

**TOWNSHIP OF WARREN
RESOLUTION NO. 2023-223**

**RESOLUTION AUTHORIZING THE MAYOR AND THE
TOWNSHIP CLERK TO EXECUTE A REDEVELOPMENT
AGREEMENT BETWEEN THE TOWNSHIP OF WARREN
AND 58 MT. BETHEL, INC.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Redevelopment Law”) provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, the Township Committee of the Township of Warren (the “Township Committee”), by Resolution No. 2017-61 dated January 26, 2027, authorized the Planning Board to undertake a preliminary investigation to determine whether the area identified as Block 71, Lot 37.01 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 Redevelopment Law; and

WHEREAS, John T. Chadwick, IV, P.P., Township Planner, submitted a report to the Planning Board entitled “Preliminary Redevelopment Area Study Mt. Horeb/Mt. Bethel Block 71, Lot 37.01” (the “Redevelopment Report”), detailing the statutory criteria for determining whether the Study Area constituted an “area in need of redevelopment,” and which Redevelopment Report provided extensive information supporting a recommendation to the Planning Board that the aforesaid Study Area met the statutory criteria; and

WHEREAS, after a public hearing held on March 13, 2017 and in accordance with N.J.S.A. 40:12A-6, the Planning Board, on March 27, 2017, adopted a Resolution determining that the Study Area should be designated as an “area of redevelopment” and recommending that the Study Area be designated as a Non-Condemnation “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. 2017-235 on September 7, 2017, designating the Study Area as a Non-Condensation “area in need of redevelopment” pursuant to the Redevelopment Law; and

WHEREAS, the Township Planner prepared and submitted a redevelopment plan entitled “Mt. Horeb & Mt. Bethel Roads (B71 L37.01) 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 December 14, 2017, the Township Committee adopted Ordinance No. 17-25 adopting the Redevelopment Plan for the Redevelopment Area; and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper filed an application (the “Application”) with the Warren Township Planning Board for preliminary and final major site plan approval for property known as Block 71, Lot 37.01 as shown on the Tax Map of the Township of Warren and located in the Redevelopment Area (the “Project Site”) for the construction of a residential development consisting of a three (3) story, thirty-two (32) unit residential building, including eight (8) affordable rental units (the “Affordable Units”), together with 32 parking spaces underground and 32 parking spaces above ground, for a total of 64 parking spaces (the “Project”); and

WHEREAS, at its meeting on May 9, 2022, the Planning Board reviewed and approved the Redeveloper’s Application (the “Planning Board’s Approval”). The Planning Board’s Approval was subsequently memorialized by Resolution PB 21-01 adopted on July 11, 2022; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township and its residents for the Township to enter into this Redevelopment Agreement with the Redeveloper to set forth the principles of the Agreement between the Township and the Redeveloper for the redevelopment of the Project Site in the Redevelopment Area; and

WHEREAS, the Township and the Redeveloper desire to fully and thoroughly address the issues, items and conditions proceeding to the redevelopment of the Project Site by way of the Redevelopment Agreement in the form attached hereto and made a part hereof; and

WHEREAS, the Township Attorney has reviewed and approved the form of Redevelopment Agreement attached hereto and made a part hereof.

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 Clerk are hereby authorized to execute the attached Redevelopment Agreement following the Township’s and Township Attorney’s receipt, review, approval, and attachment of any exhibits referenced in the attached Redevelopment Agreement.
2. The Township Clerk is directed to forward execution copies of the Redevelopment Agreement to the Township Attorney so that he may forward fully executed copies to counsel for the Redeveloper. The Township Clerk shall retain at least one (1) fully executed copy of the Redevelopment Agreement on file in her office.

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
DiNARDO						X
LAZO			X			
SORDILLO			X			
LONTAI		X	X			
CROSON	X		X			

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 August 17, 2023.

Cathy Reese, RMC
Township Clerk