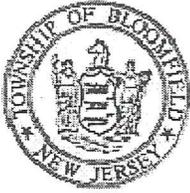


11-13



Township Council  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 12/10/12 07:30 PM

**2012 RESOLUTION APPROVAL**

**THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY APPROVING THE EXECUTION OF REDEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF BLOOMFIELD AND BLOOMFIELD COLLEGE REGARDING THE DEVELOPMENT OF PROPERTY LOCATED AT BLOCK 241, LOTS 32, 33 AND 35, LOCATED WITHIN THE BLOOMFIELD CENTER REDEVELOPMENT DISTRICT - PHASE II**

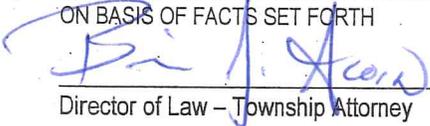
WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Mayor and Council of the Township of Bloomfield (the "Township"), by way of Resolution approved on August 10, 2009, designated the entire Township as an "area in need of rehabilitation"; and

WHEREAS, pursuant to the Redevelopment Law, 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 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

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

  
\_\_\_\_\_  
Director of Law - Township Attorney

building improvements would be subject to the redeveloper selection and redevelopment agreement processes; and

**WHEREAS**, on March 19, 2012, the Township again amended the Phase II Plan by adopting an ordinance permitting ground floor parking within the footprint of a building along certain street frontages located within the Phase II Area; and

**WHEREAS**, Bloomfield College is the owner of property identified on the Bloomfield Tax Maps as Block 241, Lots 32, 33 and 35 (the "Development Site"), which is located at the corner of Broad Street and Franklin Street and are within the Phase II Area; and

**WHEREAS**, Bloomfield College intends to demolish the existing building improvements on the site and seek approvals to develop it with a mixed-use project consisting of ground floor retail along the Broad Street frontage, a ground floor parking area and offices along the Franklin Street frontage, and a three story residence hall above the ground floor (the "Project"); and

**WHEREAS**, by resolution adopted on March 5, 2012, the Township designated Bloomfield College as the developer of the Development Site and affirmed 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 Bloomfield College and site plan approval by the Township's Planning Board; and

**WHEREAS**, the Township Mayor and Council have determined that the Project is consistent with the Phase II Plan and the Redevelopment Agreement; and

**WHEREAS**, the Township Mayor and Council have now determined that it is in the Township's best interests to approve the execution of a Redevelopment Agreement with

Bloomfield College in order to proceed with the Project, upon receipt of any and all local, county, state and federal approvals, including, but not limited to the Township 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.** The Mayor is hereby authorized to execute the Redevelopment Agreement with Bloomfield College substantially in the form attached hereto as Exhibit A, subject to minor modifications or revisions, as deemed necessary and appropriate after consultation with counsel.

**Section 3.** The Clerk of the Township is hereby authorized and directed, upon execution of the Redevelopment Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Township upon the Agreement.

**Section 4.** The executed copy of the Redevelopment Agreement shall be certified and shall be filed with the Office of the Township Clerk.

**Section 5.** 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 6.** All resolutions or parts thereof inconsistent with this Resolution are hereby rescinded.

**Section 7.** 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 December 10, 2012.

Municipal Clerk of the Township of Bloomfield

Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 2376					
		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted					
<input type="checkbox"/> Adopted as Amended					
<input type="checkbox"/> Defeated	Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved	Michael Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved by Consensus	Peggy O'Boyle Dunigan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Discussed	Bernard Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled with No Vote	Raymond McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussed					
<input type="checkbox"/> Veto by Mayor					