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

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

http://www.bloomfieldtwpnj.com

Meeting: 09/25/17 06:30 PM

14-1

**2017 RESOLUTION APPROVAL**

**RESOLUTION OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX DESIGNATING URBAN SMART GROWTH, LLC AS THE CONDITIONAL REDEVELOPER OF PROPERTY LOCATED AT 117 FRANKLIN STREET AND DESIGNATED AS BLOCK 335, LOTS 26, 30, 72-75 ON THE TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD, COMMONLY KNOWN AS SOUTH JUNIOR HIGH SCHOOL**

WHEREAS, the Mayor and Township Council of the Township of Bloomfield ("Council"), by Resolution #3768, adopted August 11, 2014, authorized the Planning Board of the Township of Bloomfield ("Board") to investigate whether the South Junior High School site qualified as a non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-, *et seq.* ("LRHL"); and

WHEREAS, the South Junior High School site is located at 177 Franklin Street, and is designated as Block 335, Lots 26, 30 and 72-75 on the Bloomfield Tax Maps (collectively referred to as the "Property"); and

WHEREAS, Lots 26 and 30 front on Franklin Street and Lots 72-75 front on Newark Avenue; and

WHEREAS, following a public hearing held on March 10, 2015, which was duly noticed pursuant to N.J.S.A. 40A:12A-6, the Board recommended that the Council designate the Property as an area in need of redevelopment; and

WHEREAS, the Board's decision was memorialized by resolution adopted on March 24, 2015; and

APPROVED AS TO FORM AND PROCEDURE
ON BASIS OF FACTS SET FORTH

Page 1

DIRECTOR OF LAW-TOWNSHIP ATTORNEY

WHEREAS, by resolution adopted on July 13, 2015, the Council accepted the recommendation of the Board and designated the Property as a non-condemnation area in need of redevelopment pursuant to the LRHL; and

WHEREAS, on July 13, 2015, the Council adopted a resolution authorizing the Board to prepare a redevelopment plan for the Property and to retain a planner to assist in this effort; and

WHEREAS, consistent with the LRHL, specifically N.J.S.A. 40A:12A-7(f), the Board retained Maser Consulting, P.A., to prepare a redevelopment plan for the Property for the Board's review and consideration; and

WHEREAS, at a meeting held on August 9, 2016, the Board reviewed the proposed redevelopment plan entitled "Redevelopment Plan for South Junior High School, Block 335, Lots 26, 30, 72-75, 177 Franklin Street, Township of Bloomfield, Essex County, New Jersey", with a "draft" date of July 20, 2016 ("Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan was presented to the Board by David G. Roberts, a New Jersey licensed professional planner employed by Maser Consulting, P.A.; and

WHEREAS, the Redevelopment Plan allows for adoptive reuse of the South Junior High School building for multi-family, live/work studios, and other civic and cultural uses; and

WHEREAS, at its August 9, 2016 meeting, the Board recommended that the Council adopt the Redevelopment Plan as drafted and further found the Redevelopment Plan to be consistent with the Township's Master Plan and updates; and

WHEREAS, at its meeting of September 13, 2016, the Board adopted a resolution memorializing its August 9, 2016 decision; and

WHEREAS, following a public hearing, on November 21, 2016, the Council adopted Ordinance No. 16-41 on second and final reading, adopting the Redevelopment Plan as drafted and recommended for adoption by the Board; and

**WHEREAS**, the Council has elected to serve as the Redevelopment Entity responsible to carry out the purposes of the LRHL and the terms of the Redevelopment Plan; and

**WHEREAS**, Urban Smart Growth, LLC has expressed a desire to undertake the a redevelopment project on the Property in accordance with LRHL and the Redevelopment Plan ("Redevelopment Project"); and

**WHEREAS**, the Council has determined that Urban Smart Growth, LLC possesses the proper qualifications, financial resources and capacity to implement and complete the proposed Redevelopment Project in accordance with the Redevelopment Plan, LRHL, and all other applicable laws, ordinances and regulations; and

**WHEREAS**, the Council now desires to designate Urban Smart Growth, LLC as the conditional redeveloper of the Property, subject to entering into a formal redevelopment agreement with the Township; and

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

Section 1.     Urban Smart Growth, LLC is hereby conditionally designated the redeveloper of the Property subject to entering into a redevelopment agreement with the Township in connection with the redevelopment of the Property within one hundred and eighty days (180) from the passage of this resolution, which time period may be extended with the consent of both parties.

Section 2.     This Resolution shall take effect immediately.

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

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 September 25, 2017.

_____
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 | Nicholas Joanow | ☑ | ☐ | ☐ | ☐ |
| ☐ Not Discussed | | | | | |
| ☐ First Reading | Carlos Bernard | ☐ | ☐ | ☐ | ☑ |
| ☐ Table with no Vote | Wartyna Davis | ☑ | ☐ | ☐ | ☐ |
| ☐ Approve | Ted Gamble | ☑ | ☐ | ☐ | ☐ |
| ☐ Veto by Mayor | | | | | |
| ☐ Discussion | Carlos Pomares | ☑ | ☐ | ☐ | ☐ |
| ☐ Defeated | Michael J. Venezia | ☑ | ☐ | ☐ | ☐ |
| ☐ Discussion No Vote | | | | | |