



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 12/11/23 06:30 PM

2023 RESOLUTION APPROVAL

RESOLUTION OF MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING FRANKLIN DEVELOPMENT GROUP, LLC AS INTERIM REDEVELOPER FOR PROPERTY LOCATED IN THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY AT 666-668 BLOOMFIELD AVENUE AND 41-43 FARRAND STREET (TAX BLOCK 226, LOTS 28, 29, 18, 19, 18B01 AND 18 B02)) FOR THE CONSTRUCTION OF A MIXED RETAIL - RESIDENTIAL BUILDING IN ACCORDANCE WITH THE BLOOMFIELD CENTER REDEVELOPMENT PLAN - PHASE II.

WHEREAS, the Township of Bloomfield, in the County of Essex, State of New Jersey ("Township") through the Mayor and Council acting as the redevelopment entity pursuant to N.J.S.A. 40A:12A-4, may exercise all powers, duties and functions relating to the redevelopment in the manner of a redevelopment entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), which powers include contracting with the Redeveloper for the planning, replanning, construction or undertaking of any project or redevelopment work, or any part thereof, under N.J.S.A. 40A: 12A:8(f); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Township of Bloomfield (the "Township"), by way of Resolution approved on August 10, 2009, designated the entire Township as an "area in need of rehabilitation"; and

WHEREAS, the Township adopted an ordinance on November 9, 2009, approving a redevelopment plan entitled the "Bloomfield Center Redevelopment Plan - Phase II" (the "Phase II Plan") for certain properties within the Township pursuant to the Redevelopment Law located within the Bloomfield Center Redevelopment District - Phase II (the "Phase II Area"); and

WHEREAS, on August 8, 2011, the Township adopted an ordinance amending the Phase II Plan authorizing the Township's Planning Board to grant deviations, waivers and variances from certain of the requirements in the Phase II Plan; and

WHEREAS, on November 21, 2011, the Township adopted an ordinance further amending the Phase II Plan, which, *inter alia*, clarified that all development projects in the Phase II Area which involve new construction following the demolition of all or part of existing building improvements would be subject to the redeveloper selection and redevelopment agreement processes; and

WHEREAS, Franklin Development Group, LLC, has signed a Contract of Sale for the purchase of the property located at 666-668 Bloomfield Avenue, and 41-43 Farrand Street, Block 226, Lots 28, 29, 18, 19, 18B01 AND 18 B02 (“Redevelopment Property”), which is located within the Phase II Area, and intends to demolish the existing building improvements on the site and seek approvals to develop it with a mixed-use retail - residential project; and

WHEREAS, Franklin Development Group, LLC (“Redeveloper”) has represented that it has a contract of sale to purchase the Redevelopment Property and has made an application to the Township to be designated Redeveloper of the Redevelopment Property; and

WHEREAS, the Redevelopment Property is located in a Redevelopment Plan Area - BCRD 11 Zone (Commercial Corridor) and BCRD 11 Zone (Washington Street South) which permits mixed-use retail - residential buildings as a use for the Redevelopment Project (as hereinafter defined); and

WHEREAS, the Redeveloper has proposed a mixed-use retail - residential project consisting of six floors with the first floor containing retail space and 30 parking spaces and floors 2-6 containing 30 two bedroom residential units (“Redevelopment Project”); and

WHEREAS, by letter application, the Redeveloper has submitted (i) a Site Plan prepared by Petry Engineering, LLC for the Redevelopment Property, (ii) evidence of ability to secure construction financing, (iii) a construction cost schedule, and (iv) a description of similar projects constructed by Redeveloper in Bloomfield (Watsessing Manor, Liberty Place, Court Manor) and in Jersey City, Belleville and Newark as evidence of the development experience of Redeveloper; and

WHEREAS, the Redeveloper estimates that the Redevelopment Project will cost approximately \$14.7 Million and will be constructed within 18 months after all governmental approvals have been obtained; and

WHEREAS, the filing of an application by the Redeveloper proposing to redevelop the Redevelopment Property was made in accordance with Section 8.1-4 of the Redevelopment Plan; and

WHEREAS, based upon a review of the qualifications, experience, financial resources, concept plan, design approach, and information submitted to the Township by the Redeveloper and the presentation made by the Redeveloper at a public meeting before the Council, acting as the Redevelopment Entity for the Redevelopment Project, on _____, including the answering of any questions relating to the Redevelopment Project, the Township has found the documentation and presentation to be acceptable and in conformity with the requirements of Section 8.1-4 of the Redevelopment Plan, determined that the Project will

substantially further the Township's goals for redevelopment, and that the Redeveloper is fully qualified and has the professional experience and financial capabilities to carry out the redevelopment in accordance with the Redevelopment Plan; and

WHEREAS, for the above stated reasons, the Township hereby determines that it is in the public interest for the Township to designate Franklin Development Group, LLC as Interim Redeveloper of the Redevelopment Project pursuant to Section 8.1-4 of the Redevelopment Plan and the Township directs that the Law Department work together with the Redeveloper to determine the terms and conditions on which the Redeveloper will implement the Redevelopment Plan, which terms will be set forth in a redevelopment agreement, setting forth in greater detail the respective undertakings, rights and obligations of the parties in connection with the Redevelopment Project.

WHEREAS, the Redeveloper has submitted an escrow payment of \$10,000 to cover the costs of the City in reviewing the application, preparing the necessary resolutions and preparing a Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Bloomfield, acting as Redevelopment Entity for the Redevelopment Project, that:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. Franklin Development Group, LLC is designated as Interim Redeveloper for the redevelopment project described in the recitals of this Resolution on property located on 666-668 Bloomfield Avenue and 41-43 Farrand Street, also known as Block 226, Lots 28, 29, 18, 19, 18B01 AND 18 B02 on the official Tax Map of the Township, which shall be developed in

accordance with the requirements of the Redevelopment Plan, subject to the negotiation and approval by the Mayor and Council, acting as the Redevelopment Entity, of a Redevelopment Agreement with the Redeveloper within ninety (90) days from the date of this Resolution.

- 3. If any part(s) of this Resolution shall be deemed invalid, such part(s) shall be severed and the invalidity thereof shall not affect the remaining parts of this Resolution.
- 4. All resolutions or parts thereof inconsistent with this Resolution are hereby rescinded.
- 5. This Resolution shall take effect in accordance with applicable law.

......*

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

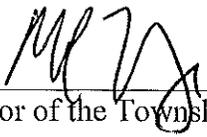
Director of Law-Township Attorney

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	
<input type="checkbox"/> Adopt	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Ted Gamble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading	Richard Rockwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						