Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 11/26/18 07:00 PM

2018 RESOLUTION APPROVAL

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING ARLINGTON BLOOMFIELD ASSOCIATES, LLC, AS THE REDEVELOPER OF BLOCK 62, LOT 1; BLOCK 64, LOTS 5 AND 8; BLOCK 96, LOTS 1, 4, 5, 7, 9, 10, AND 11; BLOCK 97, LOTS 1 AND 55, AND THE RIGHTS OF WAY OF WESTINGHOUSE PLAZA, MACARTHUR AVENUE AND ARLINGTON AVENUE BETWEEN MACARTHUR AVENUE AND THE SOUTHERN BOUNDARY OF BLOCK 62, LOT 1 ON THE TOWNSHIP'S TAX MAP, AND FURTHER DESIGNATING ARLINGTON DEVELOPERS, LLC AS A QUALIFIED ENTITY TO WHOM A PORTION OF THE REDEVELOPMENT AREA MAY BE TRANSFERRED.

WHEREAS, pursuant to the New Jersey 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 April 23, 2018, the Mayor and Council of the Township of Bloomfield (the **"Township Council"**) officially designated the property identified as Block 62, Lot 1; Block 64, Lots 5 and 8; Block 96, Lots 1, 4, 5, 7, 9, 10, and 11; Block 97, Lots 1 and 55, and the rights of way of Westinghouse Plaza, MacArthur Avenue and Arlington Avenue between MacArthur Avenue and the southern boundary of Block 62, Lot 1 as an "area in need of redevelopment" (the **"Redevelopment Area"**), pursuant to the Redevelopment Law; and

WHEREAS, by way of ordinance approved on October 29, 2018, the Township Council adopted a redevelopment plan for the Redevelopment Area, entitled the "Redevelopment Plan for the Former Westinghouse Plant Site and Related Lands", pursuant to the Redevelopment Law (the **"Redevelopment Plan"**); and

WHEREAS, the Redevelopment Area (with the exception of the public streets) is currently owned, or held under contract for purchase (in the case of the Norfolk Southern right-of-way) by Arlington Bloomfield Associates, LLC ("**Arlington Bloomfield**"); and

WHEREAS, Arlington Bloomfield has contracted for the sale of a portion of the Redevelopment Area to Arlington Developers, LLC ("**Arlington Developers**"), consisting of approximately 14.091 acres, and identified as Block 62, Lot 1; Block 64, Lots 5 and 8; Block 97, Lot 1 and 55; (**the "Phase 1 Site"**), which portion is designated for residential use with up to 336 units and up to 10,000 sf. of commercial use, generally consistent with the concept plan attached hereto, provided that up to eight (8) additional residential units (for a total of 344 units) may be permitted with the elimination of some or all of the commercial space consistent with the terms of the Redevelopment Plan (**the "Phase 1 Project"**); and

WHEREAS, Arlington Bloomfield or its transferee intends to retain ownership of the portion of the Redevelopment Area, consisting of approximately 0.646 acres, and identified as Block 96, Lots 1, 4, 5, 7, 9, 10, and 11 (**the "Phase 2 Site"**), for future development of approximately 25 residential units (**the "Phase 2 Project"**) in accordance with the Redevelopment Plan, and

WHEREAS, the term "Redeveloper" shall mean Arlington Bloomfield, provided, however, upon conveyance of the Phase 1 Site to Arlington Developers, from that date forward, "Redeveloper" shall mean Arlington Developers as to the Phase 1 Site and Arlington Bloomfield or its transferee as to the Phase 2 Site; and

WHEREAS, the Redeveloper, its successors and assigns, will implement the development, design, financing and construction of the Project in accordance with the Redevelopment Plan; and

WHEREAS, the Township Council has reviewed the qualifications and conceptual proposal submitted by Redeveloper and, subject to the terms and conditions as set forth in the Redevelopment Agreement and to the further Approvals contemplated by the Redevelopment 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 Arlington Bloomfield as the Redeveloper of the Redevelopment Area and further designate Arlington Developers as a Qualified Entity to whom a portion of the Redevelopment Area may be transferred, and that the development of the site is subject to all the requirements of the Redevelopment Law and the Redevelopment Plan, including, but not limited to, the execution of a Redevelopment Agreement between the Township and Arlington Bloomfield Associates, 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 by reference as though specifically set forth herein below.

Section 2.   Arlington Bloomfield Associates, LLC is hereby designated as the redeveloper of Block 62, Lot 1; Block 64, Lots 5 and 8; Block 96, Lots 1, 4, 5, 7, 9, 10, and 11; Block 97, Lots 1 and 55, and the rights of way of Westinghouse Plaza, MacArthur Avenue and Arlington Avenue between MacArthur Avenue and the southern boundary of Block 62, Lot 1 on

the Township's tax map, subject to the provisions and requirements of the Redevelopment Law,

the Redevelopment Plan and a Redevelopment Agreement to be concluded between the

developer and the Township Council, acting as the redevelopment entity.

Section 3.   Arlington Developers, LLC is further designated as a Qualified Entity to

whom a portion of the Redevelopment Area may be transferred and to whom the Redevelopment

Agreement may be assigned in relevant part.

Section 4.   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 5.   All resolutions or parts thereof inconsistent with this Resolution are

hereby rescinded.

Section 6.   This Resolution shall take effect in accordance with applicable law.

* . . * . . . * . . *

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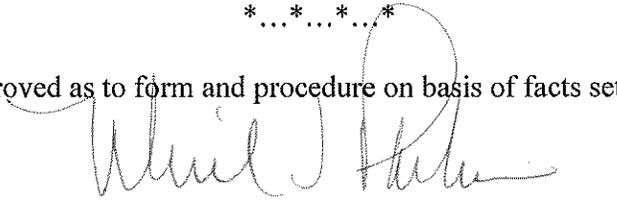
_____
Director of Law-Township Attorney

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 November 26, 2018.

_____
Municipal Clerk of the Township of Bloomfield

Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
☐ Adopt ☐ Deny ☐ Withdrawn ☐ Table ☐ Not Discussed ☐ First Reading ☐ Table with no Vote ☐ Approve ☐ Veto by Mayor ☐ Discussion ☐ Defeated ☐ Discussion No Vote			Yes/Aye	No/Nay	Abstain	Absent
	Jenny Mundell		☑	☐	☐	☐
	Nicholas Joanow		☑	☐	☐	☐
	Sarah Cruz		☑	☐	☐	☐
	Wartyna Davis		☐	☐	☐	☑
	Ted Gamble		☑	☐	☐	☐
	Richard Rockwell		☑	☐	☐	☐
	Michael J. Venezia		☑	☐	☐	☐