

11-7



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

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

<http://www.bloomfieldtwpnj.com>

Meeting: 10/22/12 07:00 PM

**2012 RESOLUTION APPROVAL**

**Redeveloper Designation**

**THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING 192 BLOOMFIELD, LLC AS THE REDEVELOPER OF PROPERTY LOCATED AT 196 BLOOMFIELD AVENUE, OTHERWISE KNOWN AS BLOCK 64, LOT 1; 200 BLOOMFIELD AVENUE, OTHERWISE KNOWN AS BLOCK 64, LOT 4; AND 75 FEDERAL PLAZA, OTHERWISE KNOWN AS BLOCK 63, LOT 77, ALL COLLECTIVELY AND COMMONLY REFERRED TO AS THE HARTZ MOUNTAIN SITE**

**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**, pursuant to N.J.S.A. 40A:12A-7(f) and N.J.S.A. 40A:12A-15, the Mayor and Council, by Resolution adopted on April 16, 2012, directed the Township Planning Board (the “Board”) to prepare a redevelopment plan to govern the redevelopment and rehabilitation of property located at 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 and which is commonly referred to as the Hartz Mountain Site (the “Redevelopment Area”); and

**WHEREAS**, at a meeting held on July 10, 2012, the Board reviewed the proposed redevelopment plan; and

**WHEREAS**, by resolution adopted by the Board on July 12, 2012, the Board recommended that the Mayor and Council adopt by ordinance the redevelopment plan for the

Hartz Mountain Site to guide its redevelopment (the “Hartz Mountain Site Redevelopment Plan” or the “Redevelopment Plan”); and

**WHEREAS**, by way of ordinance approved on August 13, 2012, the Township adopted the Redevelopment Plan for the Redevelopment Area as the same may be amended and supplemented pursuant to the Redevelopment Law; and

**WHEREAS**, pursuant to the provisions of the Redevelopment Law and the Redevelopment Plan, the Township is authorized to designate redeveloper(s) of the Redevelopment Area; and

**WHEREAS**, 192 Bloomfield, LLC (the “Entity”) has expressed an interest in implementing the development, design, financing and construction of approximately 300 residential units and certain commercial development on the Redevelopment Area that is governed by the Redevelopment Plan; and

**WHEREAS**, the Township Mayor and Council have determined that it is in the best interests of the Township to designate the Entity as the redeveloper of the Redevelopment Plan Area and that all requirements of the Redevelopment Law and Redevelopment Plan have been met to enable the Township to do so.

**NOW, THEREFORE, BE IT ORDAINED** 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.** 192 Bloomfield, LLC is hereby designated as the redeveloper of the property located at 196 Bloomfield Avenue, otherwise known as Block 64, Lot 1; 200

Bloomfield Avenue, otherwise known as Block 64, Lot 4; and 75 Federal Plaza, otherwise known as Block 63, Lot 77, all collectively and commonly referred to as the Hartz Mountain Site and as such, is subject to all rights and obligations of the Redevelopment Law and the Hartz Mountain Site Redevelopment Plan.

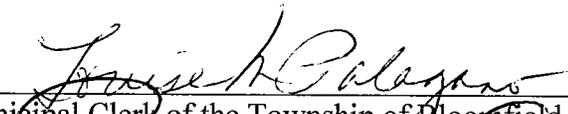
**Section 3.** If any part(s) of this resolution shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this resolution.

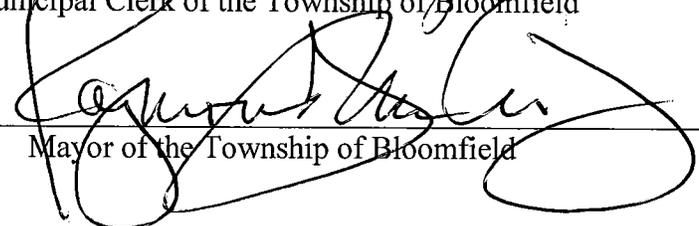
**Section 4.** All resolutions and ordinances or parts thereof inconsistent with the resolution are hereby rescinded.

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

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

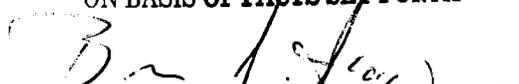
I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on October 22, 2012.

  
 \_\_\_\_\_  
 Municipal Clerk of the Township of Bloomfield

  
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 Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 2147						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted						
<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						

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

  
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 Director of Law - Township Attorney