



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

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING ROYAL URBAN RENEWAL, LLC AS THE REDEVELOPER OF BLOCK 227, LOT 12 ON THE TOWNSHIP'S TAX MAP AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

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, as amended by ordinance adopted on November 21, 2011 and further amended by ordinance adopted on April 29, 2019, approving and adopting a Redevelopment Plan, entitled "Bloomfield Center Redevelopment Plan - Phase I" for the Redevelopment Area (and as may be amended from time to time, collectively, the "Redevelopment Plan"); and

WHEREAS, on August 20, 2018, the Township Council duly adopted Resolution No. 7190 (the "Prior Designation Resolution") designating Royal Urban Renewal, LLC ("Royal") as

redeveloper of 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 Area”), subject to the successful negotiation of a redevelopment agreement; and

WHEREAS, on October 15, 2018, the Township Council duly adopted Resolution No. 7326 authorizing the execution of that certain “Redevelopment Agreement”, by and between the Township and Royal (“Redevelopment Agreement”), which Redevelopment Agreement was executed and entered into as of October 15, 2018; and

WHEREAS, the Township and Royal intended to include Block 227, Lot 12 as part of the Project Area on which the Redevelopment Project (as defined in the Redevelopment Agreement) was intended to be implemented, however, the Prior Designation Resolution and the Redevelopment Agreement inadvertently omitted the inclusion of Block 227, Lot 12; and

WHEREAS, the Township now desires to formally designate Royal as the redeveloper of Block 227, Lot 12 and to authorize the execution of an amendment to the Redevelopment Agreement, in substantially the same form as annexed hereto as **Exhibit A** (the “First Amendment”).

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

Section 1. The recitals are hereby incorporated herein as if set forth at length.

Section 2. Royal is hereby designated as the redeveloper of Block 227, Lot 12, subject to the execution by the Township and Royal of the First Amendment, in substantially the same form as annexed hereto as **Exhibit A**.

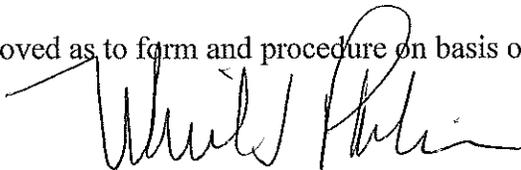
Section 3. The Mayor is hereby authorized to execute the First Amendment in substantially the same form as annexed hereto as **Exhibit A**, with such minor additions, deletions or modifications as the Mayor may deem necessary, after consultation with counsel.

Section 4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts hereof.

Section 5. 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	
<input type="checkbox"/> Adopt		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deny		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Veto by Mayor		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Discussion		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Defeated		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Discussion No Vote		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	