Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 05/20/19 07:00 PM

2019 RESOLUTION AGREEMENTS

12-3
201

RESOLUTION OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, RATIFYING THE APPROVAL OF CONCEPT PLANS FOR THE ROYAL THEATRE REDEVELOPMENT PROJECT TO BE CONSTRUCTED ON BLOCK 227, LOTS 1, 12, 24, 26, 30, 31, 32, and 35

RECITALS

WHEREAS, by resolution duly adopted on December 18, 2000, the Township Council of the Township of Bloomfield (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, by ordinance finally adopted on December 15, 2008, the Township Council approved and adopted a redevelopment plan entitled "Bloomfield Center Redevelopment Plan - Phase I" (the "**Original Redevelopment Plan**"), as amended by ordinance adopted on November 21, 2011 (the "**First Amendment to Redevelopment Plan**") and further amended by ordinance adopted on April 29, 2019 (the "**Second Amendment to Redevelopment Plan**"), approving and adopting the redevelopment plan for the Redevelopment Area (and as may be amended from time to time, collectively, the "**Redevelopment Plan**"); and

WHEREAS, the Township Council duly adopted Resolution No. 7190 on August 20, 2018, and Resolution No. ___ on May 20, 2019, which collectively designated Royal Urban Renewal, LLC ("Royal") as redeveloper of a portion of the Redevelopment Area known as Block 227, Lots 1, 12, 24, 26, 30, 31, 32, and 35 on the Township's tax map (the "**Project Site**"), subject to the successful negotiation of a redevelopment agreement; and

WHEREAS, the Township Council duly adopted Resolution No. 7326 on October 15, 2018, authorizing the execution of that certain "Redevelopment Agreement", by and between the Township and Royal (the "**Original Redevelopment Agreement**"), as amended by that certain First Amendment to Redevelopment Agreement, dated May 20, 2019 (the "**First Amendment**", and together with the Original Redevelopment Agreement, the "**Redevelopment Agreement**"); and

WHEREAS, the Redevelopment Agreement contemplates construction of a mixed use project consisting of, among other things, approximately 14 for-sale townhome residential units on the ground floor as part of the Redevelopment Project (as defined in the Redevelopment Agreement); and

WHEREAS, since the execution of the Original Redevelopment Agreement, the Township adopted the Second Amendment to the Redevelopment Plan formally permitting townhomes on the ground floor on the Project Site; and

WHEREAS, the Township wishes to affirm and ratify its approval of the Concept Plans attached to the Original Redevelopment Agreement, in accordance with the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council, as follows:

Section 1.   The foregoing recitals are incorporated herein by reference as though specifically set forth herein below.
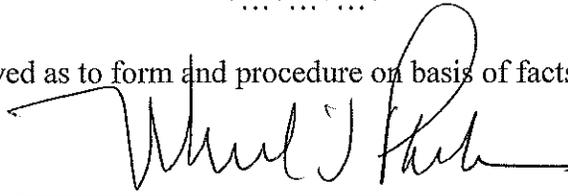
Section 2.   The Township Council hereby formally affirms and ratifies its approval of the Concept Plans attached to the Original Redevelopment Agreement and attached hereto again as **Exhibit A** as consistent with and in furtherance of the goals of the Township, the Redevelopment Plan, and the Redevelopment Agreement, and are in the best interests of the Township and its residents.

Section 3.   If any part(s) of this Resolution shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts hereof.

Section 4.   This Resolution shall take effect immediately.

* ... * ... * ... *

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 May 20, 2019.

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		☑	☐	☐	☐