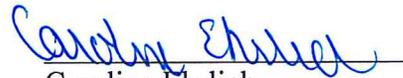


RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Henry Haidacher be and hereby elected Chairperson of the Redevelopment Agency of the Township of Woodbridge for a one (1) year term, commencing January 1, 2017 and terminating on December 31, 2017

ADOPTED : February 7, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on February 7, 2017.



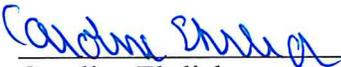
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Robert Gillespie be and hereby elected Vice-Chairperson of the Redevelopment Agency of the Township of Woodbridge for a one (1) year term, commencing January 1, 2017 and terminating on December 31, 2017.

ADOPTED: February 7, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on February 7, 2017.



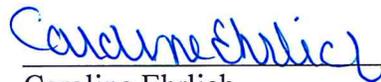
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Heather LaMotta be and hereby appointed Custodian of Record for the Redevelopment Agency of the Township of Woodbridge, commencing January 1, 2017.

ADOPTED: FEBRUARY 7, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on February 7, 2017.



Caroline Ehrlich,
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED by the Redevelopment Agency of the Township of Woodbridge that the following named banks be designated as Depositories for Agency funds for the year 2017.

PNC	1190 St. Georges Avenue Avenel, NJ 07001
WELLS FARGO	17 Woodbridge Center Drive Woodbridge, NJ 07095
BANK OF AMERICA	378 Amboy Avenue Woodbridge, NJ 07095
COLUMBIA SAVINGS BANK	604 Amboy Avenue Woodbridge, NJ 07095
PROVIDENT BANK	325 Amboy Avenue Woodbridge, NJ 07095
SANTANDERBANK	587 Main Street Woodbridge, NJ 07095
TD BANK	900 St. Georges Avenue Woodbridge, NJ 07095
NORTHFIELD BANK	1410 St. Georges Avenue Avenel, NJ 07001
AMBOY NATIONAL BANK	3590 US Route 9 South Old Bridge, NJ 08857
VALLEY NATIONAL BANK	540 Rahway Avenue Woodbridge, NJ 07095
INDUS AMERICAN BANK	1536 Oak Tree Road Iselin, NJ 08830
BCB COMMUNITY BANK	34 Main Street, Suite 1 Woodbridge, NJ 07095

RSI BANK

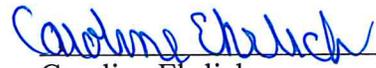
1500 Irving Street
Rahway, NJ 07065

INVESTORS BANK

575 Main Street
Woodbridge, NJ 07095

ADOPTED: February 7, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on February 7, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED by the Redevelopment Agency of the Township of Woodbridge that the following be approved as permitted investments according to N.J.S.A. 40A:5-15.1(a)

Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America. This includes instruments such as Treasury bills, notes and bonds

Government money market mutual funds

Any federal agency or instrumentality obligation authorized by Congress that matures within 397 days from the date of purchase, and has a fixed rate of interest not dependent on any index or external factors. This eliminates derivatives, indexed rate, or rate reset obligations

Bonds or other obligations of the local unit or school districts of which the local unit is a part

Any other obligations with maturities not exceeding 397 days, as permitted by the Division of Investments

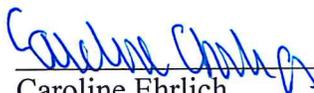
Local government investment pools, such as New Jersey CLASS, and the New Jersey Arbitrage Rebate Management Program

New Jersey State Cash Management Fund

Repurchase agreements (repos) of fully collateralized securities, subject to conditions discussed in 40A:5-15.1(8)(e)

ADOPTED: FEBRUARY 7, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their regular meeting held on February 7, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

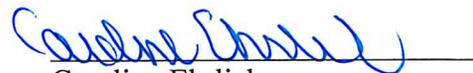
BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE that the following are hereby designated as the official newspapers of the Woodbridge Township Redevelopment Agency for the year 2017, for the purposes of publication of all legal notices, to the extent permitted by law, and to the extent each publication complies with the legal requirements for official newspapers for municipalities:

Home News Tribune, P.O. Box 787, Neptune, NJ 07754

Newark Star Ledger, Star Ledger Plaza, Newark, NJ 07102

ADOPTED: February 7, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on February 7, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for December 12, 2016 through February 6, 2017, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
December 16, 2016	\$ 7,974.25
January 6, 2017	\$ 4,496.96
January 18, 2017	\$ 14,877.40
February 3, 2017	\$ 34,877.08
<hr/>	
Total	\$ 62,225.69

ADOPTED: February 7, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on February 7, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR BLOCK 356.02, LOTS 12 C0001 & C0002 BETWEEN HPFVII METROPARK II, LLC AND THE WOODBRIDGE REDEVELOPMENT AGENCY

WHEREAS, the Woodbridge Redevelopment Agency (the “**Agency**”) and HPFVII Metropark, LLC (the “**Original Redeveloper**”) entered into that certain Redevelopment Agreement, dated November 24, 2014, (the “**Original Redevelopment Agreement**”) pursuant to which, among other things, the Original Redeveloper agreed to undertake the construction, on the Property (as defined in the Redevelopment Agreement), of a project consisting of a mixed use development including office, hotel, retail/restaurant and residential uses (the “**Project**”); and

WHEREAS, the Original Redevelopment Agreement was amended, and the Original Redeveloper’s rights thereunder were assigned, pursuant to the Assignment and Amendment of Redevelopment Agreement, dated April 2015; and

WHEREAS, Redeveloper was designated by the Agency as the redeveloper of the Project, in place of the Original Redeveloper, pursuant to the March 10, 2015 Resolution of the Agency (Resolution No. 15-20); and

WHEREAS, the Redeveloper and Agency desire to further amend the Original Redevelopment Agreement (said Original Redevelopment Agreement, as amended by the April 2015 Assignment and Amendment of Redevelopment Agreement, and by this Second Amendment, being hereafter referred to as the “**Redevelopment Agreement**”); and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency now desires to enter into the Second Amendment to the Redevelopment Agreement for the Project, a form of which amended redevelopment agreement is attached hereto as Exhibit A, and which amended redevelopment agreement specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Redeveloper with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments

do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on FEBRUARY 7, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”), is an agency of the Township of Woodbridge in the State of New Jersey (the “Township”) established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on October 21, 2014, heard a presentation in regards to an application submitted by HPFVII Metropark II, LLC, for a proposed project in the Metropark Wood Avenue South Redevelopment Area; and

WHEREAS, the Redevelopment Agency designated HPFVII Metropark II, LLC as redeveloper and executed a Redeveloper’s Agreement as memorialized by RDA 14-49 on October 21, 2014; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on February 7, 2017 heard a presentation amending the previously approved application submitted by HPFVII Metropark II, LLC, in the Metropark Wood Avenue South Redevelopment Area; and

WHEREAS, the amended proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Metropark Wood Avenue South Redevelopment Area Plan; and

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the White Rose Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: February 7, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on February 7, 2017, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
NAMING A REDEVELOPER FOR THE PROPERTY
COMMONLY KNOWN AS BLOCK 26, LOT 10.02 AND A
PORTION OF BLOCK 1200.07, LOT 11 ON THE TAX
MAPS OF THE TOWNSHIP AND AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AGREEMENT**

WHEREAS, the Township Council of the Township of Woodbridge (the “**Township Council**”) authorized the Planning Board of the Township of Woodbridge (the “**Planning Board**”) to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Act**”), to determine whether certain parcels of land in the Township of Woodbridge (the “**Township**”) constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 26, Lots 10.02 and a portion of Block 1200.07, Lot 11 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council (the “**Council**”); and

WHEREAS, the Council adopted a resolution designating the property commonly known as Block 26, Lots 10.02 and a portion of Block 1200.07, Lot 11 on the Tax Map of the Township of Woodbridge as an area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the requirements of the Act; and

WHEREAS, the Council adopted an ordinance adopting a redevelopment plan entitled the ‘Keasbey 7: Weldon Redevelopment Plan’ dated January 2017 in accordance with the Act (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, Redeveloper is the lessee of the Redevelopment Area more commonly known as Block 26, Lots 10.02 and a portion of Block 1200.07, Lot 11 on the tax map of the Township of Woodbridge, (the “**Property**”); and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (as such term is defined at *N.J.S.A. 40A:12A-3*) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, RC&S Urban Renewal, LLC (the “**Entity**”) seeks to undertake the construction of a facility to produce concrete, asphalt, related products and related

improvements. (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

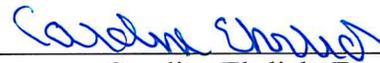
WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on April 4, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”), is an agency of the Township of Woodbridge in the State of New Jersey (the “Township”) established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on April 4, 2017 heard a presentation in regards to an application submitted by RC & S Urban Renewal, LLC, for a proposed project in the Keasbey 7: Weldon Redevelopment Area; and

WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Keasbey 7: Weldon Redevelopment Area; and

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Keasbey 7: Weldon Redevelopment Area;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: April 4, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on April 4, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
NAMING A REDEVELOPER FOR VARIOUS
ABANDONED PROPERTIES WITHIN THE TOWNSHIP
AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT**

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

WHEREAS, on September 21, 2010, the Township Council (the “**Council**”) designated all of Woodbridge Township (the “**Township**”) as an “area in need of rehabilitation” pursuant to the LRHL; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (as such term is defined at *N.J.S.A. 40A:12A-3*) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, the New Jersey Legislature adopted the New Jersey Urban Redevelopment Act, *N.J.S.A. 55:19-20 et seq.* (the “**NJURA**”), and the Abandoned Properties Rehabilitation Act, *N.J.S.A. 55:19-78 et. seq.* (the “**APRA**”), and made findings within these statutes that abandoned properties, particularly those located within urban areas or in close proximity to occupied residences and businesses, create a wide range of problems for the communities in which they are located, fostering criminal activity, creating public health problems and otherwise diminishing the quality of life for residents and business operators in those areas, and that abandoned properties diminish the property values of neighboring properties and have a negative effect on the quality of life of adjacent property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, the NJURA and the APRA authorize municipalities to designate a “public officer” to identify abandoned property (as such term is defined within these statutes) within their borders and to place such property on an abandoned property list pursuant to the procedures contained therein; and

WHEREAS, in furtherance of these statutory powers, the Council has authorized a designated public officer (the “**Public Officer**”) to identify abandoned property within the Township and to place such property on an abandoned property list; and

WHEREAS, the Township has designated the Agency’s Executive Director, as the public officer under the NJURA and the APRA; and

WHEREAS, the Public Officer has identified and placed certain abandoned property on the Township’s abandoned property list in accordance with the procedures set forth within Township Ordinance 15-56, the NJURA, and the APRA; and

WHEREAS, the Agency is authorized under the NJURA, the APRA, and the LRHL to acquire abandoned property located within redevelopment areas governed by redevelopment plans and to contract with redevelopers to redevelop such property; and

WHEREAS, in addition to its statutory powers, the Agency has also entered into a Shared Services Agreement with the Township in which the Township has authorized the Agency to take responsibility for acquiring abandoned property included on the Township’s abandoned property list and in contracting with redevelopers to redevelop such property (the “**Project**”); and

WHEREAS, on February 7, 2017, the Council adopted an ordinance adopting a redevelopment plan entitled the ‘Scattered Sites Redevelopment Plan’ dated January 2017 in accordance with the LRHL (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, NEW JERSEY COMMUNITY CAPITAL (the “**Entity**”) seeks to redevelopment and/or rehabilitation of the certain abandoned properties in the Township, and which may be updated from time to time by the Public Officer in her sole discretion, so that such abandoned properties are fit for use and occupancy or otherwise improved in a manner consistent with the Concept Plans to be submitted and approved as set forth consistent with the Redevelopment Plan (“**Project**”); and

WHEREAS, the Agency has determined that the Entity has the professional experience and financial capabilities to carry out the redevelopment of the various abandoned properties as designated by the Agency, which may be updated from time to time by the Public Officer in her sole discretion, in accordance with the Redevelopment Plan on a non-exclusive basis; and

WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on April 4, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for February 6, 2017 through April 3, 2017, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
March 2, 2017	\$ 13,111.83
March 30, 2017	\$ 14,300.95
<hr/>	
Total	\$ 27,412.78

ADOPTED: April 4, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on April 4, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”), is an agency of the Township of Woodbridge in the State of New Jersey (the “Township”) established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on October 21, 2014, heard a presentation in regards to an application submitted by HPFVII Metropark II, LLC, for a proposed project in the Metropark Wood Avenue South Redevelopment Area; and

WHEREAS, the Redevelopment Agency designated HPFVII Metropark II, LLC as redeveloper and executed a Redeveloper’s Agreement as memorialized by RDA 14-49 on October 21, 2014; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on February 7, 2017 heard a presentation amending the previously approved application submitted by HPFVII Metropark II, LLC, in the Metropark Wood Avenue South Redevelopment Area; and

WHEREAS, the amended proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Metropark Wood Avenue South Redevelopment Area Plan; and

WHEREAS, on February 7, 2017, the Agency adopted Resolution #17-09 which inadvertently represented to the Planning Board the Agency recommended the project met all the criteria pursuant to the White Rose Redevelopment Plan, instead of the Metropark Wood Avenue South Redevelopment Area Plan, and the Agency hereby amends and clarifies Resolution #17-09 to reflect that the project meets all the criteria of the Metropark Wood Avenue South Redevelopment Plan.

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Metropark Wood Avenue South Redevelopment Plan;

- c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: April 4, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on April 4, 2017, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Lerch, Vinci & Higgins LLP be hired for the preparation of the Agency's budget for the fiscal year ending June 30, 2018 at their standard hourly rates at a cost not to exceed \$2,500.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

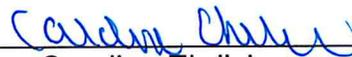
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: MAY 9, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on May 9, 2017.



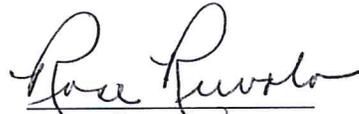
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Lerch, Vinci & Higgins LLP be and hereby appointed General Auditors of the Redevelopment Agency of the Township of Woodbridge for the fiscal year ending June 30, 2017 at a cost not to exceed \$9,300.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

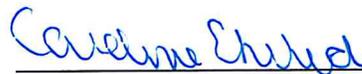
I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: MAY 9, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on May 9, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for March 31, 2017 through May 8, 2017, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
May 4, 2017	\$ 3,661.56
<hr/>	
Total	\$ 3,661.56

ADOPTED: May 9, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on May 9, 2017.


 Caroline Ehrlich
 Executive Director
 Redevelopment Agency
 Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW
JERSEY, AUTHORIZING THE ACQUISITION OF
ABANDONED PROPERTIES BY EXERCISE OF
THE POWER OF EMINENT DOMAIN**

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”) has established the Woodbridge Abandoned Property List (the “APL”), pursuant to the New Jersey Urban Redevelopment Act, *N.J.S.A. 55:19-20 et seq.* and the Abandoned Properties Rehabilitation Act, *N.J.S.A. 55:19-78 et. seq.*; and

WHEREAS, pursuant to *N.J.S.A. 55:19-56(c)(2)* the clearance, development, redevelopment, or repair of property maintained as an abandoned property is deemed to be a public purpose and public use for which the power of eminent domain may be exercised; and

WHEREAS, in order to facilitate the rehabilitation and redevelopment of abandoned properties in the Township of Woodbridge, the Agency intends to acquire fee simple ownership of those properties listed on the APL which continue to be maintained as abandoned property pursuant to *N.J.S.A. 55:19-56(c)(1)*; and

WHEREAS, attached hereto as **Exhibit “A”** is a list of the properties on the APL (referenced by street address, and block and lot designation); which are identified as the subject of acquisition by the Agency (the “Properties”).

NOW THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The Agency is hereby authorized to exercise its power of eminent domain pursuant to *N.J.S.A. 55:19-56(c)(2)* and *N.J.S.A. 40A:12A-8(b)* and *-8(c)* to acquire the Properties listed on Exhibit A (attached hereto), in accordance with the provisions of the Eminent Domain Act of 1971, *N.J.S.A. 20:3-1 et seq.*

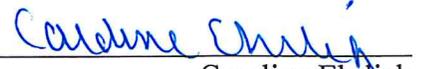
2. The Agency is hereby authorized to perform and carry out any studies, surveys, tests, soundings, borings, appraisals and title searches, as necessary to determine the value, boundary, ownership, interests or environmental condition of the Properties, and to take any action required to obtain fee simple title or a lesser interest of the Properties, as deemed necessary.

3. Any and all prior actions taken by the Agency, its officials, employees and agents in furtherance of the acquisition of the Properties are hereby ratified.

4. This Resolution shall take effect immediately.

ADOPTED: MAY 9, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on May 9, 2017, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

	STREET ADDRESS	BLOCK	LOT
1.	43 Division Street, Port Reading	1054.02	3.02
2.	77 Sterling Drive, Colonia	493.03	17
3.	55 Cozy Corner, Avenel	777	6.01
4.	11 George Street, Avenel	855.17	153
5.	125 Ridge Road, Colonia	461.02	20
6.	4 Varady Drive, Fords	338	2
7.	533 Lincoln Hwy., Iselin	448.22	1325.02
8.	102 Magnolia Road, Iselin	435.02	17
9.	78 Wood Avenue, Iselin	435.03	11.02
10.	81 Florida Grove Rd., Keasbey	24.01	13
11.	79 St. Stephens Avenue, Keasbey	46	26

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW
JERSEY DESIGNATING BLAIR SG 1 URBAN RENEWAL ENTITY, LLC
REDEVELOPER AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT FOR BLOCK 974, LOT 13.01**

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

WHEREAS, the municipal council of the Township (“**Township Council**”) directed the Township planning board (“**Planning Board**”) to investigate whether a certain parcel of land, identified as Block 974, Lots 5, 12, and 13 on the tax maps of the Township (the “**Property**”), constituted an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Planning Board determined that the Property satisfied certain statutory criteria under *N.J.S.A. 40A:12A-5* and thus constituted an area in need of redevelopment and, in accordance with *N.J.S.A. 40A:12A-6*, recommended its findings to the Township Council; and

WHEREAS, on May 3, 2016, the Township Council accepted the findings of the Planning Board and designated the Property as an area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, in accordance with the Redevelopment Law, the Township Council referred to the Planning Board a redevelopment plan prepared by the Township’s Department of Planning and Development, entitled “White Rose Redevelopment Plan” and dated May 2016 (the “**Redevelopment Plan**”); and

WHEREAS, in accordance with the Redevelopment Law, the Planning Board reviewed the Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board’s recommendation, the Township Council adopted the Redevelopment Plan by ordinance on June 14, 2016; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the redevelopment entity (the “**Redevelopment Entity**”), as such term is defined in *N.J.S.A. 40A:12A-3*, for the Redevelopment Area and to exercise the powers contained in the Redevelopment Law to facilitate the development of the Project (as herein defined); and

WHEREAS, Blair SG 1 Urban Renewal Entity, LLC (hereinafter referred to as the “**Redeveloper**”) intends to gut-renovate one (1) existing industrial building at the Property, which has been reconfigured and subdivided into Block 974, Lots 12.01 and 13.01, upon which

the gut renovation of one (1) existing industrial building shall be on Block 974, Lot 13.01 (the “**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, in order to implement the Project, the Agency has determined to enter into a redevelopment agreement with the Redeveloper (the “**Redevelopment Agreement**”), which Redevelopment Agreement specifies the rights and responsibilities of the Agency and Redeveloper with respect to the Project.

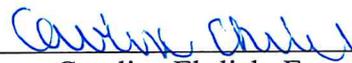
NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. Upon execution of the Redevelopment Agreement, and so long as the Redevelopment Agreement remains in full force and effect, the Redeveloper is hereby designated as Redeveloper for the Project.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on May 9, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

REDEVELOPMENT AGREEMENT

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW
JERSEY DESIGNATING BLAIR SG 2 URBAN RENEWAL ENTITY, LLC
REDEVELOPER AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT FOR BLOCK 974, LOT 12.01**

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

WHEREAS, the municipal council of the Township (“**Township Council**”) directed the Township planning board (“**Planning Board**”) to investigate whether a certain parcel of land, identified as Block 974, Lots 5, 12, and 13 on the tax maps of the Township (the “**Property**”), constituted an area in need of redevelopment pursuant to *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Planning Board determined that the Property satisfied certain statutory criteria under *N.J.S.A.* 40A:12A-5 and thus constituted an area in need of redevelopment and, in accordance with *N.J.S.A.* 40A:12A-6, recommended its findings to the Township Council; and

WHEREAS, on May 3, 2016, the Township Council accepted the findings of the Planning Board and designated the Property as an area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, in accordance with the Redevelopment Law, the Township Council referred to the Planning Board a redevelopment plan prepared by the Township’s Department of Planning and Development, entitled “White Rose Redevelopment Plan” and dated May 2016 (the “**Redevelopment Plan**”); and

WHEREAS, in accordance with the Redevelopment Law, the Planning Board reviewed the Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board’s recommendation, the Township Council adopted the Redevelopment Plan by ordinance on June 14, 2016; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-4, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the redevelopment entity (the “**Redevelopment Entity**”), as such term is defined in *N.J.S.A.* 40A:12A-3, for the Redevelopment Area and to exercise the powers contained in the Redevelopment Law to facilitate the development of the Project (as herein defined); and

WHEREAS, Blair SG 2 Urban Renewal Entity, LLC (hereinafter referred to as the “**Redeveloper**”) intends to construct one (1) new industrial building at the Property, which has been reconfigured and subdivided into Block 974, Lots 12.01 and 13.01, upon which the

construction of one (1) new industrial building shall be on Block 974, Lot 12.01 (the “**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, in order to implement the Project, the Agency has determined to enter into a redevelopment agreement with the Redeveloper (the “**Redevelopment Agreement**”), which Redevelopment Agreement specifies the rights and responsibilities of the Agency and Redeveloper with respect to the Project.

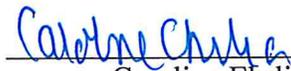
NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. Upon execution of the Redevelopment Agreement, and so long as the Redevelopment Agreement remains in full force and effect, the Redeveloper is hereby designated as Redeveloper for the Project.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on May 9, 2017, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

REDEVELOPMENT AGREEMENT

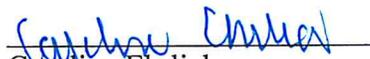
RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that the budget being introduced on May 9, 2017 includes the following personnel and salaries:

Executive Director	\$109,700
Secretary	\$9,300
Bookkeeper	\$11,000
Public Inspector	\$25,500

ADOPTED: May 9, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Meeting held on May 9, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

WOODBIDGE REDEVELOPMENT AGENCY

RESOLUTION

RE: 2018 Delayed Budget Introduction

WHEREAS, the Woodbridge Redevelopment Agency is required to approve its annual budget at least 60 days prior to the end of its current fiscal year; and

WHEREAS, in order to accurately prepare its budget for the fiscal year ended June 30, 2018, the Agency was required to delay the introduction of the budget until the Agency's regularly scheduled meeting on May 9, 2017; and

WHEREAS, the Agency will subsequently approve and adopt the budget for the fiscal year ended June 30, 2018 on or before June 30, 2017.

NOW, THEREFORE, BE IT RESOLVED, that this resolution be forwarded to the Bureau of Authority Regulation, Division of Local Government Services, State of New Jersey.

Mark Lupetta
(Secretary's signature)

May 9, 2017
(date)

Governing Body Member:	Aye	Recorded Vote		
		Nay	Abstain	Absent
Henry Haidacher	✓			
Robert Gillespie	✓			
Richard Dalina	✓			
Cory S. Spillar	✓			
Hope Ann Kondrk	✓			
Laura Kohut				✓
John Ur	✓			

2018 AUTHORITY BUDGET RESOLUTION

Woodbridge Redevelopment Agency

(Name)

FISCAL YEAR: **FROM:** July 1, 2017 **TO:** June 30, 2018

WHEREAS, the Annual Budget and Capital Budget for the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2017 and ending, June 30, 2018 has been presented before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of May 9, 2017; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$340,100, Total Appropriations, including any Accumulated Deficit if any, of \$391,400 and Total Unrestricted Net Position utilized of \$51,300; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$2,600,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$-0-; and

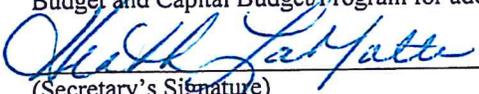
WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Woodbridge Redevelopment Agency, at an open public meeting held on May 9, 2017 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2017 and ending, June 30, 2018 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Woodbridge Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on June 13, 2017.



 (Secretary's Signature)

May 9, 2017
 (Date)

Governing Body	Recorded Vote				
	Board Member	Aye	Nay	Abstain	Absent
Henry Haidacher	✓				
Robert Gillespie	✓				
Richard Dalina	✓				
Cory S. Spillar	✓				
Hope Ann Kondrk	✓				
Laura Kohut					✓
John Ur	✓				

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS, the township is in need of a regional truck circulation study for downtown Woodbridge

WHEREAS the Township of Woodbridge has a need for licensed site planning professionals and consulting services associated with the above-referenced property.

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional and consulting services from Maser Consultants, P.A. As part of these services, Maser will assist in evaluating truck traffic along Main Street and Green Street, in the Township of Woodbridge. Maser will collect and assess data and study truck traffic through downtown Woodbridge Township. In addition, Maser will prepare reports and attend meetings providing written comments regarding proposed investigation activities, analytical results and investigation findings when requested.

WHEREAS, the Woodbridge Redevelopment Agency on December 15, 2015 at its regularly scheduled meeting, adopted resolution RDA 15-56 authorizing the study, and;

WHEREAS, the Woodbridge Redevelopment Agency requires additional evaluations in association with the regional truck circulation study

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

The Executive Director of the Redevelopment Agency is hereby authorized and directed to execute an amendment to MC Proposal Number 14002377G1, with Maser Consulting, P.A. for professional services related to the Regional Truck Circulation Study for Professional Truck Services, Woodbridge, New Jersey, adopted February 3, 2015, for additional services not to exceed a cost of \$ 4,500.00 as proposed in MC Proposal No. 14002377G1, dated April 20, 2017.

CERTIFICATION AND AVAILABILITY OF FUNDS

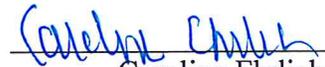
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: May 9, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on May 9, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional appraisal services in connection with the Parcel referred to as Silver Oaks, also known as, Block 867, Lot 1.01; Block 872, Lot 4 and Block 867, Lot 4, and;

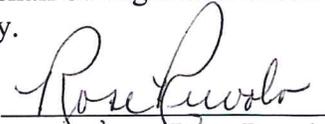
WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional appraisal services from Sockler Realty Services Group Inc. Sockler will provide appraisal services in order to estimate the simple market value of the subject property. This process will involve working with Township officials and other third party participants to coordinate the property inspections to estimate market value.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Sockler Realty Services Group Inc., for professional appraisal services related to the Silver Oaks, also known as, Block 867, Lot 1.01; Block 872, Lot 4 and Block 867, Lot 4, at a cost not to exceed \$3,000.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: May 9, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on May 9, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

2018 ADOPTED BUDGET RESOLUTION

Woodbridge Redevelopment Agency

(Name)

AUTHORITY

FISCAL YEAR: **FROM:** July 1, 2017 **TO:** June 30, 2018

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2017 and ending, June 30, 2018 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 13, 2017; and

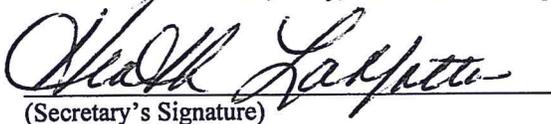
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$340,100, Total Appropriations, including any Accumulated Deficit if any, of \$391,400 and Total Unrestricted Net Position utilized of \$51,300; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$2,600,000 and Total Unrestricted Net Position planned to be utilized of \$-0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Woodbridge Redevelopment Agency, at an open public meeting held on June 13, 2017 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2017 and, ending, June 30, 2018 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


 (Secretary's Signature)

June 13, 2017
 (Date)

Governing Body

Recorded Vote

Board Member	Aye	Nay	Abstain	Absent
Henry Haidacher	✓			
Robert Gillespie	✓			
Richard Dalina	✓			
Cory S. Spillar				✓
Hope Ann Kondrk	✓			
Laura Kohut	✓			
John Ur	✓			

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY NAMING A REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 93, LOT 100.02 ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the Township Council of the Township of Woodbridge (the “**Township Council**”) authorized the Planning Board of the Township of Woodbridge (the “**Planning Board**”) to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Act**”), to determine whether certain parcels of land in the Township of Woodbridge (the “**Township**”) constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 62, Lots 2 and 3; Block 83, Lot 1; Block 93, Lot 100; Block 95, Lot 10.02; and Block 99, Lot 10 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, the Council adopted a resolution designating the property commonly known as Block 62, Lots 2 and 3; Block 83, Lot 1; Block 93, Lot 100; Block 95, Lot 10.02; and Block 99, Lot 10 on the Tax Map of the Township of Woodbridge as an area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the requirements of the Act; and

WHEREAS, the Council adopted an ordinance adopting a redevelopment plan entitled the EPEC Redevelopment Plan in accordance with the Act (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, Redeveloper has the right to acquire a portion of the Redevelopment Area more commonly known as a portion of Block 93, Lot 100.02 on the tax map of the Township of Woodbridge, (the “**Property**”); and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (as such term is defined at *N.J.S.A. 40A:12A-3*) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, CPV Keasbey, LLC (the “**Entity**”) seeks to undertake the construction of a natural gas fired, approximately 630 MW electric generating plant and related improvements. (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

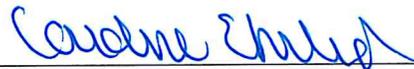
WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **June 13, 2017** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”), is an agency of the Township of Woodbridge in the State of New Jersey (the “Township”) established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on April 4, 2017 heard a presentation in regards to an application submitted by CPV Keasbey, LLC, for a proposed project in the EPEC Redevelopment Area; and

WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the EPEC Redevelopment Plan; and

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the EPEC Redevelopment Area;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: June 13, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on June 13, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, McManimon, Scotland & Baumann LLC be and hereby appointed General Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2017 and terminating on June 30, 2018 at a cost not to exceed \$ 30,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 13, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on June 13, 2017.



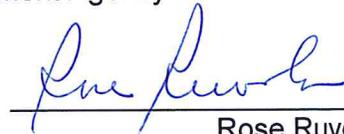
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, DeCotiis, Fitzpatrick, Cole & Giblin, LLP be and hereby appointed Special Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2017 and terminating on June 30, 2018 at a cost not to exceed \$ 10,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-0000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 13, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on June 13, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge desires to have designated redevelopment properties or other areas of the municipality evaluated regarding the feasibility and implementation of energy, environmental, or other activities; and

WHEREAS the Township of Woodbridge also desires an advisory level of such services including review of key documents, energy related issues including energy aggregation, facilitation of meetings with key stakeholders, and oversight of specific actions of the Township's Climate Action Plan such as the Green Office Competition; and

WHEREAS, the Woodbridge Redevelopment Agency on June 13, 2011, at its regularly scheduled meeting, adopted Resolution RDA 11 – 23 which authorized the Executive Director to enter into an agreement with Greener by Design, LLC, a leading Environmental Asset Management and Energy Investment Company, at rates specified in their submitted proposal for said professional services; and

WHEREAS, the Woodbridge Redevelopment Agency on June 13, 2016, at its regularly scheduled meeting, adopted Resolution RDA 16-46 which authorized the Executive Director to renew the agreement with Greener by Design, LLC; and

WHEREAS, it is necessary to encumber the funds necessary to cover the basic monthly stipend for the new year per the subject agreement

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber funds of \$21,000.00 to cover the basic monthly stipend per the subject agreement with Greener by Design, LLC.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 13, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on June 13, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

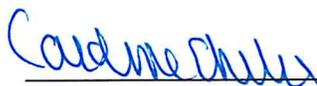
WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for May 9, 2017 through June 9, 2017, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
June 9, 2017	\$ 9,585.53
<hr/> Total	<hr/> \$ 9,585.53

ADOPTED: June 13, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 13, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR BLOCK 907, LOT 10.01 BETWEEN 1400 URBAN RENEWAL, LLC AND THE WOODBRIDGE REDEVELOPMENT AGENCY

WHEREAS, the Woodbridge Redevelopment Agency (the “**Agency**”) and 1400 RAHWAY URBAN RENEWAL, LLC (the “**Redeveloper**”) entered into a certain Redevelopment Agreement dated February 24, 2017 (the “**Original Redevelopment Agreement**”) pursuant to which, among other things, the Redeveloper agreed to undertake the construction of one (1) approximately two hundred fifty thousand (250,000) square foot warehouse (the “**Project**”); and

WHEREAS, Agency and the Redeveloper desire to amend the Original Redevelopment Agreement by this First Amendment (being hereafter referred to as the “**Redevelopment Agreement**”); and

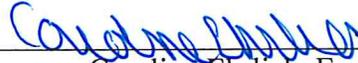
WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency now desires to enter into the First Amendment to the Redevelopment Agreement for the Project, a form of which amended redevelopment agreement is attached hereto as **Exhibit A**, and which amended redevelopment agreement specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Redeveloper with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as **Exhibit A**, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **June 13, 2017**, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR BLOCK 907, LOT 10.02 BETWEEN 1500 RAHWAY, LLC AND THE WOODBRIDGE REDEVELOPMENT AGENCY

WHEREAS, the Woodbridge Redevelopment Agency (the “**Agency**”) and 1500 RAHWAY, LLC (the “**Redeveloper**”) entered into a certain Redevelopment Agreement dated February 24, 2017 (the “**Original Redevelopment Agreement**”) pursuant to which, among other things, the Redeveloper agreed to undertake the renovation of an existing three hundred twelve thousand (312,000) square foot warehouse (the “**Project**”); and

WHEREAS, Agency and the Redeveloper desire to amend the Original Redevelopment Agreement by this First Amendment (being hereafter referred to as the “**Redevelopment Agreement**”); and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency now desires to enter into the First Amendment to the Redevelopment Agreement for the Project, a form of which amended redevelopment agreement is attached hereto as **Exhibit A**, and which amended redevelopment agreement specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Redeveloper with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as **Exhibit A**, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **June 13, 2017** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, McManimon, Scotland & Baumann LLC, was appointed General Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2016 and terminating on June 30, 2017, for a cost not to exceed \$ 30,000.00; and

WHEREAS, the Woodbridge Redevelopment Agency on June 21, 2016, at its regularly scheduled meeting, adopted Resolution RDA 16-44, which authorized the Executive Director to enter into an agreement with McManimon, Scotland & Baumann, LLC; and

WHEREAS, additional services were necessary in association with the 2017 Fiscal Year; and

WHEREAS, the total value of the additional services increases the current dollar value of the Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE THAT

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber funds not to exceed the amount of \$5000.00, and to take all such other actions necessary and proper to carry out the purpose and intent of this resolution.

CERTIFICATION AND AVAILABILITY OF FUNDS

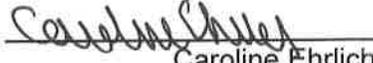
I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: July 11, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on July 11, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for June 9, 2017 through July 9, 2017, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
July 7, 2017	\$ 10,568.57
<hr/>	
Total	\$ 10,568.57

ADOPTED: July 11, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on July 11, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE
REDEVELOPMENT AGREEMENT FOR BLOCK 73, LOT 100.01 BETWEEN
AMERICAN BEVERAGE PACKERS, LLC AND THE WOODBRIDGE
REDEVELOPMENT AGENCY**

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”) and AMERICAN BEVERAGE PACKERS, LLC (the “Redeveloper”) entered into a certain Redevelopment Agreement dated December, 2014 (the “Original Redevelopment Agreement”) pursuant to which, among other things, the Redeveloper agreed to undertake the construction of a beverage bottling plant consisting of approximately 621,000 square feet (the “Project”); and

WHEREAS, Agency and the Redeveloper desire to amend the Original Redevelopment Agreement by this First Amended Redevelopment Agreement (being hereafter referred to as the “Redevelopment Agreement”); and

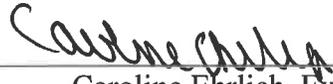
WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency now desires to enter into the First Amendment to the Redevelopment Agreement for the Project, a form of which amended redevelopment agreement is attached hereto as Exhibit A, and which amended redevelopment agreement specifies the rights and responsibilities of the Agency and specifies the rights and responsibilities of Redeveloper with respect to the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE
REDEVELOPMENT AGENCY AS FOLLOWS:**

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on July 11, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

FIRST AMENDED REDEVELOPMENT AGREEMENT

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

<u>REDEVELOPER</u>	<u>AMOUNT</u>
American Property	\$ 3431.44
CPV-Shore	\$ 3281.62
KTR	\$ 190.23
McDonald's USA LLC	\$ 2193.23
Prologis-Port Reading	\$12309.47
VR5	\$ 4931.28

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow accounts and authorize the issuance of checks as indicated above.

ADOPTED: JULY 11, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on July 11, 2017.


 Caroline Ehrlich
 Executive Director
 Redevelopment Agency
 Township of Woodbridge

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”) has the personnel and resources to undertake the creation and administration of the Abandoned Property List; and

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”) has created and established an Abandoned Property List, pursuant to the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq.; and

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional architectural services in connection with the abandoned property list;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional architectural services from EI Associates; and EIA will provide architectural services in order to perform visual inspections and identify deficiencies and the associated remediation required in order to make the properties marketable. EIA will utilize a two (2) person team consisting of an architect and cost estimator to visually observe, evaluate and identify deficiencies as well as report and prepare summaries of findings, recommendations and cost estimates and report to the Woodbridge Redevelopment Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with EI Associates, for professional architectural services related to the Abandoned Property List at an initial cost not to exceed \$9250.00 as stated in proposal 7046-9980R1 dated July 10, 2017, in the form substantially similar to that annexed hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: JULY 11, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on July 11, 2017.


Caroline Ehrlich

Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

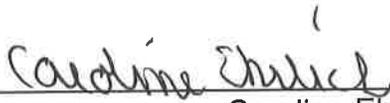
WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for July 9, 2017 through August 4, 2017, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
August 4, 2017	\$ 6,197.50
<hr/>	
Total	\$ 6,197.50

ADOPTED: August 4, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on August 4, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
NAMING A REDEVELOPER FOR THE PROPERTY
COMMONLY KNOWN AS BLOCK 1020.04, LOT 1.02 ON
THE TAX MAPS OF THE TOWNSHIP AND
AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT**

WHEREAS, the Township Council of the Township of Woodbridge (the “**Township Council**”) authorized the Planning Board of the Township of Woodbridge (the “**Planning Board**”) to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Act**”), to determine whether certain parcels of land in the Township of Woodbridge (the “**Township**”) constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 1020.04, Lot 1.02 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, the Council adopted a resolution designating the property commonly known as Block 1020.04, Lot 1.02 on the Tax Map of the Township of Woodbridge as an area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the requirements of the Act; and

WHEREAS, the Council adopted an ordinance adopting a redevelopment plan entitled the Edgerton Boulevard (Yardley and Cresskill Avenues) Redevelopment Plan in accordance with the Act (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “**Redevelopment Entity**” (as such term is defined at *N.J.S.A. 40A:12A-3*) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, BOULEVARD II, LLC (the “**Entity**”) seeks to undertake the construction of twenty (20) residential, rental units (the “**Project**”); and

WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on August 8, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”), is an agency of the Township of Woodbridge in the State of New Jersey (the “Township”) established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on August 8, 2017 heard a presentation in regards to an application submitted by Boulevard II, LLC, for a proposed project in the Edgerton Boulevard (Yardley and Cresskill Avenues) Redevelopment Area; and

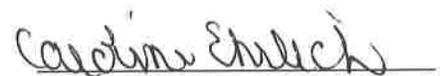
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Edgerton Boulevard (Yardley and Cresskill Avenues) Redevelopment Plan; and

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Edgerton Boulevard (Yardley and Cresskill Avenues) Redevelopment Area;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: August 8, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on August 8, 2017 by the Woodbridge Redevelopment Agency.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
NAMING A REDEVELOPER FOR THE PROPERTY
COMMONLY KNOWN AS BLOCK 552, LOTS 1 AND 2,
AND BLOCK 552.09, LOTS 1, 5, 7, 9, 10, 12, AND 13.02 ON
THE TAX MAPS OF THE TOWNSHIP AND
AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT**

WHEREAS, the Township Council of the Township of Woodbridge (the “**Township Council**”) authorized the Planning Board of the Township of Woodbridge (the “**Planning Board**”) to conduct a preliminary investigation pursuant to *N.J.S.A.* 40A:12A-6 of the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the “**Act**”), to determine whether certain parcels of land in the Township of Woodbridge (the “**Township**”) constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the properties commonly known as Block 522, Lots 1 and 2; Block 522.09, Lots 1, 5, 10, and 12, and later, Block 522.09, Lots 7, 9, and 13.02 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

WHEREAS, the Council adopted resolutions designating the property commonly known as Block 522, Lots 1 and 2; Block 522.09, Lots 1, 5, 7, 9, 10, 12, and 13.02 on the Tax Map of the Township of Woodbridge as an area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the requirements of the Act; and

WHEREAS, the Council adopted an ordinance adopting a redevelopment plan entitled the Rahway Avenue-Nielson Street Redevelopment Plan in accordance with the Act (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-4, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “**Redevelopment Entity**” (as such term is defined at *N.J.S.A.* 40A:12A-3) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

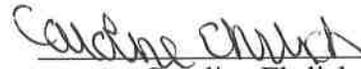
WHEREAS, PCP HEARD SQUARE, LLC (the “**Entity**”) seeks to undertake the construction of one (1), five (5) story building containing 232 apartments and a retail component of approximately 12,000 square feet, with parking to include 353 spaces comprised of 98 spaces in a first floor parking deck and the balance of the parking spaces as outdoor surface parking (“**Project**”); and

WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.
2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on August 8, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”), is an agency of the Township of Woodbridge in the State of New Jersey (the “Township”) established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on August 8, 2017 heard a presentation in regards to an application submitted by PCP Heard Square, LLC, for a proposed project in the Rahway Avenue-Nielsen Street Redevelopment Area; and

WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Rahway Avenue-Nielsen Street Redevelopment Plan; and

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Rahway Avenue-Nielsen Street Redevelopment Area;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: August 8, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on August 8, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, Heyer, Gruel & Associates, was hired to amend the Area 14 Redevelopment Plan for the Redevelopment Agency of the Township of Woodbridge for a cost not to exceed \$ 13,500.00; and

WHEREAS, the Woodbridge Redevelopment Agency on November 1, 2016, at its regularly scheduled meeting, adopted Resolution RDA 16-63, which authorized the Executive Director to enter into an agreement with Heyer, Gruel & Associates; and

WHEREAS, additional services were necessary in association with the amendments to the Area 14 Redevelopment Plan; and

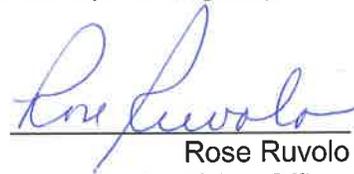
WHEREAS, the total value of the additional services increases the current dollar value of the Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE THAT

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber funds not to exceed the amount of \$1,500.00, and to take all such other actions necessary and proper to carry out the purpose and intent of this resolution.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: August 8, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on August 8, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION TO AUTHORIZE THE EXECUTIVE DIRECTOR OF THE
WOODBIDGE REDEVELOPMENT AGENCY TO EXECUTE DOCUMENTS,
ENTER INTO AGREEMENTS, AND COMMIT FUNDS IN CONNECTION WITH THE
FINANCING AND DEVELOPMENT OF THE CEDAR MEADOWS HOUSING
PROJECT**

WHEREAS, Cedar Meadows Housing Associates LLC, a New Jersey limited liability company (the “**Entity**”), is seeking financing from the New Jersey Housing and Mortgage Finance Agency (the “**HMFA**”) for the construction of a 101-unit affordable rental housing development and related parking facilities (the “**Project**”); and

WHEREAS, Woodbridge Redevelopment Agency (the “**Agency**”) oversees the redevelopment of a certain real property identified on the Agency’s tax maps as Block 908.01, Lot 10, also commonly known as 1434 Rahway Avenue (the “**Property**”); and upon which the Agency and Pennrose Properties. LLC and its affiliates are developing the Project; and

WHEREAS, the Agency desires to authorize actions to be taken by the Agency which are necessary to implement the development, financing and construction of the Project; and

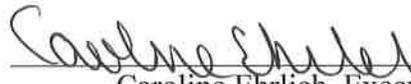
WHEREAS, the Agency desires to authorize the Executive Director to execute documents, enter into agreements including but not limited to ground leases, and to commit funds to the Project which are necessary to implement the development, financing and construction of the Project.

NOW, THEREFORE, BE IT RESOLVED by the Members of Woodbridge Redevelopment Agency as follows:

1. That Agency is hereby authorized take any actions which are necessary to implement the development, financing and construction of the Cedar Meadows Project, including but not limited to, execute any necessary documents, enter into any necessary agreements including but not limited to ground leases and commit Agency funds to the Cedar Meadows Project.

2. That the Executive Director of the Agency is hereby authorized to sign any and all documents necessary to effectuate the intentions of the within Resolution, including but not limited to, execute any documents, enter into any agreements including but not limited to ground leases, and commit any Woodbridge Agency funds which are necessary to implement the development, financing and construction of the Cedar Meadows Project.
3. That the within Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **August 8, 2017** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional engineering services including environmental investigation in connection with Phase II of the Stern Tower Redevelopment Project, located at 55 Brook Street, Woodbridge, NJ, also known as, Block 543.01, Lot 5, and;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from T&M Associates. T&M will perform environmental investigation and report findings to the Woodbridge Redevelopment Agency as stated in Proposal No. WOOD16018.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with T&M Associates, for professional engineering services related to Phase II of the Stern Tower Redevelopment Project, located at 55 Brook Street, Woodbridge, NJ, also known as, Block 543.01, Lot 5, at a cost not to exceed \$27,500 as proposed in Proposal No. WOOD16018.

CERTIFICATION AND AVAILABILITY OF FUNDS

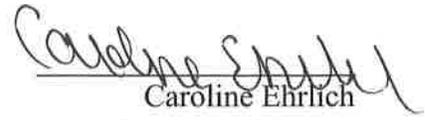
I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: August 8, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on August 8, 2017.

A handwritten signature in cursive script, appearing to read "Caroline Ehrlich", written over a horizontal line.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

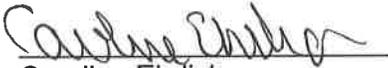
WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

<u>REDEVELOPER</u>	<u>AMOUNT</u>
TG Acquisitions, LLC	\$5,365.93

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow accounts and authorize the issuance of checks as indicated above.

ADOPTED: August 8, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on August 8, 2017.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for July 7, 2017 through ~~August 4,~~ ^{October 6} 2017, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
July 7, 2017	\$ 10,568.57
October 6, 2017	\$ 20,741.16
<hr/>	
Total	\$ 31,309.73

ADOPTED: October 10, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on October 10, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
NAMING A REDEVELOPER FOR THE PROPERTY
COMMONLY KNOWN AS BLOCK 31.08, LOT 1 ON THE
TAX MAPS OF THE TOWNSHIP AND AUTHORIZING
THE EXECUTION OF A REDEVELOPMENT
AGREEMENT**

WHEREAS, the Township Council of the Township of Woodbridge (the “**Township Council**”) authorized the Planning Board of the Township of Woodbridge (the “**Planning Board**”) to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Act**”), to determine whether certain parcels of land in the Township of Woodbridge (the “**Township**”) constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 38.01, Lot 1 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, the Council adopted a resolution designating the property commonly known as Block 38.01, Lot 1 on the Tax Map of the Township of Woodbridge as an area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the requirements of the Act; and

WHEREAS, the Council adopted an ordinance adopting a redevelopment plan entitled the Quincy Court Redevelopment Plan in accordance with the Act (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (as such term is defined at *N.J.S.A. 40A:12A-3*) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, QUINCY HEIGHTS, LLC (the “**Entity**”) seeks to undertake the construction of ninety-four (94) residential, rental units (the “**Project**”); and

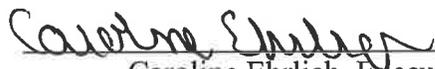
WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on October 10, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the "Agency"), is an agency of the Township of Woodbridge in the State of New Jersey (the "Township") established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on October 10, 2017 heard a presentation in regards to an application submitted by Quincy Heights, LLC, for a proposed project in the Quincy Court Redevelopment Area; and

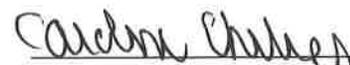
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Quincy Court Redevelopment Plan; and

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Quincy Court Redevelopment Area;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: October 10, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on October 10, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, Heyer, Gruel & Associates, was hired to amend the Area 14 Redevelopment Plan for the Redevelopment Agency of the Township of Woodbridge for a cost not to exceed \$ 13,500.00; and

WHEREAS, the Woodbridge Redevelopment Agency on November 1, 2016, at its regularly scheduled meeting, adopted Resolution RDA 16-63, which authorized the Executive Director to enter into an agreement with Heyer, Gruel & Associates; and

WHEREAS, additional services were necessary in association with the amendments to the Area 14 Redevelopment Plan; and

WHEREAS, the total value of the additional services increases the current dollar value of the Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE THAT

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber additional funds not to exceed the amount of \$15,000.00; for a grand total not to exceed \$28,500.00, and to take all such other actions necessary and proper to carry out the purpose and intent of this resolution.

CERTIFICATION AND AVAILABILITY OF FUNDS

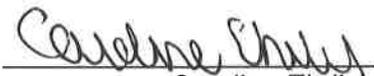
I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: October 10, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on October 10, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional appraisal in connection with Phase II of the Stern Tower Redevelopment Project, located at 55 Brook Street, Woodbridge, NJ, also known as, Block 543.01, Lot 5, and;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from Sockler Realty Services, Inc. Sockler will perform appraisal services and report findings to the Woodbridge Redevelopment Agency as stated in Proposal No. SRSG # MI-17-002-004.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Sockler Realty Services, Inc, for professional appraisal services related to the Stern Tower Redevelopment Project, located at 55 Brook Street, Woodbridge, NJ, also known as, Block 543.01, Lot 5, at a cost not to exceed \$4,000 as proposed in Proposal No. SRSG # MI-17-002-004.

CERTIFICATION AND AVAILABILITY OF FUNDS

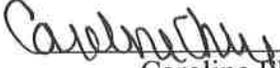
I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: October 10, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on October 10, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for July 7, 2017 through August 4, 2017, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
November 27, 2017	\$ 19,231.43
<hr/>	
Total	\$ 19,231.43

ADOPTED: November 28, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on November 28, 2017.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
NAMING A REDEVELOPER FOR THE PROPERTIES
COMMONLY KNOWN AS BLOCK 848.01, LOTS 2 & 3, ON
THE TAX MAPS OF THE TOWNSHIP AND
AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT**

WHEREAS, the Township Council of the Township of Woodbridge (the “**Township Council**”) authorized the Planning Board of the Township of Woodbridge (the “**Planning Board**”) to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Act**”), to determine whether certain parcels of land in the Township of Woodbridge (the “**Township**”) constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 848.01, Lots 2 & 3 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, on April 7, 2009, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled R1R (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on November 3, 1999; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (as such term is defined at *N.J.S.A. 40A:12A-3*) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, 874 US 1 LLC, (the “**Entity**”) seeks to undertake the construction of plans to build a Dunkin Donuts (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, the Agency has entered into an Agreement by and between the Agency and the Entity (the “**Agreement**”), which shall establish the Entity as the redeveloper of the

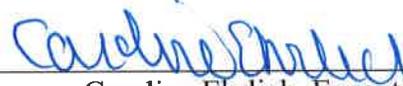
Redevelopment Area pending the negotiation and completion of a redevelopment agreement with the Agency in satisfaction of the Act (the “**Redevelopment Agreement**”); and

WHEREAS, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.
2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **November 28, 2017** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the "Agency"), is an agency of the Township of Woodbridge in the State of New Jersey (the "Township") established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on November 28, 2017 heard a presentation in regards to an application submitted by 874 US 1 LLC, for a proposed project in the R1R Redevelopment Area; and

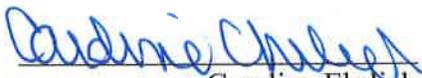
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Route 1 Redevelopment Plan Redevelopment Area 1; and

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Route 1 Redevelopment Plan Redevelopment Area 1;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: November 28, 2017

I hereby certify the foregoing to be a true copy of a Resolution adopted on **November 28, 2017** by the Woodbridge Redevelopment Agency.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

APPENDIX C

RESOLUTION

WHEREAS, N.J.S.A. 40A:5A-5 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and

WHEREAS, the annual audit report for the fiscal year ended June 30, 2017 has been completed and filed with the Woodbridge Redevelopment Agency pursuant to N.J.S.A. 40A:5A-15, and

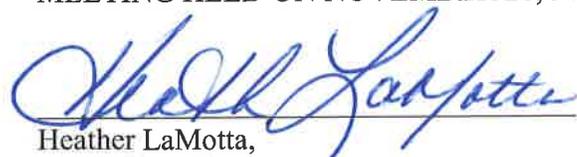
WHEREAS, N.J.S.A. 40A:5A- 17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17,

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Woodbridge Redevelopment Agency hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended June 30, 2017, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON NOVEMBER 28, 2017.



Heather LaMotta,
Board Secretary

11/28/17
Date

LOCAL AUTHORITIES GROUP AFFIDAVIT FORM

PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD

AUDIT REVIEW CERTIFICATE

We, the members of the governing body of the Woodbridge Redevelopment Agency, being of full age and being duly sworn according to law, upon our oath depose and say:

- 1. We are duly appointed/elected (cross out one) members of the Woodbridge Redevelopment Agency
- 2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year ended June 30, 2017, and specifically the sections of the audit report entitled "General Comments" and "Recommendations."

(PRINT NAME)	(SIGNATURE)
HENRY HAIDACHER	<i>Henry Haidacher</i>
HOPE A. KONDREK	<i>Hope A. Kondrek</i>
John Ur	<i>[Signature]</i>
<i>Cop & S. Spillak</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>Richard D. Line</i>
LAURA KOHUT	<i>L Kohut</i>

Sworn to and subscribed before me this 28th day of March, 2017


 Notary Public of New Jersey
William D. Neath...
 Atty-at-Law
 State of New Jersey

RESOLUTION

WHEREAS, the Township of Woodbridge, New Jersey, pursuant to the Local Redevelopment and Housing Law *N.J.S.A. 40A:12A-1, et seq*, has sought to cause the redevelopment of the Township; and

WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

<u>REDEVELOPER</u>	<u>AMOUNT</u>
Russo Acquisitions, Inc.	\$ 6,217.34
American Properties	\$ 2,700.52

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow accounts and authorize the issuance of checks as indicated above.

ADOPTED: November 28, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on November 28, 2017.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW
JERSEY, AUTHORIZING THE ACQUISITION OF
ABANDONED PROPERTY BY EXERCISE OF THE
POWER OF EMINENT DOMAIN**

WHEREAS, the Woodbridge Redevelopment Agency (the "Agency") has established the Woodbridge Abandoned Property List (the "APL"), pursuant to the New Jersey Urban Redevelopment Act, *N.J.S.A. 55:19-20 et seq.* and the Abandoned Properties Rehabilitation Act, *N.J.S.A. 55:19-78 et. seq.*; and

WHEREAS, pursuant to *N.J.S.A. 55:19-56(c)(2)* the clearance, development, redevelopment, or repair of property maintained as an abandoned property is deemed to be a public purpose and public use for which the power of eminent domain may be exercised; and

WHEREAS, in order to facilitate the rehabilitation and redevelopment of abandoned properties in the Township of Woodbridge, the Agency intends to acquire fee simple ownership of those properties listed on the APL which continue to be maintained as abandoned property pursuant to *N.J.S.A. 55:19-56(c)(1)*; and

WHEREAS, the property located at 52 Edgewood Avenue, Woodbridge, New Jersey, which is designated on the tax maps as Block 499.05, Lot 34.02 (the "Property") is listed on the APL and is identified as a property subject to acquisition by the Agency.

NOW THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The Agency is hereby authorized to exercise its power of eminent domain pursuant to *N.J.S.A. 55:19-56(c)(2)*, and *N.J.S.A. 40A:12A-8(b)* and *-8(c)* to acquire the Property in accordance with the provisions of the Eminent Domain Act of 1971, *N.J.S.A. 20:3-1 et seq.*
2. The Agency is hereby authorized to perform and carry out any studies, surveys, tests, soundings, borings, appraisals and title searches, as necessary to determine the value, boundary, ownership, interests or environmental condition of the Property, and to take any action required to obtain fee simple title or a lesser interest of the Property, as deemed necessary.
3. Any and all prior actions taken by the Agency, its officials, employees and agents in furtherance of the acquisition of the Property are hereby ratified.
4. This Resolution shall take effect immediately

ADOPTED: NOVEMBER 28, 2017

I hereby certify the foregoing to be a true copy of a resolution adopted on November 28, 2017 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF AN AGREEMENT TO ENTER INTO REDEVELOPMENT AGREEMENT RELATING TO THE PROPERTY COMMONLY KNOWN AS BLOCK 908.01, LOT 10 ON THE TAX MAPS OF THE TOWNSHIP

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

WHEREAS, the municipal council of the Township (the “Township Council”) directed the Township planning board (the “Planning Board”) to investigate whether a certain parcel of land, identified as Block 908.01, Lot 10 on the tax maps of the Township (the “Site”), constituted an area in need of redevelopment pursuant to *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Planning Board determined that the Site satisfied certain statutory criteria under *N.J.S.A.* 40A:12A-5 and thus constituted an area in need of redevelopment; and

WHEREAS, on September 1, 2015, the Township Council accepted the findings of the Planning Board and designated the Site as an area in need of redevelopment (the “Redevelopment Area”) pursuant to the Redevelopment Law; and

WHEREAS, in accordance with the Redevelopment Law, the Township Council referred to the Planning Board a redevelopment plan prepared by the Township’s Department of Planning and Development, entitled “Cedar Meadows Redevelopment Plan” dated November, 2015 (the “Redevelopment Plan”); and

WHEREAS, in accordance with the Redevelopment Law, the Planning Board reviewed the Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board’s recommendation, the Township Council adopted the Redevelopment Plan by ordinance on December 15, 2015; and

WHEREAS, the Redevelopment Plan contemplates the construction of approximately one hundred (100) units of affordable housing in the Township and the construction of recreation fields and parking to support the uses of the property; and

WHEREAS, the Redevelopment Plan appoints the Woodbridge Redevelopment Agency (the “Agency”) as the entity directing redevelopment of the Redevelopment Site; and

WHEREAS, the Agency (the “Agency”) has designated Cedar Meadows Housing Associates LLC and its assigns as permitted (the “Redeveloper”) as redeveloper of the Site; and

WHEREAS, as part of the Project, Redeveloper will execute a long-term lease with the Township for a portion of the Site in order to construct thereon approximately a 100-unit affordable rental housing development and related parking facilities (the “Housing Project,”) consistent with the Redevelopment Plan; and

WHEREAS, in addition to the Housing Project, Redeveloper has agreed to undertake certain infrastructure and site work on an adjacent portion of the Site (the “Soccer Field Site” and, collectively with the Housing Project, the “Project”); and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency desires to enter into a number of agreements with the Redeveloper to allow for the development and use of the site, to support the affordable housing element of the Project and to pay for the improvements to the Soccer Field Site, to wit:

- a. loan agreements and any documents necessary or desirable to support such loans, in an amount not to exceed \$2,600,000;
- b. any necessary agreements so as to allow for the occupancy of the Site; and
- c. easement and access agreements to allow for reciprocal use of parking and related facilities between the Housing Project and the Soccer Field Site, as needed.

(collectively, the “Agreements”).

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

- 1. The Executive Director is hereby authorized to execute the Agreements and to take all other necessary and appropriate action to effectuate the Project.
- 2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **November 28, 2017** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”) has the personnel and resources to undertake the creation and administration of the Abandoned Property List; and

WHEREAS, the Woodbridge Redevelopment Agency (the “Agency”) has created and established an Abandoned Property List, pursuant to the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq.; and

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional architectural services in connection with the abandoned property list;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional architectural services from EI Associates; and EIA will provide architectural services in order to perform visual inspections and identify deficiencies and the associated remediation required in order to make the properties marketable. EIA will utilize a two (2) person team consisting of an architect and cost estimator to visually observe, evaluate and identify deficiencies as well as report and prepare summaries of findings, recommendations and cost estimates and report to the Woodbridge Redevelopment Agency.

WHEREAS, the Redevelopment Agency on July 11, 2017, at its regularly scheduled meeting, adopted Resolution RDA 17-39, which authorized the Executive Director to enter into an agreement with EI Associates; and

WHEREAS, additional services were necessary in association with the Abandoned Property List; and

WHEREAS, the total value of the additional services increases the initial dollar value of the Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

The Executive Director of the Redevelopment Agency is hereby authorized and directed to amend the agreement with EI Associates, for professional architectural services related to the Abandoned Property List at a cost not to exceed \$3,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under

Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: NOVEMBER 28, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on November 28, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional engineering services including environmental investigation in connection with Phase II of the Stern Tower Redevelopment Project, located at 55 Brook Street, Woodbridge, NJ, also known as, Block 543.01, Lot 5, and;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from T&M Associates. T&M will perform environmental investigation and report findings to the Woodbridge Redevelopment Agency as stated in the proposal associated with Project # WOOD00484..

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with T&M Associates, for professional engineering services related to Phase II of the Stern Tower Redevelopment Project, located at 55 Brook Street, Woodbridge, NJ, also known as, Block 543.01, Lot 5, at a cost not to exceed \$48,500 as proposed in the proposal associated with Project #WOOD00484.

CERTIFICATION AND AVAILABILITY OF FUNDS

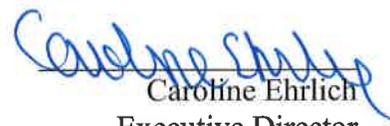
I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: NOVEMBER 28, 2017

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on November 28, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
AUTHORIZING THE EXECUTION OF A FIRST
AMENDMENT TO REDEVELOPMENT AGREEMENT
BETWEEN THE WOODBRIDGE REDEVELOPMENT
AGENCY AND QUICKCHEK REALTY, LLC**

WHEREAS, the Council adopted a resolution designating the property commonly known as Block 821, Lots 8, 10, 12, 14, 24 and 26 on the Tax Map of the Township of Woodbridge as an area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the requirements of the local housing and redevelopment law (the “**Act**”); and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Township council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (as such term is defined at *N.J.S.A. 40A:12A-3*) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

WHEREAS, the Agency has entered into a redevelopment with QuickChek Realty, LLC (the “**Redeveloper**”) dated July 26, 2016 (“the Redevelopment Agreement”) wherein the Redeveloper will undertake the construction of a QuickChek convenience store and retail gas facility (the “**Project**”); and

WHEREAS, the Redevelopment Agreement anticipates that the Redeveloper will both construct the Project and also take title to the real property upon which the Project is completed; and

WHEREAS, the Redeveloper wishes to amend the Redevelopment Agreement to indicate that the Redeveloper will design, obtain approvals for, redevelop, operate and complete the Project upon the property, fee simple ownership of the property will be acquired by ER/UDC Woodbridge, LLC in place of the Redeveloper and ER/UDC Woodbridge, LLC will act as landlord to the Redeveloper; and

WHEREAS, the Redeveloper will retain all obligations under the Redevelopment except Redeveloper will require ER/UDC Woodbridge, LLC to comply with all provisions as set forth in the Redevelopment Agreement relating to fee ownership or the fee owner for the Property, pursuant to a Lease Agreement, subject to and conditioned upon review of counsel and the Agency; and

WHEREAS, counsel has reviewed the Rider to the Lease Agreement submitted by the Redeveloper, attached hereto as **Exhibit A**; and

WHEREAS, the Agency has determined that a modification of the terms of the Redevelopment Agreement to implement this lease structure will not impair the financial capabilities, experience, or expertise being devoted to the completion of the Project and that such modification will enhance the capability of the Redeveloper to complete the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute the First Amendment to Redevelopment Agreement substantially in the form attached hereto as **Exhibit B**, subject to and conditioned upon review of the Lease Agreement by counsel and the Agency, as well as such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement as amended.

2. This resolution will take effect immediately.

I HEREBY CERTIFY the foregoing to be a true cop of a Resolution adopted on **November 28, 2017** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE that the following dates are hereby designated as the official schedule of the Woodbridge Township Redevelopment Agency for the year 2018, for the purposes of regularly scheduled public meetings.

January 9, 2018

February 6, 2018 (Reorganization)

March 6, 2018

April 3, 2018

May 8, 2018

June 12, 2018

July 10, 2018

August 7, 2018

September 4, 2018

October 9, 2018

November 20, 2018

December 18, 2018

ADOPTED: November 28, 2017

I hereby certify that the above is a true copy of a Resolution adopted by the Redevelopment Agency on November 28, 2017.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge