

**TOWNSHIP OF WARREN
RESOLUTION NO. 2018-130**

**AUTHORIZING REDEVELOPMENT AGREEMENT WITH AMERICAN
PROPERTIES AT MT. BETHEL ROAD LLC –
BLOCK 78 LOTS 15.01 & 15.02**

WHEREAS, the Township Committee of the Township of Warren (the “Township Committee”), by Resolution No. 2016-220 duly adopted on October 6, 2016, authorized the Planning Board to undertake a preliminary investigation to determine whether the area identified as Block 78, Lots 15.01 & 15.02 as shown on the Tax Map of the Township of Warren, Somerset County, New Jersey (the “Study Area”), should be declared “an area in need of redevelopment” according to the criteria set forth in Section 5 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (hereinafter “Redevelopment Law”); and

WHEREAS, after a public hearing held on November 28, 2016 and in accordance with N.J.S.A. 40:12A-6, the Planning Board, on December 19, 2016, adopted a Resolution recommending that the Study Area be designated as an “area in need of redevelopment” pursuant to the Redevelopment Law; and

WHEREAS, after a review of the Study Area and the recommendation of the Planning Board, the Township Committee adopted Resolution No. 2017-59 on January 26, 2017, designating the Study Area as an “area in need of redevelopment” pursuant to the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the Township Planner prepared and submitted a redevelopment plan entitled “Mt. Bethel Area (B78 L15.01 & 15.02) Redevelopment Plan” (the “Redevelopment Plan”), outlining the planning, development and redevelopment of the Redevelopment Area in accordance with the provisions of N.J.S.A. 40A:12A-7; and

WHEREAS, on October 5, 2017, the Township Committee adopted Ordinance No. 17-21 adopting the Redevelopment Plan for the Redevelopment Area; and

WHEREAS, American Properties at Mt. Bethel Road, LLC (the “Redeveloper”) proposes to redevelop Block 78 Lot 15.01 and 15.02 located in the Redevelopment Area (hereinafter referred to as the “Project Site”), through the development of a residential project consisting of the construction of not more than 105 total units, of which 25 shall be affordable rental units; and

WHEREAS, by Resolution 2018-86 adopted on April 12, 2018, the Township Committee to conditionally designated American Properties at Mt. Bethel Road, LLC (or an urban renewal entity controlled by the Redeveloper), as the redeveloper of the Project Site, subject to the conditions that: (i) the Redeveloper enter into a redevelopment agreement with the Township in a form and substance satisfactory to the Township Attorney; and (ii) the Redeveloper secure preliminary and final site plan approval for the Project Site from the

Planning Board and all agencies, boards, or bodies having jurisdiction over the Project Site or over the Redeveloper; and

WHEREAS, the Township Attorney has negotiated a redevelopment agreement (the "Redevelopment Agreement") with Redeveloper as required by Resolution 2018-86.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Warren, County of Somerset and State of New Jersey as follows:

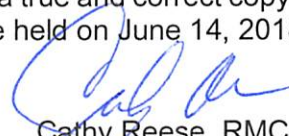
1. The Mayor and Township Clark are hereby authorized to execute the Redevelopment Agreement, a copy of which is annexed hereto.

2. The Township Clerk is hereby directed to forward three (3) copies of the Redevelopment Agreement, together with a certified copy of this Resolution, to Ronald L. Shimanowitz, Esq., Hutt & Shimanowitz, P.C., 459 Amboy Avenue, Woodbridge, New Jersey 07095, with directions to return two (2) executed copies.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
	x	LAZO	x			
		MARION	x			
		GARAFOLA	x			
x		DINARDO	x			
		SORDILLO	x			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 14, 2018.


 Cathy Reese, RMC
 Township Clerk