



**Township Council**  
1 Municipal Plaza  
Bloomfield, NJ 07003

**Louise M. Palagano**  
*Municipal Clerk*

<http://www.bloomfieldtwpnj.com>

Meeting: 04/15/24 07:00 PM

**2024 RESOLUTION APPROVAL**

**RESOLUTION: FOURTH AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH 71 LOCUST AVENUE LLC**

**WHEREAS**, the Township of Bloomfield and 71 Locust Ave LLC ("71 Locust") negotiated a Memorandum of Understanding for the purpose of obtaining binding approvals for deferred payment schedules for tax owed on the real property located on Lot 10 and Block 152, also known as 71 Locust Avenue in the Township of Bloomfield; and

**WHEREAS**, the MOU's term ended in 2019 and the First Amendment to the MOU was approved by Resolution of the Mayor and Township Council; and

**WHEREAS**, the First Amendment's term ended in 2021 and the Second Amendment to the MOU was approved by Resolution of the Mayor and Township Council; and

**WHEREAS**, the term of the Second Amendment to the MOU was due to end on April 30, 2023, and a third amendment to the MOU was approved by Resolution of the Mayor and Township Council; and

**WHEREAS**, the Third amendment of the MOU will end on April 30, 2024 and a request has been made by 71 Locust Avenue LLC and a prospective purchaser of the property to extend the MOU for another year and the Mayor and Township Council consent for an assessment of the MOU the prospective purchaser; and

**WHEREAS**, the Mayor and Township council need to review the matter more closely for the purpose of determining whether or not the additional extension should be granted and if so what additional conditions should be place on any extension and therefore the Mayor and

Township Council agree to extend the MOU for one additional month under the same terms and conditions of the Third Amendment to the MOU; and

WHEREAS, in the absence of mutual agreement the term of the Third Amendment to the MOU shall end on May 30, 2024

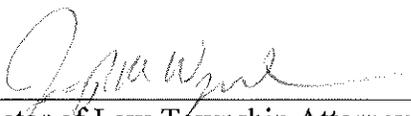
WHEREAS, the Bloomfield Zoning Board of Adjustment adopted a Resolution providing an extension of its final site plan approval and variance relief granted to the redevelopment project, as authorized by the Permit Extension Act, until April 24, 2024; and

WHEREAS, in the absence of mutual agreement, the term of the Third Amendment to the MOU shall end on April 30, 2024.

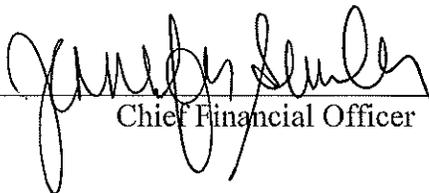
NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Bloomfield, County of Essex, State of New Jersey hereby approves an extension of the Third Amendment to the Memorandum of Understanding between the Township of Bloomfield and the 71 Locust Ave LLC to May 30, 2024.

\* \* \* \* \*

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

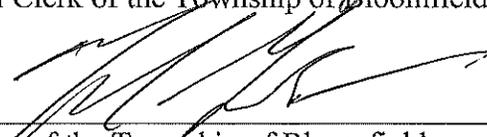
  
\_\_\_\_\_  
Director of Law-Township Attorney

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 April 15, 2024.

  
 \_\_\_\_\_  
 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						
<input type="checkbox"/> Deny						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Table						
<input type="checkbox"/> Not Discussed						
<input type="checkbox"/> First Reading						
<input type="checkbox"/> Table with no Vote						
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						
	Jenny Mundell		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nicholas Joanow		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sarah Cruz		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wartyna Davis		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monica Charris Tabares		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Rockwell		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ted Gamble		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>