



**Township Council**

1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 06/16/14 07:00 PM

**2014 RESOLUTION RESOLUTION OF SUPPORT**

**192 BLOOMFIELD, LLC**

**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**, by Redevelopment Ordinance adopted on September 4, 2012, the Mayor and Council approved a Redevelopment Plan for the area known as the Hartz Mountain site, located at 192-196 Bloomfield Avenue, Block 64, Lot 1, 200 Bloomfield Avenue, Block 64, Lot 4 and 75 Federal Plaza, Block 63, Lot 77, which together comprise approximately 16.5 acres (the "Hartz Mountain Site"); and

**WHEREAS**, by resolution adopted on October 15, 2012, the Mayor and Council designated 192 Bloomfield, LLC, as the redeveloper of the Hartz Mountain Site (the "Redeveloper"); and

**WHEREAS**, the Township and Redeveloper have come to an agreement as set forth in the Redevelopment Agreement annexed hereto (the "Redevelopment Agreement"); and

**WHEREAS**, the Mayor and Council after review of the Redevelopment Agreement wish to authorize the execution of the Redevelopment Agreement between the Redeveloper and the Township; and

**WHEREAS**, the Township believes that the redevelopment of the Property pursuant to said Redevelopment Agreement, and the fulfillment of same, is in the vital and best interest of the Township and the health, safety and welfare of its residents, and in accordance with the

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

*Brian J. Slone*  
Director of Law - Township Attorney

public purposes and provisions of all applicable Federal, State and local laws, ordinances and regulations under which the redevelopment of the Hartz Mountain Site will be undertaken; and

**WHEREAS**, in addition to the Redeveloper, the Mayor and Council wish to approve Atlantic Realty Development Co. as a "Qualified Entity" pursuant to Section 7.03 of the Redevelopment Agreement; and

**WHEREAS**, it is understood if any portion of the Hartz Mountain Site is transferred to Atlantic Realty Development Co. pursuant to the Redevelopment Agreement, a new Redevelopment Agreement shall be negotiated between the Township and Atlantic Realty Development Co.; and

**WHEREAS**, pursuant to Article II of the Redevelopment Agreement, a portion of the Hartz Mountain Site (the "Subdivided Parcel"), known as Lot 77 in Block 63 on the tax map of the Township of Bloomfield will be subdivided and title transferred to the Township and the Township wishes to accept such transfer.

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

**Section 1.** The Mayor, Council President and/or City Administrator are authorized as necessary to execute the Redevelopment Agreement between the Redeveloper and the Township.

**Section 2.** The Township hereby approves Atlantic Realty Development Co. as a "Qualified Entity" pursuant to Section 7.03 of the Redevelopment Agreement.

**Section 3.** The Township hereby accepts the acquisition of the Subdivided Parcel, Lot 77 in Block 63, pursuant to the provisions of Article II of the Redevelopment Agreement.

**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 and ordinances or parts thereof inconsistent with this resolution are hereby rescinded.

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

\*...\*...\*

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 June 16, 2014.

*Louise B. Plogers*  
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 Municipal Clerk of the Township of Bloomfield

*Michael J. Venezia*  
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 Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 3666						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Tabled						
<input type="checkbox"/> Approved						
<input type="checkbox"/> Approved by Consensus						
<input type="checkbox"/> Not Discussed						
<input type="checkbox"/> Tabled with No Vote						
<input type="checkbox"/> Discussed						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Approved No Vote						
<input type="checkbox"/> Deferred						
	Elias N. Chalet	<input checked="" 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"/>	
	Carlos Bernard	<input checked="" 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"/>	
	Joseph Lopez	<input checked="" 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"/>	
	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	