
Municipal Clerk of the Township of Bloomfield

_____
Mayor of the Township of Bloomfield

✓ Vote Record – Resolution			Yes/Aye	No/Nay	Abstain	Absent
☐ Adopt ☐ Deny ☐ Withdrawn ☐ Table						
	Jenny Mundell		☐	☐	☐	☐
	Nicholas Joanow		☐	☐	☐	☐

☐ Not Discussed	Sarah Cruz		☒	☐	☐	☐
☐ First Reading	Wartyna Davis		☒	☐	☐	☐
☐ Table with no Vote	Ted Gamble		☒	☐	☐	☐
☐ Approve	Richard Rockwell		☒	☐	☐	☐
☐ Veto by Mayor	Michael J. Venezia		☒	☐	☐	☐
☐ Discussion						
☐ Defeated						
☐ Discussion No Vote						