



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

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

<http://www.bloomfieldwpnj.com>

Meeting: 09/24/18 07:00 PM

**2018 RESOLUTION APPROVAL**

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**RESOLUTION: WAIVING BALANCE FOR PROPERTY TAXES, WATER, MAINTENANCE CHARGES AND INTEREST THROUGH JULY 23, 2018 FOR BLOCK 152, LOT 10 - 71 LOCUST AVENUE**

**WHEREAS**, pursuant to N.J.S.A. 54:4-99, a governing body of a municipality may abate or cancel any taxes it shall deem equitable, just and in the best interest of the municipality; and

**WHEREAS**, certain taxes and municipal charges for water, maintenance and interest remain outstanding on the Township of Bloomfield's tax records for Block 152, Lot 10, also known as 71 Locust Avenue (the "Property"); and

**WHEREAS**, the Property is the location of the former Peerless Tube Company site, and the property has been owned through a Chapter 7 Bankruptcy Trustee; and

**WHEREAS**, 71 Locust Avenue LLC (the "Purchaser") entered into Contract to acquire the Property, conditioned upon the Purchaser obtaining agreements, approvals and permits from the Township for the development and construction of a residential project on the Property; and

**WHEREAS**, redevelopment of the Property includes an environmental clean-up of the site under the auspices of a Licensed Site Remediation Professional ("LSRP"); and

**WHEREAS**, in 2016, the Township of Bloomfield and the Purchaser entered a negotiated Memorandum of Understanding ("MOU") for the purpose of obtaining a deferred payment plan for the outstanding taxes and liens against the Property; and

**WHEREAS**, total payment pursuant to the MOU would represent complete satisfaction of the taxes and municipal liens against the property; and

**WHEREAS**, the Purchaser, by Resolution of the Township of Bloomfield Zoning Board, received approval to permit the construction of a residential project on the Property; and

WHEREAS, the acquisition of the Property was approved by the United States Bankruptcy Court, title was transferred, and initial payment was made to the Township of Bloomfield; and

WHEREAS, the principal balance of the charges due are as follows: \$881,467.45 post-bankruptcy property taxes, \$152,237.50 water, \$7,225.56 maintenance charges, \$2,115.49 sprinkler charges, and \$249,263.22 pre-bankruptcy tax charges, plus interest on all municipal charges.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Bloomfield, County of Essex, State of New Jersey, that the Tax Collector is hereby authorized to cancel the amount of \$2,533,006.09 from the tax, water, sprinkler, and maintenance lien records.

\*...\*...\*

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

*[Handwritten Signature]*

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.

*[Handwritten Signature]*

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 September 24, 2018.

*[Handwritten Signature]*  
Municipal Clerk of the Township of Bloomfield

*[Handwritten Signature]*

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 | Jenny Mundell | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Resolution (ID # 7268)

Meeting of September 24, 2018

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