Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 08/20/18 06:30 PM

2018 RESOLUTION APPROVAL

18-9

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING ROYAL URBAN RENEWAL, LLC, AS THE REDEVELOPER OF BLOCK 227, LOTS 1, 24, 26, 30, 31, 32 AND 35 ON THE TOWNSHIP'S TAX MAP

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, by resolution duly adopted on December 18, 2000, the Township Council of the Township (the "**Township Council**") designated a portion of the Township, consisting of the properties then identified as Block 220, Lot 40, Block 225, Lots 1 and 9, Block 227, Lots 1, 3, 5, 6, 8, 9, 10, 11, 12, 13, 15, 16, 17, 19, 20, 22, 24, 26, 30, 31, 32 and 35, Block 228, Lots 1, 4, 5, 7, 8, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 24, 27, 28, 29, 30, 31, 33 and 35, and Block 243, Lots 1, 3, 4, 5, 6, 7, 8, 10, 11, 13, 15, 17, 18 and 20 on the Township's tax map (collectively, the "**Redevelopment Area**"), 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, on December 15, 2008, the Township Council adopted an ordinance, as amended by ordinance adopted on November 21, 2011, approving and adopting a Redevelopment Plan, entitled "Bloomfield Center Redevelopment Plan - Phase I" for the Redevelopment Area (the "**Redevelopment Plan**"); and

WHEREAS, Royal Urban Renewal, LLC (the **"Redeveloper"**) proposes to redevelop the portion of the Redevelopment Area known as Block 227, Lots 1, 24, 26, 30, 31, 32, and 35 on the Township's tax map (the **"Project Site"**); and

WHEREAS, on October 30, 2017, the Township Council adopted a resolution conditionally designating Metro Real Estate Development Corporation, Redeveloper's Affiliate, as redeveloper of the Project Site, subject to the successful negotiation of a redevelopment agreement; and

WHEREAS, the Township Council has reviewed the qualifications and conceptual proposal submitted by Redeveloper's Affiliate and, subject to the terms and conditions as set forth in this Agreement and to the further Approvals (hereinafter defined) contemplated by this Agreement, the Township Council has found that such proposal will substantially further the Township's goals for redevelopment of the Redevelopment Area; and

WHEREAS, the Township's Mayor and Council have determined that it is in the best interests of the Township to designate Royal Urban Renewal, LLC, as the redeveloper of Block 227, Lots 1, 24, 26, 30, 31, 32, and 35 on the Township's tax map, and that the development of the site is subject to all the requirements of the Redevelopment Law and the Phase I Plan, including, but not limited to, the execution of a redevelopment agreement between the Township and Royal Urban Renewal, LLC and/or its assigns, and site plan approval by the Township's Planning Board.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Bloomfield, County of Essex, State of New Jersey, as follows:

Section 1.   The above "WHEREAS" paragraphs are hereby incorporated herein by reference as though specifically set forth herein below.

Section 2.   Royal Urban Renewal, LLC is hereby designated as the redeveloper of

Block 227, Lots 1, 24, 26, 30, 31, 32, and 35 on the Township's tax map, subject to the

provisions and requirements of the Redevelopment Law, the Phase I Plan and a redevelopment

agreement to be concluded between the developer and the Township Council, acting as the

redevelopment entity.

Section 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.

Section 4.   All resolutions or parts thereof inconsistent with this Resolution are

hereby rescinded.

Section 5.   This Resolution shall take effect in accordance with applicable law.

......*...*

Approved as to form and procedure on basis of facts set forth.
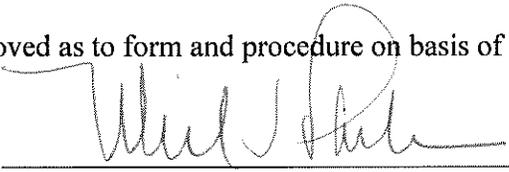
_____
Director of Law-Township Attorney

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
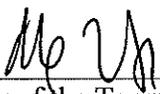Local Public Contract Law and the Code of the Township of Bloomfield.

_____
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 August 20, 2018.

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