

**TOWNSHIP OF WARREN
RESOLUTION NO. 2018-46**

**AUTHORIZING DESIGNATING PIRHL ACQUISITIONS, LLC, AS
REDEVELOPER FOR PROPERTY SHOWN AS BLOCK 114, LOT 22.03 ON
THE TAX MAP OF THE TOWNSHIP OF WARREN AND AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AGREEMENT WITH PIRHL
ACQUISITIONS, LLC**

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, to determine whether a certain parcel of land constitutes an area in need of redevelopment, the Township Committee of the Township of Warren (the "Township Committee"), by way of Resolution No. 2016-221, dated October 6, 2016, authorized and directed the Warren Township Planning Board (the "Planning Board") to conduct a preliminary investigation to determine whether the area identified as Block 114, Lot 22.03 (the "Property") and a portion of Block 114, Lot 22.04 subject to a conservation easement (the "Easement Area") as shown on the Tax Map of the Township of Warren, consisting of approximately 8.17 acres (the "Study Area"), meets the criteria set forth in the Redevelopment Law and should be designated as an "area in need of redevelopment"; and

WHEREAS, the Planning Board adopted a Resolution (the "Board Resolution") on December 19, 2016, recommending that the Study Area be designated as an "area in need of redevelopment" (the "Redevelopment Area") pursuant to the Redevelopment Law; and

WHEREAS, on January 26, 2017, the Township Committee, based on the recommendation of the Planning Board, adopted Resolution No. 2017-58, designating the Study Area as a non-condemnation "area in need of redevelopment" under the Redevelopment Law; and

WHEREAS, the Township Committee for the Township of Warren, by virtue of Ordinance No. 17-18, adopted a redevelopment plan (the "Redevelopment Plan") for the redevelopment of the Property and the Easement Area, together referred to as the "Lindbergh Avenue Redevelopment Area" (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Law establishes that the Governing Body for a municipality may act as the redevelopment authority; and

WHEREAS, the Township Committee for the Township of Warren is authorized to undertake redevelopment projects, and in furtherance thereof implemented the above-referenced Redevelopment Plan; and

WHEREAS, the Property is to be redeveloped with approximately 80-90 low and moderate income housing units and related improvements (the "Redevelopment Project"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8(f), the Township Committee is empowered to designate a redeveloper to effectuate the Redevelopment Plan and carry out the Redevelopment Project; and

WHEREAS, PIRHL Acquisitions, LLC (the "Redeveloper") has expressed a desire to undertake the Redevelopment Project in accordance with the Redevelopment Law and the Redevelopment Plan; and

WHEREAS, the Township Committee has determined that the Redeveloper possesses the proper qualifications, financial resources and capacity to implement and complete the Redevelopment Project in accordance with the Redevelopment Plan, and all other applicable law, ordinances, and regulations; and

WHEREAS, in order to set forth the terms and conditions under which the Township Committee and the Redeveloper will carry out their respective obligations and complete the Redevelopment Project, the Township Committee and the Redeveloper have determined to execute a redevelopment agreement; and

WHEREAS, the Township Committee desires to designate the Redeveloper as the redeveloper for the Redevelopment Project and to authorize the execution of a redevelopment agreement memorializing the terms and conditions under which the Township Committee and the Redeveloper will carry out their respective obligations with respect to the Redevelopment Project.

NOW THEREFORE, BE IT RESOLVED by the Township Committee for the Township of Warren as follows:

1. PIRHL Acquisitions, LLC, an Ohio limited liability company (or its duly constituted urban renewal entity, as the case may be), is hereby designated as redeveloper of the Property for the Redevelopment Project.
2. The Township Committee is hereby authorized to execute a redevelopment agreement with PIRHL Acquisitions, LLC on behalf of the Township of Warren for the redevelopment of the Property, subject to review by the Township Attorney.
3. The Mayor and Township Clerk are authorized and directed to take any and all steps as necessary to carry out the execution of the redevelopment agreement with PIRHL Acquisitions, LLC.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
	x	LAZO	x			
x		MARION	x			
		GARAFOLA				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 January 25, 2018.



Cathy Reese, RMC
Township Clerk