



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 03/07/16 07:00 PM

2016 RESOLUTION APPROVAL

2016 RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING FRANKLIN DEVELOPMENT GROUP, LLC, and/or ITS ASSIGNS, AS THE REDEVELOPER OF 656-662 BLOOMFIELD AVENUE, and 37-39 FARRAND STREET, BLOCK 226, LOTS 15, 30 & 31, LOCATED WITHIN THE BLOOMFIELD CENTER REDEVELOPMENT DISTRICT - PHASE II

WHEREAS, pursuant to the 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, the Township adopted an ordinance on November 9, 2009, approving a redevelopment plan entitled the "Bloomfield Center Redevelopment Plan - Phase II" (the "Phase II Plan") for certain properties within the Township pursuant to the Redevelopment Law located within the Bloomfield Center Redevelopment District - Phase II (the "Phase II Area"); and

WHEREAS, on August 8, 2011, the Township adopted an ordinance amending the Phase II Plan authorizing the Township's Planning Board to grant deviations, waivers and variances from certain of the requirements in the Phase II Plan; and

WHEREAS, on November 21, 2011, the Township adopted an ordinance further amending the Phase II Plan, which, *inter alia*, clarified that all development projects in the Phase II Area which involve new construction following the demolition of all or part of existing building improvements would be subject to the redeveloper selection and redevelopment agreement processes; and

WHEREAS, Franklin Development Group, LLC and/or its assigns, recently signed a Contract of Sale for the purchase of the property located at 656-662 Bloomfield Avenue, and 37-

39 Farrand Street, Block 226, Lots 15, 30 & 31, which is located within the Phase II Area, and intends to demolish the existing building improvements on the site and seek approvals to develop it with a mixed-use project; and

WHEREAS, the Township's Mayor and Council have determined that it is in the best interests of the Township to designate Franklin Development Group, LLC, and/or its assigns as the redeveloper of 656-662 Bloomfield Avenue, and 37-39 Farrand Street, Block 226, Lots 15, 30 & 31, and that the development of the site is subject to all the requirements of the Redevelopment Law and the Phase II Plan, including, but not limited to, the execution of a redevelopment agreement between the Township and Franklin Development Group, 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 herein by reference as though specifically set forth herein below.

Section 2. Franklin Development Group, LLC, and/or its assigns is hereby designated as the redeveloper of 656-662 Bloomfield Avenue, and 37-39 Farrand Street, Block 226, Lots 15, 30 & 31, a parcel within the Phase II Area, subject to the provisions and requirements of the Redevelopment Law, the Phase II Plan and a redevelopment agreement to be concluded between the developer and the Township Council, acting as the redevelopment entity.

Section 3. 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 4. All resolutions or parts thereof inconsistent with this Resolution are hereby rescinded.

Section 5. This Resolution shall take effect in accordance with applicable law.

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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 March 07, 2016.

Priscilla Polyzano

 Municipal Clerk of the Township of Bloomfield

Me Vye

 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						
<input type="checkbox"/> Table						
<input type="checkbox"/> Not Discussed						
<input type="checkbox"/> First Reading						
<input type="checkbox"/> Table with no Vote						
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						
	Elias N. Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Lopez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carlos Pomares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>