

2011 RESOLUTION OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX DESIGNATING BLOOMFIELD CENTER URBAN RENEWAL, LLC AS THE REDEVELOPER OF A PORTION OF THE BLOCK 228 REDEVELOPMENT AREA AND AUTHORIZING THE EXECUTION OF A REDVELOPMENT AGREEMENT WITH RESPECT THERETO

WHEREAS, by resolution adopted on October 12, 2010, the Township Council of the Township of Bloomfield (the "Township Council") designated the properties known as Block 228, Lots 1, 4, 5, 7, 8, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 24, 27, 28, 29, 30, 31, 33 & 35, and Block 220, Lot 40 on the Township's Tax Map (the "Redevelopment Area") as an area in need of redevelopment, in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et. seq.* (the "Redevelopment Law"); and

WHEREAS, the Bloomfield Planning Board (the "Board") caused to be prepared a redevelopment plan for the Redevelopment Area; and

WHEREAS, the redevelopment plan, known as the "Redevelopment Plan for Block 228 and Block 220, Lot 40" (the "Redevelopment Plan") was recommended for adoption by the Township Council by the Board by resolution adopted on December 22, 2010; and

WHEREAS, by ordinance adopted on February 7, 2011, the Township Council approved and adopted the Redevelopment Plan; and

WHEREAS, Bloomfield Center Urban Renewal, LLC (the "Redeveloper") proposes to redevelop a portion of the Redevelopment Area consisting of all of the tax lots on Block 228 on the Township's tax map, as well as portions of the Lackawanna Place and Washington Street Rights of Way, which portions are depicted in Exhibit A hereto (the "Additional Parcels" and, together with the lots on Block 228, the "Project Site", which is depicted in Exhibit B hereto); and

WHEREAS, the Redeveloper proposes to redevelop the Project Site by constructing thereon, a project consisting of: (i) (A) approximately 60,000 square feet of

AS TO FORM AND PROCEEDING
 ON BASIS OF FACTS SET FORTH
 Director of Law Township Attorney

retail space, including approximately 10,000 square feet of restaurant space, and (B) approximately 224 residential units (together, the "Mixed-Use Project") on the portion of the Project Site depicted in Exhibit C hereto (the "Mixed-Use Project Site"); and (ii) an approximately 450 space parking garage (the "Parking Garage", and, together with the Mixed-Use Project, the "Redevelopment Project", on the portion of the Project Site depicted in Exhibit D hereto (the "Parking Garage Property"); and

WHEREAS, the Township Council has reviewed the qualifications and conceptual proposal submitted by the Redeveloper and, subject to the terms and conditions as set forth in the Redevelopment Agreement (hereinafter defined), the Township Council has found that such proposal will substantially further the Township's goals for redevelopment of the Redevelopment Area; and

WHEREAS, the Township has engaged in preliminary discussions with representatives of the Redeveloper regarding the potential redevelopment of the Project Site, including the discussion of terms and provisions of an agreement governing the Redevelopment Project, a form of which is on file with the Township Clerk; and

WHEREAS, the Township now desires to designate the Redeveloper as the redeveloper for the Project Site and to approve the form of a redevelopment agreement by and between the Township and the Redeveloper (the "Redevelopment Agreement").

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

Section 1. The Township Council hereby designates Bloomfield Center Urban Renewal, LLC as the redeveloper of the Project Site, subject to the execution of the Redevelopment Agreement.

Section 2. The Mayor is hereby authorized to execute the Redevelopment Agreement by and between the Township and the Redeveloper, in a form substantially similar to that on file with the Township Clerk, and the Township Clerk is hereby authorized and directed to attest the Mayor's execution of the Redevelopment Agreement.

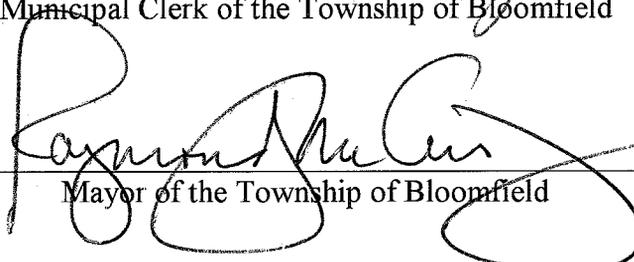
Section 3 This resolution shall take effect immediately

* * *

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 *FEBRUARY 22, 2011.*



Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

ROLL CALL VOTE

MAYOR & COUNCIL	YES	NO	ABSTAIN	ABSENT
COUNCILWOMAN MALY	✓			
COUNCILMAN JOANOW	✓			
COUNCILMAN RUANE	✓			
COUNCILMAN VENEZIA	✓			
COUNCILWOMAN DUNIGAN	✓			
COUNCILMAN HAMILTON				✓
MAYOR McCARTHY	✓			

I hereby approve / disapprove of the passage of the attached Resolution.



Yoshi Manale
Township Administrator

If the Township Administrator disapproves of the attached Resolution the reasons are as follows:

I hereby approve / disapprove of the passage of the attached Resolution.

Glenn Domenick
Director

If the Department Head disapproves of the attached Resolution the reasons are as follows:

RESOLUTION OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX DESIGNATING BLOOMFIELD CENTER URBAN RENEWAL, LLC AS THE REDEVELOPER OF A PORTION OF THE BLOCK 228 REDEVELOPMENT AREA AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RESPECT THERETO

WHEREAS, by resolution adopted on October 12, 2010, the Township Council of the Township of Bloomfield (the "Township Council") designated the properties known as Block 228, Lots 1, 4, 5, 7, 8, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 24, 27, 28, 29, 30, 31, 33 & 35, and Block 220, Lot 40 on the Township's Tax Map (the "Redevelopment Area") as an area in need of redevelopment, in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et. seq.* (the "Redevelopment Law"); and

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WHEREAS, by ordinance adopted on February 7, 2011, the Township Council approved and adopted the Redevelopment Plan; and

WHEREAS, Bloomfield Center Urban Renewal, LLC (the "Redeveloper") proposes to redevelop a portion of the Redevelopment Area consisting of all of the tax lots on Block 228 on the Township's tax map, as well as portions of the Lackawanna Place and Washington Street Rights of Way, which portions are depicted in **Exhibit A** hereto (the "Additional Parcels" and, together with the lots on Block 228, the "Project Site", which is depicted in **Exhibit B** hereto); and

WHEREAS, the Redeveloper proposes to redevelop the Project Site by constructing thereon, a project consisting of: (i) (A) approximately 60,000 square feet of retail space, including approximately 10,000 square feet of restaurant space, and (B) approximately 224 residential units (together, the "Mixed-Use Project") on the portion of the Project Site depicted in **Exhibit C** hereto (the "Mixed-Use Project Site"); and (ii) an approximately 450 space parking garage (the "Parking Garage", and, together with the Mixed-Use Project, the "Redevelopment Project", on the portion of the Project Site depicted in **Exhibit D** hereto (the "Parking Garage Property"); and

WHEREAS, the Township Council has reviewed the qualifications and conceptual proposal submitted by the Redeveloper and, subject to the terms and conditions as set forth in the Redevelopment Agreement (hereinafter defined), the Township Council has found that such proposal will substantially further the Township's goals for redevelopment of the Redevelopment Area; and

WHEREAS, the Township has engaged in preliminary discussions with representatives of the Redeveloper regarding the potential redevelopment of the Project Site, including the discussion of terms and provisions of an agreement governing the Redevelopment Project, a form of which is on file with the Township Clerk; and

WHEREAS, the Township now desires to designate the Redeveloper as the redeveloper for the Project Site and to approve the form of a redevelopment agreement by and between the Township and the Redeveloper (the "Redevelopment Agreement").

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the Mayor and Council of Township of Bloomfield, in the County of Essex and the State of New Jersey, as follows:

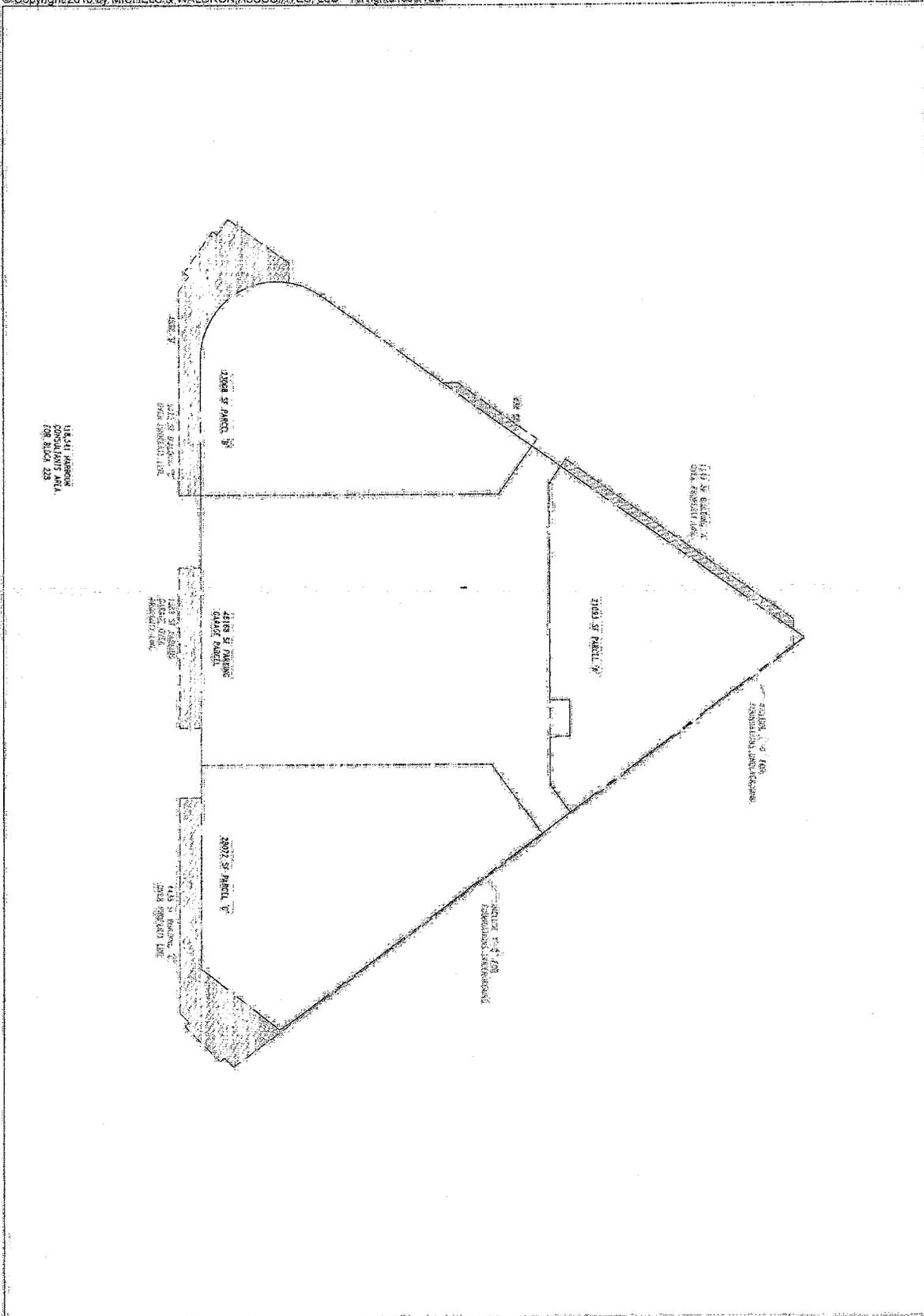
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Section 3. This resolution shall take effect immediately.

EXHIBIT A
Additional Parcels

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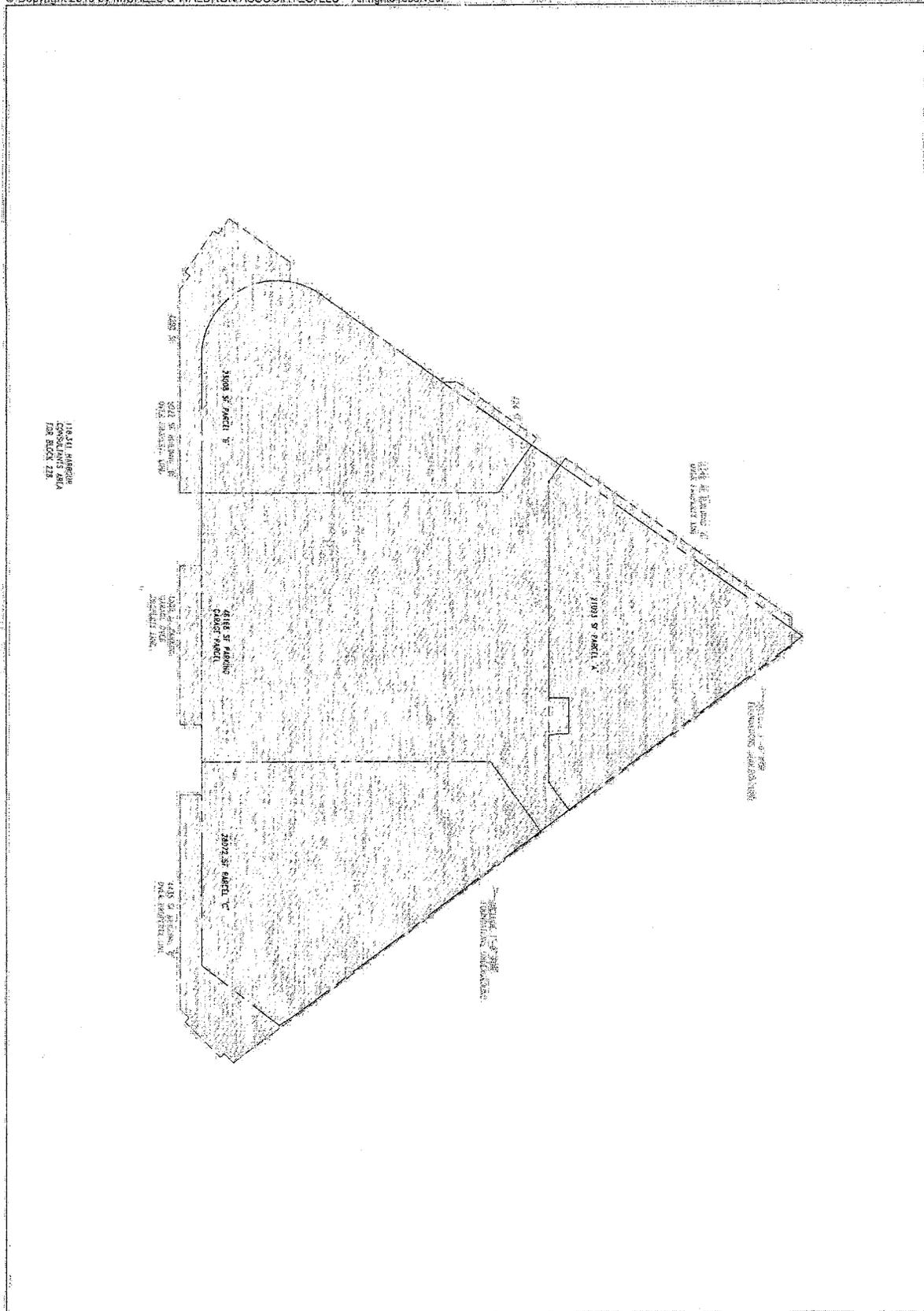


U.S. & W. ASSOCIATES
CONSULTANTS AND
ENGINEERS

SP-A	JOB NUMBER 07-51 C	DATE 9/23/10	TITLE GROUND FLOOR PLAN	MICHELS & WALDRON ASSOCIATES, LLC ARCHITECTS & PLANNERS 645 WESTWOOD AVE. RIVER WALK, NJ 07075 TEL: 201-684-9084 FAX: 201-684-6062 E-MAIL: ARCHITECTS@MICHELSWALDRON.COM
	1-6-11	SCALE 1:60	CLIENT / PROJECT GLENWOOD VILLAGE REDEVELOPMENT	
	DRAWN DLS	BLOCK 228		
	CHECKED KM	BLOOMFIELD, NEW JERSEY		

EXHIBIT B
Project Site

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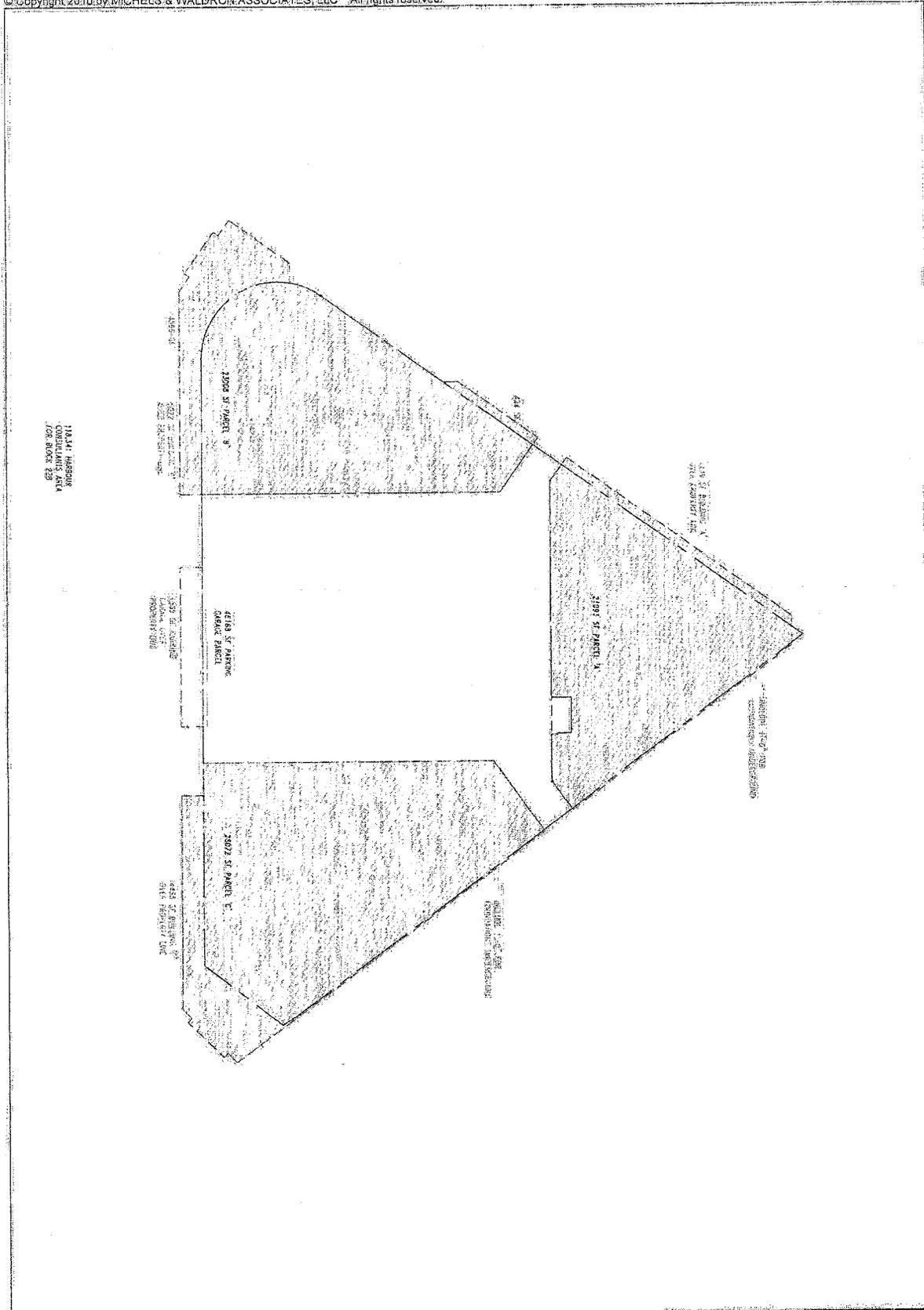
112441 HARRIS
CONSULTANTS AND
FOR BLOCK 228

112441 HARRIS
CONSULTANTS AND
FOR BLOCK 228

<p>SP-B</p> <p>1-6-11</p> <p>107 NUMBER</p> <p>07-51C</p>	DATE	9/23/10	TITLE	GROUND FLOOR PLAN	<p>MICHELS & WALDRON ASSOCIATES, LLC</p> <p>ARCHITECTS * PLANNERS</p> <p>645 WESTWOOD AVE. RIVER VALE, NJ 07675</p> <p>TEL: 201-664-6364 FAX: 201-664-6052</p> <p>E-MAIL: ARCHITECTS@MICHELSWALDRON.COM</p>
	SCALE	1:60	CLIENT/PROJECT	GLENWOOD VILLAGE REDEVELOPMENT	
	DRAWN	DLS		BLOCK 228	
	CHECKED	KM		BLOOMFIELD, NEW JERSEY	

EXHIBIT C
Mixed-Use Project Site

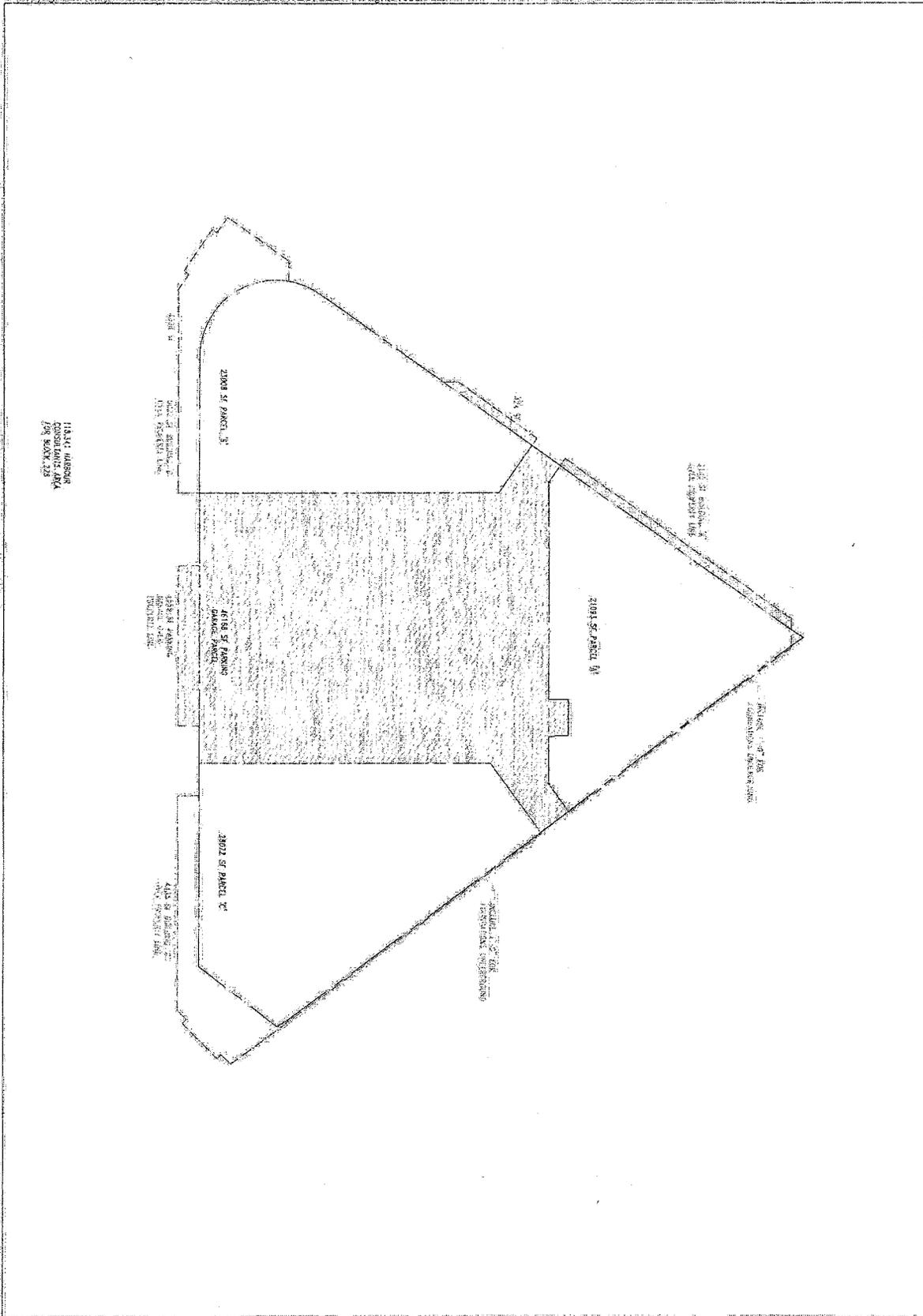
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SP-D 1-6-11 07/51C	DATE 9/23/10	TITLE GROUND FLOOR PLAN	MICHELS & WALDRON ASSOCIATES, LLC ARCHITECTS & PLANNERS 645 WESTWOOD AVE. RIVER VALE, NJ 07675 TEL: 201-664-6664 FAX: 201-664-6652 E-MAIL: ARCHITECTS@MICHELSWALDRON.COM
	SCALE 1:60	CLIENT/ PROJECT GLENWOOD VILLAGE REDEVELOPMENT BLOCK 228 BLOOMFIELD, NEW JERSEY	
	DRAWN DLS		
	CHECKED KM		

EXHIBIT D
Parking Garage Property

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SP-C
1-6-11

JOB NUMBER
07-51C

DATE
9/23/10

SCALE
1:60

DRAWN
DLS

CHECKED
KM

TITLE
GROUND FLOOR PLAN

CLIENT/PROJECT
GLENWOOD VILLAGE REDEVELOPMENT
BLOCK 228
BLOOMFIELD, NEW JERSEY

MICHELS & WALDRON ASSOCIATES, LLC

ARCHITECTS + PLANNERS
645 WESTWOOD AVE. RIVER VALE, NJ 07875
TEL: 201-664-6841 FAX: 201-664-6862
E-MAIL: ARCHT@MICHELSWALDRON.COM