



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

**Louise M. Palagano**  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 01/17/12 07:00 PM

**2012 RESOLUTION AUTHORIZATIONS**

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**THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING S&S AT PARK STREET, LLC, AS THE REDEVELOPER OF 44-58 PARK STREET, BLOCK 244, LOT 19, 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**, S&S At Park Street, LLC, recently purchased the property located at 44-58

AS TO FORM AND PROCEDURE  
ON BASIS OF FACTS SET FORTH

  
Director of Law-Township Attorney

Park Street, Block 244, Lot 19, 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 S&S At Park Street, LLC as the redeveloper of 44-58 Park Street, Block 244, Lot 19, 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 S&S At Park Street, LLC 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.** S&S At Park Street, LLC is hereby designated as the redeveloper of 44-58 Park Street, Block 244, Lot 19, 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.

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

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 January 17, 2012.

*Bonita J. Luola*  
 Acting Municipal Clerk of the Township of Bloomfield

*[Signature]*  
 Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 1420		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Michael Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Peggy O'Boyle Dunigan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved	Bernard Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved by Consensus	Raymond McCarthy	<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"/> Tabled with No Vote					
<input type="checkbox"/> Discussed					