

10



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 09/17/12 07:00 PM

2012 RESOLUTION APPROVAL

THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING M.C.P. BLOOMFIELD JOINT VENTURE, LLC, AS THE REDEVELOPER OF BLOCK 243, LOTS, 13, 25, 27, 28, 30, 31, 32, 37 AND 38 LOCATED WITHIN THE BROAD STREET REDEVELOPMENT AREA

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 January 19, 2010, designated the following properties as an "area in need of redevelopment":

<u>Block/Lot</u>	<u>Address</u>
243/13	617 Bloomfield Avenue
243/25	262 Liberty Street (front and rear)
243/27	260 Liberty Street
243/28	256 Liberty Street
243/30	252 Liberty Street; 58, 60 and 62 Broad Street
243/31	56 Broad Street
243/32	50 and 44 Broad Street
243/37	40 Broad Street
243/38	38 Broad Street

which properties shall be known herein as the "Redevelopment Area"; and

WHEREAS, the Township adopted an ordinance on August 13, 2012, approving a redevelopment plan for the Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, M.C.P. Bloomfield Joint Venture, LLC, is the owner of all the parcels located in the Redevelopment Area, and intends to demolish all of the existing building improvements in the Area and seek approvals to develop it with a mixed-use project containing commercial uses on the ground floor and residential uses above; and

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

Director of Law - Township Attorney

WHEREAS, the Township's Mayor and Council have determined that it is in the best interests of the Township to designate M.C.P. Bloomfield Joint Venture, LLC, as the redeveloper of the Redevelopment Area, and that the development of the site is subject to all the requirements of the Redevelopment Law and the Redevelopment Plan, including, without limitation, the execution of a redeveloper agreement between the Township and M.C.P. Bloomfield Joint Venture, LLC, and site plan approval by the Township's Planning Board; and

WHEREFORE, the Mayor and Council understand that M.C.P. Bloomfield Joint Venture, LLC, may choose to assign its interests in the Redevelopment Area to another entity which shall be an "urban renewal entity" as contemplated by the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1, *et seq.*, which assignment shall be subject to the terms and conditions of the redeveloper agreement between the Township and M.C.P. Bloomfield Joint Venture, LLC; and

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. M.C.P. Bloomfield Joint Venture, LLC, is hereby designated as the redeveloper of the Redevelopment Area, as defined herein, subject to (i) the provisions and requirements of the Redevelopment Law and the Redevelopment Plan; (ii) the execution of a redeveloper agreement between M.C.P. Bloomfield Joint Venture, LLC and the Township Council, acting as the redevelopment entity; and (iii) any provisions of a redeveloper agreement

between the Township Council and M.C.P. Bloomfield Joint Venture, LLC, governing assignment of the latter's interests in the Redevelopment Area to an "urban renewal 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.

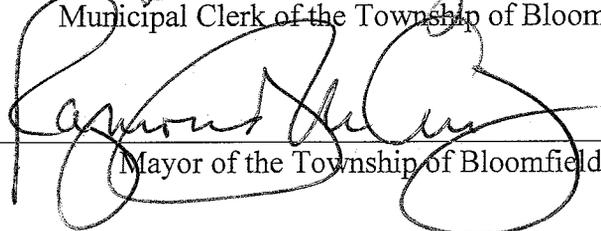
Section 4. All resolutions or parts thereof inconsistent with this Resolution are hereby rescinded.

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 September 17, 2012.



 Municipal Clerk of the Township of Bloomfield


 Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 2020		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Michael Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved	Peggy O'Boyle Dunigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Approved by Consensus	Bernard Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Discussed	Raymond McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled with No Vote					
<input type="checkbox"/> Discussed					
<input type="checkbox"/> Veto by Mayor					