

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, 2018 and terminating on December 31, 2018

ADOPTED : January 23, 2018

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 January 23, 2018.



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, 2018 and terminating on December 31, 2018.

ADOPTED: JANUARY 23, 2018

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 January 23, 2018.



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, 2018.

ADOPTED: JANUARY 23, 2018

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 23, 2018.



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 2018.

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
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: JANUARY 23, 2018

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 January 23, 2018.



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: JANUARY 23, 2018

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 January 23, 2018.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

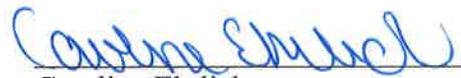
BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE that the following are hereby designated as the official newspapers of the Woodbridge Township Redevelopment Agency for the year 2018, for the purposes of publication of all legal notices, to the extent permitted by law, and to 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: JANUARY 23, 2018

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 January 23, 2018.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING THE FEE SCHEDULE

WHEREAS, the Township Council of the Township of Woodbridge (the “**Township Council**”), pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:21A-1, et seq.*, (the “**Act**”), seeks to cause redevelopment in the Township of Woodbridge (the “**Township**”); and

WHEREAS, in conjunction therewith and pursuant to the Act, the Township created the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (as such term is defined in the Act) for areas designated as “Redevelopment Areas” and to exercise powers contained in the Act to facilitate the development and redevelopment of such Redevelopment Areas; and

WHEREAS, it was anticipated that redevelopers designated as such for redevelopment areas would pay for expenses of the Agency directly related to designated redevelopment projects (the “**Project Costs**”); and

WHEREAS, in addition to Project Costs, to allow for administrative and operating expenses of the Agency, the Agency previously adopted a Resolution establishing a fee equal to one half of one percent (0.5%) of the estimated total project cost of any proposed redevelopment project, with the minimum fee being Five Thousand Dollars (\$5,000.00) and the maximum fee being One Hundred Thousand Dollars (\$100,000.00) (the “**Administrative Fee**”); and

WHEREAS, the Administrative Fee will be payable to the Agency in installments, as follows:

1. An initial payment shall be made payable upon the redeveloper’s application to the Agency for consideration as a redeveloper for a redevelopment area, calculated based upon an estimated total project cost, as follows:
 - a. For any proposed redevelopment project with an estimated total project cost valued at less than One Million Dollars (\$1,000,000.00), a fee of Two Thousand Five Hundred Dollars (\$2,500.00) shall be submitted with a redeveloper’s application to the Agency for consideration as a redeveloper for a redevelopment area;
 - b. For any proposed redevelopment project with an estimated total project cost valued at greater than One Million Dollars (\$1,000,000.00), but less than Five Million Dollars (\$5,000,000.00), a fee of Five Thousand Dollars (\$5,000.00) shall be submitted with a redeveloper’s application to the Agency for consideration as a redeveloper for a redevelopment area;
 - c. For any proposed redevelopment project with an estimated total project cost valued at Five Million Dollars (\$5,000,000.00) or greater, a payment of Twenty

Five Thousand Dollars (\$25,000.00) shall be submitted with a redeveloper's application to the Agency for consideration as a redeveloper for a redevelopment area; and

2. For any proposed redevelopment project with an estimated total project cost valued at less than One Million Dollars (\$1,000,000.00), the balance of the Administrative Fee shall be made payable upon the redeveloper's request for Certificate of Completion and/or receipt of a Certificate of Occupancy; and
3. For any proposed redevelopment project with an estimated total project cost valued at greater than One Million Dollars (\$1,000,000.00), but less than Five Million Dollars (\$5,000,000.00), the balance of the Administrative Fee shall payable upon the redeveloper's execution of a redevelopment agreement; and
4. For any proposed redevelopment project with an estimated total project cost valued at Five Million Dollars (\$5,000,000.00) or greater, the second payment towards the Administrative Fee, equal to one-half (1/2) of the remaining Administrative Fee, shall payable upon the redeveloper's execution of a redevelopment agreement with the Agency; and
5. For any proposed redevelopment project with an estimated total project cost valued at Five Million Dollars (\$5,000,000.00) or greater, the third and final payment towards the Administrative Fee, equal to one-half (1/2) of the remaining Administrative Fee, shall be payable upon the redeveloper's request for Certification of Completion and/or receipt of a Certificate of Occupancy.

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

1. The Agency hereby revises the schedule for payment of the fee to off-set administrative and operating expenses of the Agency, calculated as an amount equal to one-half of one percent (0.5%) of the estimated total project cost not to exceed One Hundred Thousand Dollars (\$100,000.00) and payable to the Agency in installments (the "Administrative Fee").
2. An initial payment shall be made payable upon the redeveloper's application to the Agency for consideration as a redeveloper for a redevelopment area, calculated based upon an estimated total project cost, as follows:
 - a. For any proposed redevelopment project with an estimated total project cost valued at less than One Million Dollars (\$1,000,000.00), a fee of Two Thousand Five Hundred Dollars (\$2,500.00) shall be submitted with a redeveloper's application to the Agency for consideration as a redeveloper for a redevelopment area;
 - b. For any proposed redevelopment project with an estimated total project cost valued at greater than One Million Dollars (\$1,000,000.00), but less than Five

Million Dollars (\$5,000,000.00), a fee of Five Thousand Dollars (\$5,000.00) shall be submitted with a redeveloper's application to the Agency for consideration as a redeveloper for a redevelopment area;

- c. For any proposed redevelopment project with an estimated total project cost valued at Five Million Dollars (\$5,000,000.00) or greater, a payment of Twenty Five Thousand Dollars (\$25,000.00) shall be submitted with a redeveloper's application to the Agency for consideration as a redeveloper for a redevelopment area; and
3. For any proposed redevelopment project with an estimated total project cost valued at less than One Million Dollars (\$1,000,000.00), the balance of the Administrative Fee shall be made payable upon the redeveloper's request for Certificate of Completion and/or receipt of a Certificate of Occupancy; and
4. For any proposed redevelopment project with an estimated total project cost valued at greater than One Million Dollars (\$1,000,000.00), but less than Five Million Dollars (\$5,000,000.00), the balance of the Administrative Fee shall be made payable upon the redeveloper's request for Certificate of Completion and/or receipt of a Certificate of Occupancy; and
5. For any proposed redevelopment project with an estimated total project cost valued at Five Million Dollars (\$5,000,000.00) or greater, the second payment towards the Administrative Fee, equal to one-half (1/2) of the remaining Administrative Fee, shall be made payable upon the redeveloper's execution of a redevelopment agreement with the Agency; and
6. For any proposed redevelopment project with an estimated total project cost valued at Five Million Dollars (\$5,000,000.00) or greater, the third and final payment towards the Administrative Fee, equal to one-half (1/2) of the remaining Administrative Fee, shall be payable upon the redeveloper's request for Certification of Completion and/or receipt of a Certificate of Occupancy.
7. This Resolution shall take effect immediately.

ADOPTED: JANUARY 23, 2018

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on JANUARY 23, 2018 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Woodbridge Redevelopment Agency

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 November 22, 2017 through January 5, 2018, 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>
January 4, 2018	\$ 80,636.85
<hr/>	
Total	\$ 80,636.85

ADOPTED: January 23, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on January 23, 2018.



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.

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

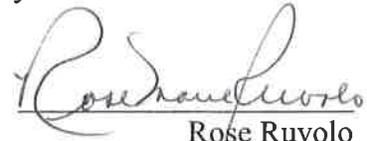
NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

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

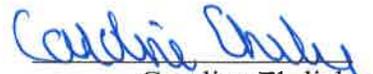
Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: JANUARY 23, 2018

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 January 23, 2018.



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 102 Magnolia Road, Iselin, New Jersey, which is designated on the tax maps as Block 435.02, Lot 17 (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: JANUARY 23, 2018

I hereby certify the foregoing to be a true copy of a resolution adopted on January 23, 2018 by the Woodbridge Redevelopment Agency.



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>
Liberty Trust	\$13,596.22

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: JANUARY 23, 2018

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 January 23, 2018.


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 governing body of the Township designated the property identified on the Tax Maps of the Township as Block 974; Lot 12.01, (the "Property") as an area in need of redevelopment; and

WHEREAS, Blair SGII, LLC, (the "Redeveloper"), seeks to construct and develop a warehouse (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, the project in its entirety has been completed, in accordance with the Redevelopment Agreement and in compliance with Applicable Laws so that the project in its entirety may in all material respects be used and operated under the applicable revisions of the Redevelopment Agreement; and

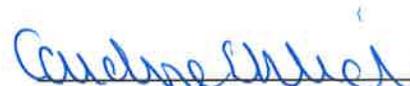
WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, on January 19, 2018; and

WHEREAS, the Project has now come to a satisfactory conclusion;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to execute the Certificate of Completion.

ADOPTED: JANUARY 23, 2018

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 January 23, 2018.



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 January 5, 2018 through March 2, 2018, 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	\$ 35,976.35
<hr/> Total	<hr/> \$ 35,976.35

ADOPTED: MARCH 6, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on March 6, 2018.



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 March 6, 2018, heard a presentation in regards to an application submitted by FedEx Ground, for a proposed project in the KPR96 and Keasbey 3 Redevelopment Plans; 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 KPR96 and Keasbey 3 Redevelopment Plans; 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 KPR96 and Keasbey 3 Redevelopment Plans;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: MARCH 6, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted on **March 6, 2018** by the Woodbridge Redevelopment Agency.

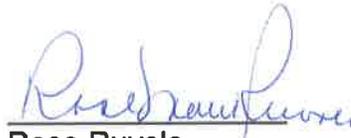

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

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, 2019 at their standard hourly rates 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: MARCH 6, 2018

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 March 6, 2018.



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, 2018 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: MARCH 6, 2018

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 March 6, 2018.



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 670, LOTS 1 AND 1.01 AND BLOCK 543.01, LOT 5 ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND OTHER RELATED AGREEMENTS

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

WHEREAS, on August 5, 2014, the Township Council authorized and directed the Township of Woodbridge Planning Board (the "Planning Board") to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to investigate various properties commonly known as Block 670, Lots 1 and 1.01 ("Red Oak Property") to determine whether Red Oak qualifies as an "area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, in accordance with N.J.S.A. 40A:12A-6, after giving due notice of the proposed boundaries of Red Oak Property and the date of the hearing to any persons who are interested in or would be affected by a determination that Red Oak Property is an "area in need of redevelopment"; and

WHEREAS, on May 9, 2017, pursuant to the recommendation of the Planning Board, the Township Council adopted a Resolution designating Red Oak as an "area in need of redevelopment"; and

WHEREAS, on September 1, 2015 the Township Council adopted a resolution in accordance with N.J.S.A. 40A:12A-6 authorizing and directing the Planning Board to conduct an investigation of property commonly known as Block 543.01 Lot 5 ("Stern Tower Property") to determine whether Stern Tower Property qualifies as an "area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing in accordance with N.J.S.A. 40A:12A-6, after giving due notice of the proposed boundaries of Stern Tower Property and the date of the hearing to any persons who are interested in or would be affected by a determination that Stern Tower Property is an "area in need of redevelopment"; and

WHEREAS, on October 6, 2015, pursuant to the recommendation of the Planning Board, the Township Council designated Stern Tower Property as “an area in need of redevelopment”; and

WHEREAS, a redevelopment plan for Stern Tower Property was adopted by the Township Council on or about June, 2008 (the “Main Street Rehabilitation & Transit Village Plan”); and

WHEREAS, a redevelopment plan for Red Oak was adopted by the Township Council on or about October 10, 2017 (the “Red Oak Redevelopment Plan”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-1 et seq., the Township Council designated the Woodbridge Redevelopment Agency to act as its “redevelopment entity” (as defined by N.J.S.A. 40A:12A-3) and authorized the Agency to exercise the powers contained in the Redevelopment Law to facilitate the development of redevelopment projects throughout the Township; and

WHEREAS, the Township created the Housing Authority of the Township of Woodbridge (the “Authority”) by ordinance adopted on August 16, 1949 and was created to maintain safe, decent and sanitary housing for individuals of low to moderate income; and

WHEREAS, the Authority currently owns the Stern Tower Property; and

WHEREAS, the Township currently owns the Red Oak Property; and

WHEREAS, the Authority has received approval from the United States Department of Housing and Urban Development (“HUD”) under HUD’s Rental Assistance Demonstration program (“RAD”) to convert sixty (60) public housing units located at Stern Tower to project-based voucher Section 8 units that will be located at Red Oak Property; and

WHEREAS, Wick Redevelopment Group Woodbridge LLC (“Redeveloper”) seeks to redevelop the Red Oak Property, as replacement housing for the current residents of Stern Tower Property and to redevelop Stern Tower Property as a transit village project, both in accordance with the Township, Agency and Authority redevelopment and affordable housing goals and objectives (individually, the “Red Oak Project” and “Stern Tower Project” and collectively, the “Projects”); and

WHEREAS, Wick Companies, L.L.C. has filed the necessary application and fees to be considered to be the designated redeveloper for Red Oak Property and Stern Tower Property and the Agency has reviewed the application and determined that Wick Redevelopment Group Woodbridge, L.L.C., a wholly owned affiliate of Wick Companies, LLC, has the financial capability and experience to redevelop Red Oak Property and Stern Tower Property; and

WHEREAS, the Agency has determined it would be appropriate to designate Wick Redevelopment Group Woodbridge, L.L.C. as the redeveloper of Red Oak Property and Stern Tower Property; and

WHEREAS, the Agency determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, expertise and project concept descriptions, and, as a result, has engaged exclusively in negotiations with Redeveloper for the purpose of entering into this Redevelopment Agreement to designate Redeveloper as the redeveloper of Red Oak Property and Stern Tower Property; and

WHEREAS, Redeveloper has agreed to implement the Red Oak Redevelopment Plan and the Main Street Rehabilitation & Transit Village Plan to effectuate the Projects and in connection therewith, Redeveloper has agreed to devote substantial assets and funds to complete the Projects; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Projects, the Agency, the Township, and the Authority have determined to enter into this Agreement with Redeveloper, which specifies the rights and responsibilities of the Agency, Township, and Authority, and specifies the rights and responsibilities of Redeveloper with respect to the Projects; and

WHEREAS, as part of the Stern Tower Project, the Agency intends to acquire the Stern Tower Property from the Authority after completion of the Red Oak Project and relocation of all tenants and convey the Stern Tower Property to the Redeveloper for redevelopment in accordance with the redevelopment plan for Stern Tower; and

WHEREAS, the purchase price for the Stern Tower Property shall be \$2,400,000 to be paid to the Agency by the Redeveloper and the Agency shall use the proceeds to repay the Township for its loan of \$2,400,000 to the Authority, which monies were used to partially fund the construction of the Red Oak Project; and

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

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. The Agency hereby authorizes the acquisition of the Stern Tower Property from the Authority and the conveyance of the Stern Tower Property to the Redeveloper for redevelopment of the Stern Tower Project.

3. The Executive Director is hereby authorized to execute a contract for sale between the Agency and Authority for the Stern Tower Property substantially in the form as attached hereto as Exhibit B, 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.
4. The Executive Director is hereby authorized to execute a license agreement between the Authority, Redeveloper and Agency for construction of the Red Oak Project, substantially in the form as attached hereto as Exhibit C, 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,
5. The Executive Director is hereby authorized to execute any and all additional documents to effectuate the completion and implementation of the Projects, subject to final review by Agency counsel as to legal form and content.
6. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **March 6, 2018** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Redevelopment Agreement

EXHIBIT B

Contract of Sale for Stern Tower Property

EXHIBIT C

License Agreement for Red Oak Project

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 March 6, 2018, heard a presentation in regards to an application submitted by Wick Redevelopment Group Woodbridge, LLC, for a proposed project in the Downtown Woodbridge Area 1 Redevelopment Plan; 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 Downtown Woodbridge Area 1 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 Downtown Woodbridge Area 1 Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: MARCH 6, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted on **March 6, 2018** 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 41.03, LOT 1.012;
BLOCK 41.03, LOT 3.02; BLOCK 41.03, LOT 4.01; BLOCK
51, LOTS 1-2; AND BLOCK 51, LOT 2.03 ON THE TAX
MAPS OF THE TOWNSHIP AND AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AGREEMENT**

WHEREAS, Redeveloper is the owner of property located on Smith Street and identified as Block 41.03, Lot 1.012 on tax maps of the Township; property located at 100 Bayview Avenue and identified as Block 41.03, Lot 3.02 on the tax maps of the Township; and property located at 75 Crows Mill Road and identified as Block 41.03, Lot 4.01, Block 51, Lot 1 Block 51, Lot 2, and Block 51, Lot 2.03 on the tax maps of the Township (collectively referred to as the “**Bayshore Property**”); and

WHEREAS, on February 13, 2008, at the direction of the municipal council of the Township (the “**Municipal Council**”) the Township planning board (the “**Planning Board**”) conducted an investigation, prepared a study and map for a proposed redevelopment area referred to determine if certain properties, including a portion of the Bayshore Property identified as Block 41.03, Lot 1.012 and 4.01, qualified as an “area in need of redevelopment,” held a hearing and made a recommendation to the Municipal Council to designate Block 41.03, Lots 1.012 and 4.01 as an area in need of redevelopment; and

WHEREAS, on March 18, 2018, the Municipal Council adopted a resolution designating the Bayshore Property, specifically, Block 41.03, Lots 1.012 and 4.01, as “an area in need of redevelopment” pursuant to the Redevelopment Law; and

WHEREAS, on January 8, 2013 the Municipal Council further directed the Planning Board to investigate whether certain areas of the Township, including a portion of the Bayshore Property, specifically, Block 41.03, Lot 3.02, Block 51, Lot 1, Block 51, Lot 2, and Block 51, Lot 2.03, constituted an “area in need of redevelopment” as defined in the Redevelopment Law; and

WHEREAS, on April 17, 2013, the Planning Board conducted an investigation and prepared a study and map of the boundaries of the proposed redevelopment area, including a Block 41.03, Lot 3.02, Block 51, Lot 1, Block 51, Lot 2, and Block 51, Lot 2.03, and made a recommendation to the Municipal Council that Block 41.03, Lot 3.02, Block 51, Lot 1, Block 51, Lot 2, and Block 51, Lot 2.03 be designated as “an area in need of redevelopment” pursuant to the Redevelopment Law; and

WHEREAS, based upon the recommendation of the Planning Board, the Municipal Council on November 10, 2015, adopted a resolution designating Block 41.03, Lot 3.02, Block

51, Lot 1, Block 51, Lot 2, and Block 51, Lot 2.03 as an “area in need of redevelopment” in accordance with the Redevelopment Law (together with Block 41.03, Lots 1.012 and 4.01 the “**Bayshore Property Redevelopment Area**”); and

WHEREAS, in accordance with the Redevelopment Law, a redevelopment plan was prepared by the Township’s Department of Planning and Development entitled ‘Keasbey 9: Bayshore Redevelopment Plan’ that included the Bayshore Property Redevelopment Area, except for Block 41.03, Lots 1.012 and 4.01 (the “**Keasbey 9 Redevelopment Plan**”), and referred same to the Planning Board for its review and recommendation by the Municipal Council; and

WHEREAS, on January 1, 2016, the Municipal Council adopted a resolution referring the Keasbey 9 Redevelopment Plan to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, upon review of the Planning Board’s recommendation, the Municipal Council on January 19, 2016, adopted the Keasbey 9 Redevelopment Plan; and

WHEREAS, on October 18, 2016, the Municipal Council adopted an Ordinance to amend the Keasbey 9 Redevelopment Plan to include a portion of the Bayshore Property identified as Block 41.03, Lots 1.012 and 4.01 in the Keasbey 9 Redevelopment Plan, pursuant to the Planning Board’s recommendation of same on October 5, 2016;

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, RECYCLING TECHNOLOGY DEVELOPMENT, LLC (the “Entity”) seeks to undertake the construction of multi-phased, soil management building, medical waste treatment and collection facility, recycling building and other tenant operations (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 March 6, 2018 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 March 6, 2018, heard a presentation in regards to an application submitted by Bayshore/Stericycle, for a proposed project in the Keasbey 9 Redevelopment Plan; and

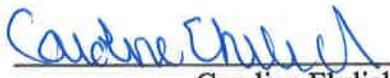
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Keasbey 9 Redevelopment Plan; and

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 Keasbey 9 Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: MARCH 6, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted on **March 6, 2018** 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 PROPERTIES
COMMONLY KNOWN AS BLOCK 837, LOTS 28 & 35, ON
THE OFFICIAL 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**") on August 4, 1998, April 6, 1999, and August 1999 adopted resolutions authorizing the Planning Board of the Township of Woodbridge (the "**Planning Board**") to conduct a preliminary investigation pursuant to 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 837, Lots 28 & 35, on the official tax map 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 on September 22, 1999; and

WHEREAS, on November 3, 1999, based on the recommendations of the Planning Board, the Municipal Council designated certain real property along the Route 1 Corridor as an area in need of redevelopment (the "**Redevelopment Area**") and adopted the Route One Corridor Redevelopment Plan (the "**Redevelopment Plan**"); 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 in accordance with N.J.S.A. 40A:12A-3) for the Redevelopment Area and with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the Redevelopment Area;

WHEREAS, JAP Hospitality Urban Renewal, LLC (the "**Redeveloper**") seeks to undertake the construction of a Redevelopment Project ("**Project**") consistent with the Redevelopment Plan, and such other redevelopment plan that may be adopted to facilitate the Project; and

WHEREAS, Redeveloper desires to be designated by the Agency as the redeveloper for the Property, and has provided information consisting of documentation evidencing financial responsibility and capability with respect to the Project, estimated total project costs, and estimated time schedule for commencement and completion of construction; and

WHEREAS, the Agency has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, expertise and project concept descriptions, and, as a result, has determined to engage exclusively in negotiations with Redeveloper for the purpose of entering into this Redevelopment Agreement to designate Redeveloper as the redeveloper of the Property; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency has determined to enter into a Redevelopment Agreement with Redeveloper, attached hereto as Exhibit A, which shall establish the Redeveloper as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project; and

WHEREAS, Redeveloper is the owner of 943 US Highway 1, Avenel, New Jersey, Block 837, Lot 28 (the "**Property Owners**"); and

WHEREAS, Redeveloper has tried to negotiate for the acquisition of 939 US Highway 1, Avenel, New Jersey, Block 837, Lot 35, (the "**Acquisition Parcel**") currently owned by Kalapop, Inc., 1371 Oak Tree Road, Iselin, New Jersey, which negotiations have been unsuccessful; and

WHEREAS, Redeveloper requests that the Borough assist in acquiring the Acquisition Parcel and agrees to fund the costs associated with such acquisition as well as the cost of the Acquisition Parcel in order to complete the Project.

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

1. The Agency hereby designates JAP Hospitality Urban Renewal, LLC as the Redeveloper for properties commonly known as Block 837, Lots 28 & 35, on the official tax map of the Township of Woodbridge.

2. 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.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **March 6, 2018**, 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 March 6, 2018, heard a presentation in regards to an application submitted by JAP Hospitality, for a proposed project in the Route One Corridor Redevelopment Plan; 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 One Corridor 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 Route One Corridor Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: MARCH 6, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted on **March 6, 2018** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

2019 AUTHORITY BUDGET RESOLUTION

Woodbridge Redevelopment Agency

(Name)

FISCAL YEAR: FROM: July 1, 2018 TO: June 30, 2019

WHEREAS, the Annual Budget and Capital Budget for the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2018 and ending, June 30, 2019 has been presented before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of April 17, 2018; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$375,100, Total Appropriations, including any Accumulated Deficit if any, of \$401,900 and Total Unrestricted Net Position utilized of \$26,800; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$1,300,000 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 April 17, 2018 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, 2018 and ending, June 30, 2019 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 12, 2018.


(Secretary's Signature)

April 17, 2018
(Date)

Governing Body	Recorded Vote			
Board Member	Aye	Nay	Abstain	Absent
Henry Haidacher	✓			
Robert Gillespie	✓			
Brian Small	✓			
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 of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional engineering services in connection with Woodbridge Developmental Center (WDC), located at 1289 & 1275 Rahway Ave, Avenel, NJ, also known as, Block 867, Lot 1.01 & 4, and Block 872, Lot 4;

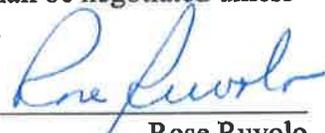
WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from Richard Alaimo Engineering Corporation. Alaimo will perform an outbound survey, provide subdivision survey and report findings to the Woodbridge Redevelopment Agency as stated in the proposal associated with Project # B-726-031-000.

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 Woodbridge Developmental Center Redevelopment, located at 1289 & 1275 Rahway Ave, Avenel, NJ, also known as, Block 867, Lot 1.01 & 4, and Block 872, Lot 4, at a cost not to exceed \$30,000 as proposed in the proposal associated with Project # B-726-031-000.

CERTIFICATION AND AVAILABILITY OF FUNDS

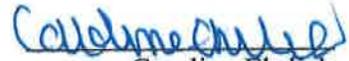
I certify that subject to the Redevelopment Agency appropriating same in the FY 2018 Budget, funds will be committed and encumbered for the above items under Account # 8-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: APRIL 17, 2018

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 April 17, 2018.



Caroline Ehrlich

**Executive Director
Redevelopment Agency
Township of Woodbridge**

RESOLUTION

WHEREAS, The Redevelopment Agency Of The Township Of Woodbridge, appointed McManimon, Scotland & Baumann LLC, as 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; and

WHEREAS, the Woodbridge Redevelopment Agency on June 13, 2017 at its regularly scheduled meeting, adopted Resolution RDA 17-29, which authorized the Executive Director to enter into an agreement with McManimon, Scotland and Baumann, LLC,

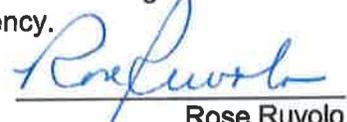
WHEREAS, the volume of work for the Agency has exceeded the original agreement amount, increasing total dollar value

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 \$30,000.00, 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: APRIL 17, 2018

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 April 17, 2018.



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)/entitles are eligible for a refund from their corresponding escrow accounts as follows:

<u>REDEVELOPER</u>	<u>AMOUNT</u>
Equipment Care Center Keasbey	\$ 3,703.84

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: APRIL 17, 2018

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 April 17, 2018.


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 3, 2018 through March 29, 2018, 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 29, 2017	\$ 1605.58
<hr/>	
Total	\$ 1605.58

ADOPTED: APRIL 17, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on April 17, 2018.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

2019 ADOPTED BUDGET RESOLUTION

Woodbridge Redevelopment Agency

(Name)

AUTHORITY

FISCAL YEAR: FROM: July 1, 2018 TO: June 30, 2019

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2018 and ending, June 30, 2019 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 12, 2018; and

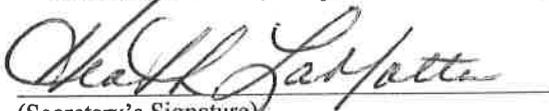
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$375,100, Total Appropriations, including any Accumulated Deficit if any, of \$401,900 and Total Unrestricted Net Position utilized of \$26,800; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$1,300,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$-0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Woodbridge Redevelopment Agency, at an open public meeting held on June 12, 2018 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2018 and, ending, June 30, 2019 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 12, 2018
 (Date)

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

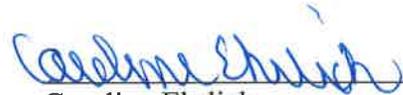
RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that the budget that was introduced on April 17, 2018 included the following personnel and salaries:

Executive Director	\$113,700
Secretary	\$14,300
Bookkeeper	\$11,000
Public Inspector	\$27,000

ADOPTED: June 12, 2018

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 June 12, 2018.



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 29, 2018 through June 7, 2018, 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, 2018	\$ 20,078.36
June 6, 2018	\$ 19,211.62
<hr/>	
Total	\$ 39,289.98

ADOPTED: JUNE 12, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 12, 2018.



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, 2018 and terminating on June 30, 2019 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 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-000-4825. 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 12, 2018

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 12, 2018.



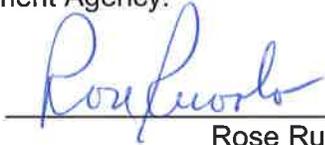
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

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, 2018 and terminating on June 30, 2019 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 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4825. 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 12, 2018

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 12, 2018.



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, 2017, at its regularly scheduled meeting, adopted Resolution RDA 17-31 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

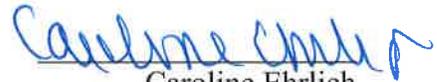
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 12, 2018

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 12, 2018.



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;

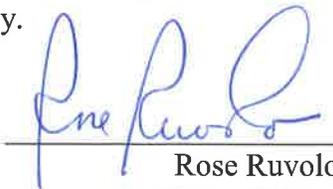
WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional architectural services from EI Associates; and EIA will provide architectural services in order to perform visual inspections and identify deficiencies and the associated remediation 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 \$5400.00 as stated in the proposal # 7046-10337, dated May 16, 2018, in the form substantially similar to that annexed hereto.

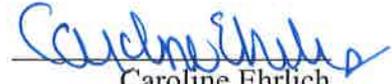
CERTIFICATION AND AVAILABILITY OF FUNDS

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: JUNE 12, 2018

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 12, 2018.



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>
Blair SG	\$ 444.11

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: JUNE 12, 2018

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 12, 2018.


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 7, 2018 through July 6, 2018, 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 6, 2018	\$ 30,375.41
<hr/>	
Total	\$ 30,375.41

ADOPTED: JULY 10, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on July 10, 2018.



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, Cara Van, LLC, has terminated their Funding Agreement and eligible for a refund from their corresponding escrow account and administrative fee as follows:

	<u>AMOUNT</u>
Escrow	\$ 10,000.49
Administrative Fee	\$ 25,000.00

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 account and administrative fee and authorize the issuance of checks as indicated above.

ADOPTED: JULY 10, 2018

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 10, 2018.



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 and expert testimony 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 and expert testimony from EI Associates;

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 expert testimony in architectural services related to the Abandoned Property List at an initial cost not to exceed \$1,500.00 as stated in the proposal dated, July 9, 2018, 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 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. 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 10, 2018

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 10, 2018.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Township of Woodbridge proposes to construct a new cultural community center project, The Avenel Arts Center, a 10,000 square foot community-operated facility, which will provide access to a broad range of public exposure and participation in cultural arts based activities and events, hereinafter referred to as the (“Project”); and

WHEREAS, the Township of Woodbridge will be receiving grant monies from the Middlesex County Cultural and Arts Trust Fund to be used in connection with the “Project”, said grant monies will be deposited into a grant trust account; and

WHEREAS, the Township of Woodbridge is desirous of transferring said grant monies to the Woodbridge Township Redevelopment Agency for the handling of the disbursement of said grant monies for the “Project”; and

WHEREAS, the Woodbridge Township Redevelopment Agency agrees to comply with any and all terms and conditions of the Middlesex County Cultural and Arts Trust Fund Grant as contained in the Grant Agreement dated December 17, 2015 by and between the County of Middlesex and the Township of Woodbridge;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE that the Redevelopment Agency hereby accepts the transfer of Middlesex County Cultural and Arts Trust Fund Grant monies and any and all other funding obtained for the “Project” from all sources, not to exceed \$8,000,000.00, from the Township of Woodbridge and will deposit same in the Woodbridge Township Redevelopment Agency, Construction Account, to be used for the sole purpose of paying expenses incurred with the development of the Avenel Arts Center (the “Project”).

ADOPTED: JULY 10, 2018

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 10, 2018.



CAROLINE EHRLICH
EXECUTIVE DIRECTOR

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, 2018 through August 30, 2018, 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 30, 2018	\$ 2,308,314.20
<hr/>	
Total	\$ 2,308,314.20

ADOPTED: SEPTEMBER 4, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on September 4, 2018.

Caroline Ehrlich
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 appraisal services in connection with the abandoned property list;

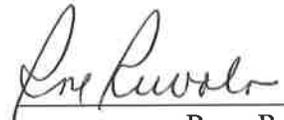
WHEREAS, the Woodbridge Redevelopment Agency requires additional services from Fleming White in the form of expert testimony;

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 Fleming White Appraisals, Inc., related to the Abandoned Property List at a cost not to exceed \$875.00, for expert testimony in the area of professional appraisal services as stated in their proposal dated August 9, 2018, 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 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. 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: September 4, 2018

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 September 4, 2018.



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 appraisal services in connection with the abandoned property list;

WHEREAS, the Woodbridge Redevelopment Agency received and approved a proposal pursuant to a fair and open process for said professional appraisal services from New Jersey Realty Advisory Group, LLC. (NJRAG), on September 20, 2016, RDA 16-58.

WHEREAS, the Woodbridge Redevelopment Agency requires additional services from NJRAG in the form of expert testimony and appraisal fees.

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 **New Jersey Realty Advisory Group, LLC.**, for additional professional appraisal services and expert testimony related to the Abandoned Property List at a cost not to exceed **\$3,000** as stated in the proposal dated September 1, 2016, in the form substantially similar to that annexed hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

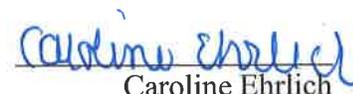
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: September 4, 2018

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 September 4, 2018.



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 September 4, 2018, reviewed a plan in regards to an application submitted by P&V Star Realty, for a proposed project in the Route 27, Area 4 Redevelopment Area; and

WHEREAS, the plan has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Route 27, Area 4 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 Route 27, Area 4 Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: SEPTEMBER 4, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted on **September 4, 2018** by the Woodbridge Redevelopment Agency.


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 and expert testimony 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 and expert testimony from EI Associates;

WHEREAS, the Woodbridge Redevelopment Agency required additional professional architectural services and expert testimony from EI Associates at a cost not to exceed \$3,000.00;

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 expert testimony in architectural services related to the Abandoned Property List at an additional cost not to exceed \$3,000.00 pursuant to their proposal dated, July 9, 2018, in the form substantially similar to that annexed hereto.

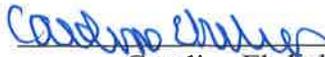
CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. 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: SEPTEMBER 4, 2018

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 September 4, 2018.


 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 governing body of the Township designated the property identified on the Tax Maps of the Township as Block 907; Lot 10.01, (the "Property") as an area in need of redevelopment; and

WHEREAS, 1400 Rahway Urban Renewal, LLC, (the "Redeveloper"), seeks to construct and develop a warehouse (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, the project in its entirety has been completed, in accordance with the Redevelopment Agreement and in compliance with Applicable Laws so that the project in its entirety may in all material respects be used an operated under the applicable revisions of the Redevelopment Agreement; and

WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, on August 6, 2018; and

WHEREAS, the Project has now come to a satisfactory conclusion;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to execute the Certificate of Completion.

ADOPTED: SEPTEMBER 4, 2018

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 September 4, 2018.


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>
NJ Community Capital	\$ 94,378.78

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: SEPTEMBER 4, 2018

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 September 4, 2018.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY
AUTHORIZING THE ACQUISITION BY PURCHASE AND/OR EMINENT DOMAIN
OF CERTAIN REAL PROPERTY DESIGNATED AS BLOCK 838, LOT 1 ON THE
TOWNSHIP OF WOODBRIDGE OFFICIAL TAX MAP PURSUANT TO THE NEW
JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW AND/OR THE EMINENT
DOMAIN ACT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “**LRHL**”), authorizes municipalities to determine whether certain real property constitute condemnation areas in need of redevelopment under the LRHL; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the municipal council (“**Municipal Council**”) of the Township of Woodbridge (the “**Township**”) authorized the planning board of the Township (the “**Planning Board**”) to conduct a preliminary investigation of areas and make recommendations to the Municipal Council as to whether or not the areas meet the statutory criteria under the LRHL to be designated; and

WHEREAS, under the LRHL the Municipal Council has designated the Woodbridge Redevelopment Agency (“**Agency**”) as the redevelopment entity with all powers granted to it under the LRHL; and

WHEREAS, on or about October 17, 2007 and in amending resolutions dated November 20, 2007 and March 4, 2008, the Municipal Council of the Township adopted resolutions directing the Planning Board to undertake a preliminary investigation of certain real properties, which included property designated as Block 838, Lot 1 to determine whether the area meets the criteria set forth in the LRHL to be designated as a condemnation area in need of redevelopment; and

WHEREAS, in accordance with N.J.S.A. 40A: 12A-6, on April 16, 2008 the Planning Board held a public hearing and continuation of testimony being received at hearings held on June 11, 2008, July 23, 2008 and March 4, 2009 to determine whether the area meets the statutory criteria to be designated; and

WHEREAS, the Planning Board found that Block 838, Lot 1 (the “**Acquisition Parcel**”) satisfied that criteria and recommended to the Municipal Council that it be designated as a condemnation redevelopment area; and

WHEREAS, on April 7, 2009 based on this recommendation the Municipal Council designated Block 838, Lot 1 as part of the Route 1, Area 2 redevelopment area and thereafter, adopted a Redevelopment Plan for the area; and

WHEREAS, Bharet Patel (“**Owner**”) the owner of the Acquisition Parcel initiated a prerogative writ action against the Agency bearing Docket #L-4439-09, which as a result was resolved to the satisfaction of the parties’ by way of settlement agreement in July 2011 (the “**Settlement Agreement**”) for the redevelopment of the property; and

WHEREAS, pursuant to the Settlement Agreement the Agency agreed not to acquire the Acquisition Parcel if the Owner performed certain duties within a time certain; and

WHEREAS, Owner failed to perform those duties within the required time and therefore, the Agency now has the right to acquire the Acquisition Parcel as the result of the Owner's breach of the duties under the Settlement Agreement;

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

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Agency is hereby authorized to acquire Block 838, Lot 1 may utilize all the powers authorized to it under the LRHL to implement the Route 1 Area 2 Redevelopment Plan, including if necessary the power of eminent domain in accordance with the LRHL and/or the Eminent Domain Act, N.J.S.A. 20:3-1 et seq.
3. The Agency hereby directs Douglas F. Doyle, Esq. of the law offices of DeCotiis, FitzPatrick, Cole & Giblin, LLP, such other professionals, including professional appraisers, environmental experts, consulting engineers, surveyors and similar professionals as are appropriate, to execute such documents and to perform all other acts necessary to negotiate or take, condemn (including the institution of any necessary legal action to acquire the real property including but not limited to action to gain necessary access to the real property for related purposes) or to acquire title to the real property for public use.
4. The authorized disbursing officers of the Agency are hereby authorized and directed to pay all sums necessary to acquire the above properties.
5. This Resolution shall take effect immediately.

ADOPTED: SEPTEMBER 4, 2018

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 September 4, 2018.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY
AUTHORIZING THE ACQUISITION BY PURCHASE AND/OR EMINENT DOMAIN
OF CERTAIN REAL PROPERTY DESIGNATED AS BLOCK 837, LOT 35 ON THE
TOWNSHIP OF WOODBRIDGE OFFICIAL TAX MAP PURSUANT TO THE NEW
JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW AND/OR THE EMINENT
DOMAIN ACT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “**LRHL**”), authorizes municipalities to determine whether certain real property constitute condemnation areas in need of redevelopment under the LRHL; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the municipal council (“**Municipal Council**”) of the Township of Woodbridge (the “**Township**”) authorized the planning board of the Township (the “**Planning Board**”) to conduct a preliminary investigation of areas and make recommendations to the Municipal Council as to whether or not the areas meet the statutory criteria under the LRHL to be designated; and

WHEREAS, under the LRHL the Municipal Council has designated the Woodbridge Redevelopment Agency (“Agency”) as the redevelopment entity with all powers granted to it under the LRHL; and

WHEREAS, on August 4, 1998, April 6, 1999, and August 1999, the Municipal Council of the Township of Woodbridge adopted resolutions authorizing the Planning Board of the Township of Woodbridge to undertake a preliminary investigation to determine if various properties along the Route 1 Corridor constitute an area in need of redevelopment according the criteria set forth in N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-6, the Planning Board undertook such preliminary investigation and held a public hearing thereon as required by law; and

WHEREAS, on September 22, 1999, the Planning Board adopted a resolution recommending to the Municipal Council that the delineated area be considered by the Municipal Council as a redevelopment area and finding that the Redevelopment Plan which was introduced during the Planning Board hearings is consistent with the goals of the Master Plan of the Township as delineated in the Redevelopment Plan; and

WHEREAS, on November 3, 1999, based on the recommendations of the Planning Board, the Municipal Council designated certain real property along the Route 1 Corridor as an area in need of redevelopment and adopted the Route One Corridor Redevelopment Plan; and

WHEREAS, to improve the planning and redevelopment of the Route 1 Corridor, Township planners envisioned the Route One Redevelopment Area as fourteen separate sub-areas in 2007; and

WHEREAS, since 2007, several sub-areas and portions of sub-areas of the Route One Redevelopment Area have been restudied and re-designated as in need of redevelopment; and

WHEREAS, the Municipal Council of the Township by resolution authorized the Planning Board to undertake a supplemental investigation occur with respect to a certain property, which included property designated as Block 837, Lot 35 to determine whether the study area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated and reconfirmed as a condemnation area in need of redevelopment; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-6, on August 22, 2018 the Planning Board undertook such supplemental investigation of Block 837, Lot 35 (the “Acquisition Parcel”) and held the requisite public hearing thereon as required by law; and

WHEREAS, the Planning Board recommended to the Mayor and Council that Block 837, Lot 35 be designated as an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40:12A-8(f), the Agency is authorized to “arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity”; and

WHEREAS, the Agency and JAP Hospitality, LLC, the designated redeveloper, executed a redevelopment agreement on March 2, 2018, which pursuant to Article 3 Section 3.2, states that JAP Hospitality, LLC “shall post any and all costs, fees and expenses associated with the Township’s or Entity’s efforts to acquire the Acquisition Parcel”;

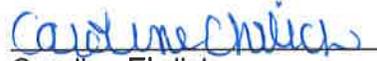
NOW THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Agency is hereby authorized to acquire Block 837, Lot 35, subject to formal resolution by the Mayor and Council that the area continues to meet the requirements set forth in the LRHL and designating it as a condemnation area in need of redevelopment.
3. The Agency may utilize all the powers authorized to it under the LRHL to implement the Route One Corridor Redevelopment Plan, including if necessary the power of eminent domain in accordance with the LRHL and/or the Eminent Domain Act, N.J.S.A. 20:3-1 et seq.
4. The Agency hereby directs Douglas F. Doyle, Esq. of the law offices of DeCotiis, FitzPatrick, Cole & Giblin, LLP, such other professionals, including professional appraisers, environmental experts, consulting engineers, surveyors and similar professionals as are appropriate, to execute such documents and to perform all other acts necessary to negotiate or take, condemn (including the institution of any necessary legal action to acquire the real property including but not limited to action to gain necessary access to the real property for related purposes) or to acquire title to the real property for public use.
5. The authorized disbursing officers of the Agency are hereby authorized and directed to pay all sums necessary to acquire the above properties, which acquisition costs shall be reimbursed and/or paid for by JAP Hospitality, LLC pursuant to the Redeveloper’s Agreement.

6. This Resolution shall take effect immediately upon formal resolution of the Mayor and Council designating the area as a condemnation area in need of redevelopment.

ADOPTED: SEPTEMBER 4, 2018

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 September 4, 2018.



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 August 30, 2018 through November 19, 2018, 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>
October 5, 2018	\$ 1,893,355.41
November 19, 2018	\$ 652,138.66
<hr/>	
Total	\$ 2,545,494.07

ADOPTED: NOVEMBER 20, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on November 20, 2018.



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 governing body of the Township designated the property identified on the Tax Maps of the Township as Block 907; Lot 10.02, (the "Property") as an area in need of redevelopment; and

WHEREAS, 1500 Rahway, LLC, (the "Redeveloper"), seeks to renovate warehouse (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, the project in its entirety has been completed, in accordance with the Redevelopment Agreement and in compliance with Applicable Laws so that the project in its entirety may in all material respects be used and operated under the applicable revisions of the Redevelopment Agreement; and

WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, August 14, 2018; and

WHEREAS, the Project has now come to a satisfactory conclusion;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to execute the Certificate of Completion.

ADOPTED: NOVEMBER 20, 2018

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 20, 2018.



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

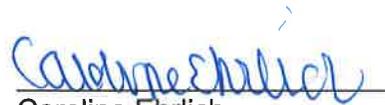
WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are eligible for a refund from their corresponding escrow accounts as follows:

<u>REDEVELOPER</u>	<u>AMOUNT</u>
1500 Rahway, LLC	\$ 6715.55

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 20, 2018

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 20, 2018.



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 and consulting services in connection with property located at 939 US Rte 1 So., Woodbridge, NJ, also known as, Block 837, Lot 35, and;

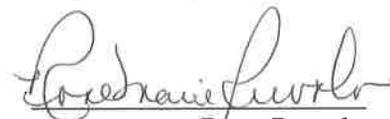
WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from Sockler Realty Services, Inc. Sockler will perform appraisal and consulting services and report findings to the Woodbridge Redevelopment Agency as stated in Proposal dated September 20, 2018.

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 and consulting services related to property located at 939 US Rte 1 So., Woodbridge, NJ, also known as, Block 837, Lot 35, at a cost not to exceed \$2,500 as stated in their Proposal dated September 20, 2018 in the form substantially similar to that attached hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

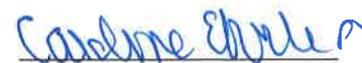
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: NOVEMBER 20, 2018

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 20, 2018.



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 and consulting services in connection with various properties within Woodbridge Township, and;

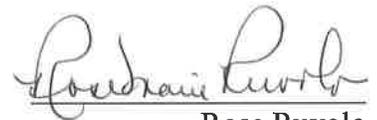
WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from Sockler Realty Services, Inc. Sockler will perform appraisal and consulting services and report findings to the Woodbridge Redevelopment Agency as stated in Proposal dated September 20, 2018.

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 and consulting services related to various properties within Woodbridge Township, at a cost of \$1,000, not to exceed \$5,000 per property as stated in their Proposal dated September 20, 2018 in the form substantially similar to that attached hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. 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 20, 2018

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 20, 2018.



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 governing body of the Township designated the property identified on the Tax Maps of the Township as Block 448.23; Lots 1550, 1559, 1563 & 1565, (the "Property") as an area in need of redevelopment; and

WHEREAS, Green Oaks, LLC, (the "Redeveloper"), seeks to develop, finance and construct a 48 residential unit development (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

WHEREAS, the project in its entirety has been completed, in accordance with the Redevelopment Agreement and in compliance with Applicable Laws so that the project in its entirety may in all material respects be used an operated under the applicable revisions of the Redevelopment Agreement; and

WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, January 25, 2018; and

WHEREAS, the Project has now come to a satisfactory conclusion;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to execute the Certificate of Completion.

ADOPTED: NOVEMBER 20, 2018

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 20, 2018.



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>
Briad Development	\$ 48.32

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 20, 2018

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 20, 2018.



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, 2018 has been completed and filed with the Woodbridge Redevelopment Agency pursuant to N.J.S.A. 40A:5A-15, and

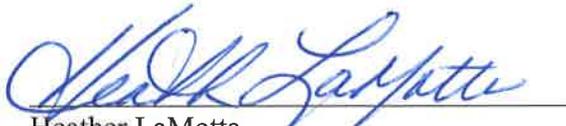
WHEREAS, N.J.S.A. 40A:5A- 17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "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, 2018, 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 20, 2018.



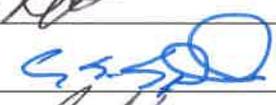
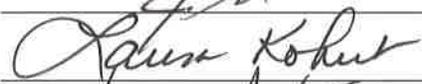
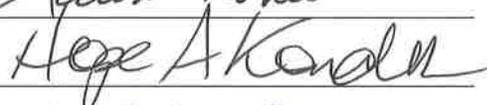
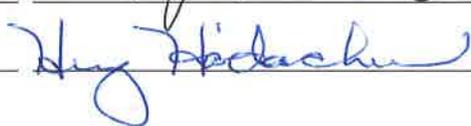
Heather LaMotta,
Board Secretary

11-20-18
Date

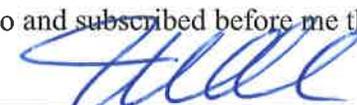
LOCAL AUTHORITIES GROUP AFFIDAVIT FORM
PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD
AUDIT REVIEW CERTIFICATE

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, 2018, and specifically the sections of the audit report entitled "General Comments" and "Recommendations."

(PRINT NAME)	(SIGNATURE)
ROBERT GILLESPIE	
CORY S. WILLIAMS	
John YR	
LAURA KOHUT	
HEGE A KONDRAK	
HEERY HAIDACHER	

Sworn to and subscribed before me this 20th day of NOVEMBER, 2018



Notary Public of New Jersey
ATTORNEY-AT-LAW

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 2019, for the purposes of regularly scheduled public meetings.

- January 8, 2019
- February 5, 2019 (Reorganization)
- March 19, 2019
- April 16, 2019
- May 7, 2019
- June 11, 2019
- July 9, 2019
- August 6, 2019
- September 3, 2019
- October 7, 2019 (Monday)
- November 12, 2019
- December 17, 2019

ADOPTED: November 20, 2018

I hereby certify that the above is a true copy of a Resolution adopted by the Redevelopment Agency on November 20, 2018.



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 in connection with property located at 939 US Rte 1 So., Woodbridge, NJ, also known as, Block 837, Lot 35, and;

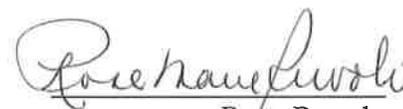
WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from T & M Associates, who will perform a preliminary assessment and geophysical survey and report findings to the Woodbridge Redevelopment Agency as stated in Proposal WOODOH – 16002, dated November 20, 2018.

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 services related to property located at 939 US Rte 1 So., Woodbridge, NJ, also known as, Block 837, Lot 35, at a cost not to exceed \$8,750 as stated in their Proposal WOODOH – 16002, dated November 20, 2018, in the form substantially similar to that attached hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

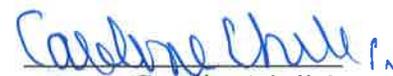
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: NOVEMBER 20, 2018

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 20, 2018.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, The Redevelopment Agency Of The Township Of Woodbridge, appointed McManimon, Scotland & Baumann LLC, as General Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2018 and terminating on June 30, 2019 at a cost not to exceed \$ 30,000.00; and

WHEREAS, the Woodbridge Redevelopment Agency on June 12, 2018 at its regularly scheduled meeting, adopted Resolution RDA 18-31, which authorized the Executive Director to enter into an agreement with McManimon, Scotland and Baumann, LLC,

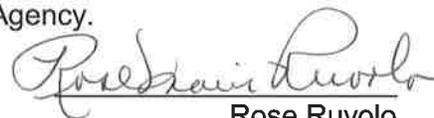
WHEREAS, the volume of work for the Agency has exceeded the original agreement amount, increasing total dollar value

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 \$30,000.00, 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 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-000-4825. 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: NOVEMBER 20, 2018

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 20, 2018.



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 November 19, 2018 through December 14, 2018, 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 14, 2018	\$ 1,916,877.14
<hr/>	
Total	\$ 1,916,877.14

ADOPTED: DECEMBER 18, 2018

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on December 18, 2018.



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 Woodbridge Redevelopment Agency has a need for special counsel services in association with Bhumica, LLC., and

WHEREAS, DeCotiis, FitzPatrick, Cole & Giblin, LLP, Glenpointe Centre West, 500 Frank W. Burr Boulevard, Suite 31, Teaneck, NJ 07666 was hired as Special Counsel, June 5, 2018, RDA 18-32 to perform services at a cost not to exceed \$20,000.00 in association with Bhumica, LLC.

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 DeCotiis, FitzPatrick, Cole & Giblin, LLP for legal services related to Bhumica, LLC, at a cost not to exceed \$20,000.

CERTIFICATION AND AVAILABILITY OF FUNDS

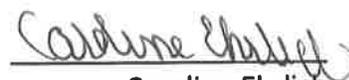
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: DECEMBER 18, 2018

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 December 18, 2018.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, The Redevelopment Agency Of The Township Of Woodbridge, appointed DeCotiis, FitzPatrick, Cole & Giblin, LLC, as Special Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2018 and terminating on June 30, 2019 at a cost not to exceed \$ 10,000.00; and

WHEREAS, the Woodbridge Redevelopment Agency on June 12, 2018 at its regularly scheduled meeting, adopted Resolution RDA 18-32, which authorized the Executive Director to enter into an agreement with DeCotiis, FitzPatrick, Cole & Giblin, LLC,

WHEREAS, the volume of work for the Agency has exceeded the original agreement amount, increasing total dollar value

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 \$20,000.00, 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

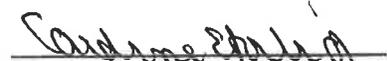
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: DECEMBER 18, 2018

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 December 18, 2018.



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 architecture services in connection with the Red Oak Senior Housing Project property located at 190 Old Road, Port Reading, NJ, also known as Block 670, Lot 1, and;

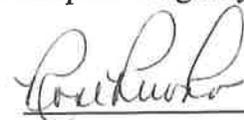
WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services Kitchen & Associates. Kitchen will perform architectural services and report findings to the Woodbridge Redevelopment Agency as stated in Proposal dated December 13, 2018.

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 Kitchen & Associates, for professional architectural services related to property located at 190 Old Road, Port Reading, NJ, also known as Block 670, Lot 1, at a cost not to exceed \$46,040.91 as stated in their Proposal dated December 13, 2018 in the form substantially similar to that attached hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

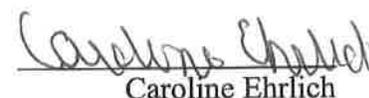
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: DECEMBER 18, 2018

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 December 18, 2018.



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 in connection with the Red Oak Senior Housing Project property located at 190 Old Road, Port Reading, NJ, also known as Block 670, Lot 1, and;

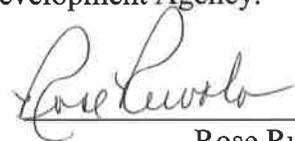
WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services Meridian Engineering. Meridian will perform engineering services and report findings to the Woodbridge Redevelopment Agency as stated in their Proposal dated December 1, 2018.

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 Meridian Engineering, for professional engineering services related to property located at 190 Old Road, Port Reading, NJ, also known as Block 670, Lot 1, at a cost not to exceed \$6,643.37 as stated in their Proposal dated December 1, 2018 in the form substantially similar to that attached hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

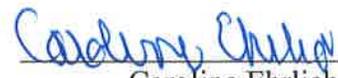
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
 Certifying Officer
 Redevelopment Agency
 Township of Woodbridge

ADOPTED: DECEMBER 18, 2018

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 December 18, 2018.



Caroline Ehrlich
 Executive Director
 Redevelopment Agency
 Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY
AUTHORIZING THE ACQUISITION BY PURCHASE AND/OR EMINENT DOMAIN
OF CERTAIN REAL PROPERTIES DESIGNATED AS BLOCK 824, LOTS 6, 7, 8, 14, 17
23, 25.02, & 31, ON THE TOWNSHIP OF WOODBRIDGE OFFICIAL TAX MAP
PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW
AND/OR THE EMINENT DOMAIN ACT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “LRHL”), authorizes municipalities to determine whether certain real property constitute condemnation areas in need of redevelopment under the LRHL; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the municipal council (“**Municipal Council**”) of the Township of Woodbridge (the “**Township**”) authorized the planning board of the Township (the “**Planning Board**”) to conduct a preliminary investigation of areas and make recommendations to the Municipal Council as to whether or not the areas meet the statutory criteria under the LRHL to be designated; and

WHEREAS, under the LRHL the Municipal Council designated the Woodbridge Redevelopment Agency (“Agency”) as the redevelopment entity with all powers granted to it under the LRHL; and

WHEREAS, on or about October 17, 2007 and in amending resolutions dated November 20, 2007 and March 4, 2008, the Municipal Council of the Township adopted resolutions directing the Planning Board to undertake a preliminary investigation of certain real properties in an area, which included properties designated as Block 824, Lots 6, 7, 8, 14 (including formerly known as Lots 15 and 16), 23, 25.02, & 31 (“Properties”) to determine whether these Properties within the study area meets the criteria set forth in the LRHL to be designated as a condemnation area in need of redevelopment; and

WHEREAS, in accordance with N.J.S.A. 40A: 12A-6, on April 16, 2008 the Planning Board held a public hearing and continuation of testimony being received at hearings held on June 11, 2008, July 23, 2008 and March 4, 2009 to determine whether the Properties comprising the area meets the statutory criteria to be designated; and

WHEREAS, the Planning Board found that the Properties satisfied the criteria and recommended to the Municipal Council that it be designated as a condemnation redevelopment area; and

WHEREAS, on April 7, 2009 based on this recommendation the Municipal Council designated the Properties as part of the Route 1, Area 2 redevelopment area, served proper notice, and thereafter, adopted a Redevelopment Plan for the area; and

WHEREAS, the owners of Block 824, Lots 6, 7, 8, 14, 25.02, & 31 initiated a prerogative writ action against the Agency bearing Docket #L-4439-09, which as a result was resolved to the satisfaction of the parties’ by way of settlement agreement executed in July 2011 contemplating among other things, the redevelopment and revitalization of the Properties (“Settlement”); and

WHEREAS, the owner’s of properties breached the terms of the settlement agreement and among other things failed to enter into a redevelopment agreement; and

WHEREAS, the Properties are located in a designated condemnation redevelopment area, the Agency has determined to acquire the Properties;

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

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Agency is hereby authorized to acquire the Properties and may utilize all the powers authorized to it under the LRHL to implement the Route 1 Area 2 Redevelopment Plan, including the purchase and/or use of eminent domain in accordance with the LRHL and/or the Eminent Domain Act, N.J.S.A. 20:3-1 et seq.
3. The Agency hereby directs Douglas F. Doyle, Esq. of the law offices of DeCotiis, FitzPatrick, Cole & Giblin, LLP, such other professionals, including professional appraisers, environmental experts, consulting engineers, surveyors and similar professionals as are appropriate, to execute such documents and to perform all other acts necessary to negotiate or take, condemn (including the institution of any necessary legal action to acquire the real property including but not limited to action to gain necessary access to the real property for related purposes) or to acquire title to the real property for public use.
4. The authorized disbursing officers of the Agency are hereby authorized and directed to pay all sums necessary to acquire the above properties.
5. This Resolution shall take effect immediately.

ADOPTED: DECEMBER 18, 2018

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **December 18, 2018** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Woodbridge Redevelopment Agency

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 passed resolution 18-51 on November 20, 2018, returning \$6,715.55; and,

WHEREAS, the Redeveloper incurred additional costs that were paid from the escrow account.

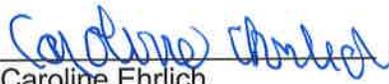
WHEREAS, the Woodbridge Redevelopment Agency advises that the following person(s)/entities are now eligible for a refund from their corresponding escrow accounts as follows:

<u>REDEVELOPER</u>	<u>AMOUNT</u>
1500 Rahway, LLC	\$ 6198.12

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: DECEMBER 18, 2018

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 December 18, 2018.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW
JERSEY APPROVING AN AMENDED REDEVELOPMENT
AGREEMENT BETWEEN THE WOODBRIDGE REDEVELOPMENT
AGENCY, AND CEDAR MEADOWS HOUSING ASSOCIATES LLC**

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

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Township (the "**Council**") designated the Woodbridge Redevelopment Agency (the "**Agency**") as the "Redevelopment Entity", as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Act to facilitate and implement the development of the redevelopment areas within the Township of Woodbridge (the "**Township**"); and

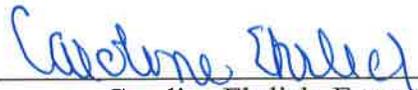
WHEREAS, on June 28, 2016, the Agency entered into that certain redevelopment agreement with Cedar Meadows Housing Associates LLC (the "**Redeveloper**") for the redevelopment of Block 908.01, Lot 10 on the tax maps of the Township (the "**Redevelopment Agreement**"); and

WHEREAS, the Agency desires further clarify the authorization to approve change orders regarding changes orders as it pertains to the Redevelopment Agreement, and as more fully set forth at Exhibit A, consistent with the desires of the Parties (the "**Amendment**").

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WOODBRIDGE, NEW JERSEY AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Executive Director, in consultation with Redevelopment Counsel to the Agency, is hereby authorized to execute the Amended, as more fully set forth at Exhibit A.
3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on December 18, 2018 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A
AMENDMENT TO THE REDEVELOPMENT AGREEMENT

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY APPROVING AN AMENDED REDEVELOPMENT AGREEMENT BETWEEN THE WOODBRIDGE REDEVELOPMENT AGENCY AND STATION VILLAGE AT AVENEL URBAN RENEWAL LLC

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

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Township (the "**Council**") designated the Woodbridge Redevelopment Agency (the "**Agency**") as the "**Redevelopment Entity**", as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Act to facilitate and implement the development of the redevelopment areas within the Township of Woodbridge (the "**Township**"); and

WHEREAS, on or about April 2013, the Agency entered into that certain redevelopment agreement with Station Village at Avenel, LLC (the "**Redeveloper**") for the redevelopment of Block 859-A, Lot 1.01 and Block 867, Lot 1.081 on the tax maps of the Township (the "**Redevelopment Agreement**"); and

WHEREAS, the Agency desires further clarify the authorization to approve change orders regarding changes orders as it pertains to the Redevelopment Agreement, and as more fully set forth at Exhibit A, consistent with the desires of the Parties (the "**Amendment**").

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WOODBRIDGE, NEW JERSEY AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Executive Director, in consultation with Redevelopment Counsel to the Agency, is hereby authorized to execute the Amended, as more fully set forth at Exhibit A.
3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on December 18, 2018 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A
AMENDMENT TO THE REDEVELOPMENT AGREEMENT

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY APPROVING AN AMENDED REDEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF WOODBRIDGE, WOODBRIDGE REDEVELOPMENT AGENCY, HOUSING AUTHORITY OF THE TOWNSHIP OF WOODBRIDGE AND THE WICK REDEVELOPMENT GROUP WOODBRIDGE LLC

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

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Township (the "**Council**") designated the Woodbridge Redevelopment Agency (the "**Agency**") as the "Redevelopment Entity", as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Act to facilitate and implement the development of the redevelopment areas within the Township of Woodbridge (the "**Township**"); and

WHEREAS, on April 13, 2018, the Township being desirous of having Block 670, Lots 1 and 1.01 and Block 543.01, Lot 5 (collectively, the "**Property**") redeveloped, entered into that certain redevelopment agreement between Wick Redevelopment Group Woodbridge LLC ("**Redeveloper**,"), the Agency, and the Housing Authority of the Township (the "**Authority**," together with Redeveloper, the Township and the Agency, the "**Parties**") (the "**Redevelopment Agreement**"); and

WHEREAS, the Agency desires further clarify the authorization to approve Change Orders, as set forth and defined in the Redevelopment Agreement, as more fully set forth at Exhibit A, consistent with the desires of the Parties (the "**Amendment**").

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WOODBRIDGE, NEW JERSEY AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Executive Director, in consultation with Redevelopment Counsel to the Agency, is hereby authorized to execute the Amendment, as more fully set forth at Exhibit A.
3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on December 18, 2018 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A
AMENDMENT TO THE REDEVELOPMENT AGREEMENT