

RDA 16-01

**RESOLUTION**

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

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for December 11, 2015 through January 18, 2016, 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 21, 2015	\$ 33,094.49
January 8, 2016	\$ 4,549.95
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Total	\$ 37,638.44

**ADOPTED: January 19, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on January 19, 2016.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

## RESOLUTION

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, the Municipal Council of the Township of Woodbridge (the “Municipal Council”), pursuant to N.J.S.A. 40A:12A-6(a), authorized the Planning Board of the Township of Woodbridge (the “**Planning Board**”) to determine whether certain parcels of land in the Township of Woodbridge (“**Township**”) met the statutory criteria for designation as an “area in need of redevelopment” pursuant to the provisions of the Redevelopment Law; 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

WHEREAS, thereafter the Planning Board found that, among others, the property commonly known as Block 367, Lot 1.04 (formerly Lot 1-D) on the tax maps of the Township (the “**Property**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment in accordance with N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12-6; and

WHEREAS, on November 3, 1999 the Municipal Council accepted the findings of the Planning Board and designated the Property as an area in need of redevelopment (the “**Redevelopment Area**”) and prepared and adopted, in accordance with the Redevelopment Law, a redevelopment plan entitled the “Route One Corridor Redevelopment Plan” (the “**Original Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, by ordinance adopted February 3, 2015, the Municipal Council adopted a new redevelopment plan for the Redevelopment Area entitled the “Route 1 Area 16 Redevelopment Plan” (the “**Redevelopment Plan**”), superseding the Original Redevelopment Plan; and

WHEREAS, pursuant to Section 4 of the Redevelopment Law, the Township designated the Woodbridge Redevelopment Agency (“**Agency**”) as the “**Redevelopment Entity**”, as such term is defined at N.J.S.A. 40A:12A-3, for the Redevelopment Area, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the Redevelopment Area; and

WHEREAS, in order to set forth the terms and conditions under which the Redeveloper and the Agency were to carry out their respective obligations with respect to the Redevelopment Area, and to ensure that the redevelopment was to occur in a manner that corrects the conditions of the Redevelopment Area that led to the determination by the Township that the Redevelopment Area constituted an area in need of redevelopment, **3 Ronson, LLC** ( the “**Redeveloper**”) and the Agency executed a Redevelopment Agreement dated March 18, 2015 pursuant to the provisions of the Redevelopment Plan and Redevelopment Law which Redevelopment Agreement was approved by the Agency pursuant to a resolution adopted on March 10, 2015; and

WHEREAS, the Redeveloper and Agency entered into and executed a First Amendment to the Redevelopment Agreement (hereinafter collectively, the "Redevelopment Agreement" attached hereto as Exhibit A) as approved by Resolution by the Agency on December 15, 2015; and

WHEREAS, pursuant to Article 13 of the Redevelopment Agreement, Redeveloper has requested the Agency to approve the transfer of the Property to SAMTD and assignment of the Redevelopment Agreement to SAMTD and SAMTD has joined in that request; and

WHEREAS, SAMTD has completed and filed the application to be designated a redeveloper and accepted the assignment of the Redeveloper's escrow account as evidenced by a letter assigning the Redeveloper's escrow attached hereto as Exhibit B; and

WHEREAS, the Redevelopment Agreement mandated "Conditions of Transfer" as particularly set forth in Section 13.06, including a determination by the Agency that SAMTD will have the technical qualifications and financial expertise necessary and adequate to fulfill the obligations undertaken in the Redevelopment Agreement; and

WHEREAS, Section 13.06 also requires SAMTD to provide certain documents in order to satisfy the Agency's duties to determine whether SAMTD has the technical qualifications and financial expertise necessary and adequate to fulfill the obligations undertaken in the Redevelopment Agreement; and

WHEREAS, the SAMTD has provided the documents required pursuant to Section 13.06 and the Agency has reviewed same and determined that SAMTD has the technical qualifications and financial expertise necessary and adequate to fulfill the obligations undertaken in the Redevelopment Agreement; and

WHEREAS, the Agency has determined that it is appropriate to transfer Redeveloper's obligations and rights under the Redevelopment Agreement to SAMTD; and

WHEREAS, SAMTD a) has the experience on comparable projects and financial capability to fully and faithfully perform the obligations of the Redevelopment Agreement, b) has executed an Agreement of Purchase and Sale with Redeveloper pursuant to which it has the right to purchase the Property, and c) is willing to accept the assignment and to assume all of Redeveloper's rights and obligations under the Redevelopment Agreement; and

WHEREAS, the transfer of the Property and the assignment of the Redevelopment Agreement to SAMTD is conditioned on, and shall be effective upon, the closing of title transferring the Property from Redeveloper to SAMTD and the execution of an assignment and assumption agreement between Redeveloper and SAMTD.

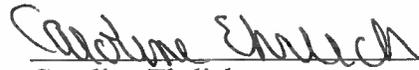
**NOW THEREFORE BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT**

1. The Agency hereby determines that SAMTD has the technical qualifications and financial expertise necessary and adequate to fulfill the obligations undertaken in the Redevelopment Agreement.
2. The Executive Director is hereby authorized to execute a Second Amendment to the 3 Ronson LLC Redevelopment Agreement in the form substantially similar to that annexed hereto as Exhibit A.

3. The Executive Director is also hereby authorized to execute a Consent Agreement among the Parties in the form substantially similar to that annexed hereto as Exhibit C.
4. The balance of the Redeveloper's escrow account shall be transferred to SAMTD.
5. All of the foregoing shall be deemed effective upon the closing of title transferring the Property from Redeveloper to SAMTD and the execution of an assignment and assumption agreement between Redeveloper and SAMTD.

**ADOPTED: January 19, 2016**

I hereby certify the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their regular meeting held on January 19, 2016.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**EXHIBIT A**

**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 Industrial Highway Properties, also known as the Pond Site, located in the K-3 Redevelopment Area is in need of environmental clean-up; and

**WHEREAS**, the Township of Woodbridge has a need for special environmental legal counsel services associated with the above-referenced property; and

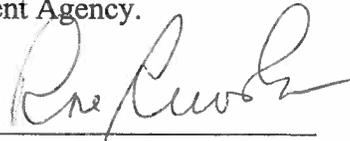
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such special environmental legal counsel services from Sedita, Campisano & Campisano, LLC (the "Firm"). The firm will provide special environmental legal counsel services conducted through meetings, telephone calls, conference calls and written or electronic correspondence, review and discussion of documents related to the affected properties.

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

The Executive Director is hereby authorized to execute the Agreement in the form substantially similar to that annexed hereto as Exhibit A, not to exceed a cost of \$10,000.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4895. 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 19, 2016**

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 19, 2016.

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

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 23, 2015, at its regularly scheduled meeting, adopted Resolution RDA 15-38 which authorized the Executive Director to renew the 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**, funding made available by a grant from Garnier, in the amount of \$30,000, in order to plan a microgrid; and

**WHEREAS**, it is necessary to amend the agreement with Greener by Design, LLC per the subject agreement.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to approve the amendment to the Greener By Design, LLC. Agreement to plan a microgrid with funds made available by a grant from Garnier in the amount of \$30,000.

**ADOPTED: January 19, 2016**

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 19, 2016.



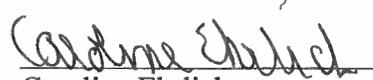
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**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, 2016 and terminating on December 31, 2016

**ADOPTED : February 16, 2016**

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 16, 2016.

  
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, 2016 and terminating on December 31, 2016

**ADOPTED: February 16, 2016**

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 16, 2016



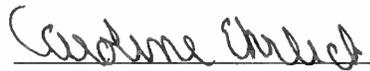
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**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, 2016.

**ADOPTED: FEBRUARY 16, 2016**

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 16, 2016



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 2016.

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

RSI BANK

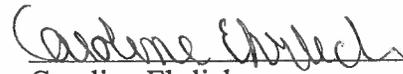
1500 Irving Street  
Rahway, NJ 07065

INVESTORS BANK

575 Main Street  
Woodbridge, NJ 07095

**ADOPTED: February 16, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on February 16, 2016.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

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

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

Government money market mutual funds

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

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

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

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

New Jersey State Cash Management Fund

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

**ADOPTED: FEBRUARY 16, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their regular meeting held on February 16, 2016.



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 2016, 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

**ADOPTED: February 16, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on February 16, 2016.



\_\_\_\_\_  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

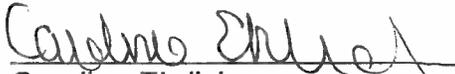
**WHEREAS**, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for January 19, 2016 through February 11, 2016, 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>
February 5, 2016	\$ 12,969.59
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Total	\$ 12,969.59

**ADOPTED: February 16, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on February 16, 2016.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW  
JERSEY DESIGNATING GREEN OAKS, LLC AS  
REDEVELOPER AND AUTHORIZING THE  
EXECUTION OF A REDEVELOPMENT  
AGREEMENT FOR 426 ROUTE 27 IN ISELIN, NEW  
JERSEY**

**WHEREAS**, on February 20, 2007, the Township Council of the Township of Woodbridge (the "**Township Council**") authorized the Planning Board of the Township of Woodbridge (the "**Planning Board**") to conduct a preliminary investigation pursuant to *N.J.S.A.* 40A:12A-6 of the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the "**Act**"), to determine whether certain parcels of land in the Township of Woodbridge (the "**Township**") constituted areas in need of redevelopment; and

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing on February 13, 2008, all in accordance with *N.J.S.A.* 40A:12A-6, and found that twenty-one tracts along Route 27 comprising approximately 6 acres ("**Route 27 Area 4**") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

**WHEREAS**, on March 4, 2008, the Township Council accepted the findings of the Planning Board and designated Route 27 Area 4 as an area in need of redevelopment (the "**Redevelopment Area**"); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township's Department of Planning and Development entitled 'Route 27 Redevelopment Plan Area 4' dated April 2008 (the "**Redevelopment Plan**") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

**WHEREAS**, in accordance with the Act, the Planning Board of the Township reviewed the Redevelopment Plan and recommended its adoption; and

**WHEREAS**, after reviewing the Planning Board's recommendation, the Township Council adopted the Redevelopment Plan by ordinance on June 10, 2008; and

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

**WHEREAS**, Green Oaks, LLC (hereinafter referred to as the “**Redeveloper**”) is the contract purchaser of that portion of the Redevelopment Area commonly referred to on the Township’s tax maps as Block 448.23, Lots 1550, 1559, 1563 and 1565 (“**Property**”) and seeks to construct thereon a residential development comprising of 48 rental units, and other components and associated parking (the “**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

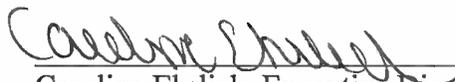
**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:**

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

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

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 1, 2016 by the Woodbridge Redevelopment Agency.

  
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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 1, 2016 heard a presentation in regards to an application submitted by Green Oaks, LLC for a proposed project in the Rte 27, Area 4 Redevelopment Area; and

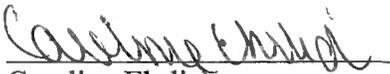
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Rte 27, Area 4 Redevelopment Plan; and

**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 Rte 27, Area 4 Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: March 1, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted on March 1, 2016 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 DESIGNATING 1 WBC, LLC AS  
REDEVELOPER AND AUTHORIZING THE  
EXECUTION OF A REDEVELOPMENT  
AGREEMENT**

**WHEREAS**, the Township Council of the Township of Woodbridge (the “**Township Council**”) authorized the Planning Board of the Township of Woodbridge (the “**Planning Board**”) to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-14* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Act**”), to determine whether the Township of Woodbridge (“**Township**”) as a whole constitutes an “area in need of rehabilitation”; and

**WHEREAS**, the Planning Board undertook said investigation, prepared a study and a map of the boundaries of the Township and made a recommendation to the Township Council to designate the Township as an area in need of rehabilitation (“**Study Area**”); and

**WHEREAS**, on September 21, 2010, based upon the recommendation of the Planning Board, the Township Council found that the Township as a whole constitutes an area in need of rehabilitation pursuant to the Act and adopted a resolution providing for same; and

**WHEREAS**, the Act authorizes a municipality to adopt a rehabilitation plan for an area designated as an area in need of rehabilitation pursuant to which rehabilitation projects may be undertaken; and

**WHEREAS**, in accordance with the Act, a rehabilitation plan for a portion of the Study Area, specifically the property commonly known on the Township tax maps as Block 280.01, Lot 11, Qualifiers C0001, C0002 and C0003 (collectively, the “**Rehabilitation Area**”), prepared by the Township’s Department of Planning and Development entitled “One Woodbridge Center Drive Rehabilitation Plan” dated June 2015 (the “**Rehabilitation Plan**”) for the Rehabilitation Area was referred to the Planning Board for its review and recommendation by the Township Council; and

**WHEREAS**, in accordance with the Act, the Planning Board of the Township reviewed the Redevelopment Plan and recommended its adoption; and

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

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

WHEREAS, 1 WBC, LLC (hereinafter referred to as the “Redeveloper”) is the owner of a portion of the Rehabilitation Area specifically Qualifier C0001 (“Property”) and seeks to construct up to 135 residential units within floors 2 to 9 of the existing commercial building situated on Block 280.01, Lot 11, and any additional work incidental thereto (the “Project”) consistent with the Rehabilitation Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 1, 2016 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 1, 2016 heard a presentation in regards to an application submitted by 1 WBC, LLC for a proposed project in the One Woodbridge Center Drive Rehabilitation Area; and

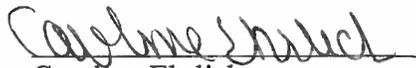
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the One Woodbridge Center Drive Rehabilitation Plan; and

**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 One Woodbridge Center Drive Rehabilitation Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: March 1, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted on March 1, 2016 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 CONDITIONAL  
REDEVELOPER FOR THE PROPERTY  
COMMONLY KNOWN AS BLOCK 908.01, LOT 10  
ON THE TAX MAPS OF THE TOWNSHIP AND  
AUTHORIZING THE EXECUTION OF A  
CONDITIONAL REDEVELOPER'S AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the property commonly known as Block 908.01, Lot 10 on the tax maps of the Township ("**Study Area**") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

**WHEREAS**, on September 1, 2015, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the "**Redevelopment Area**"); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township's Department of Planning and Development entitled 'Cedar Meadows Redevelopment Plan' dated November 2015 (the "**Redevelopment Plan**") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

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

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

**WHEREAS**, 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**, Pennrose Properties, LLC (hereinafter referred to as the “**Entity**”) is in discussions with the Agency to take fee title or a long term lease interest in the Redevelopment Area in order to construct thereon a 100-unit affordable rental housing development and recreational facilities of indoor soccer fields and joint parking facilities (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

**WHEREAS**, the Entity desires to apply for certain time-sensitive financing that could benefit the Project which application(s) require a showing of an interest in the Redevelopment Area; and

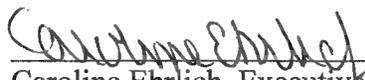
**WHEREAS**, in order to further the Project, the Agency has determined to enter into a conditional redeveloper’s agreement with the Entity (the “**Conditional Redeveloper’s Agreement**”), which shall establish the Entity as the conditional redeveloper of the Redevelopment Area pending the negotiation and completion of a redevelopment agreement with the Agency in satisfaction of the Act.

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

1. The Executive Director is hereby authorized to execute the Conditional Redeveloper’s 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 Conditional Redeveloper’s Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 1, 2016 by the Woodbridge Redevelopment Agency.

  
\_\_\_\_\_  
Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Conditional Redeveloper's Agreement

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY DESIGNATING QUICKCHEK AS REDEVELOPER, AUTHORIZING EXECUTION OF THE REDEVELOPMENT AGREEMENT AND RECOMMENDING THAT THE TOWNSHIP OF WOODBRIDGE PLANNING BOARD ADOPT THE AMENDED REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW**

**WHEREAS**, the Township Council of the Township of Woodbridge (“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 along the Route 1 Corridor, including Block 396.02, Lot 1 and Block 367, Lots 1.0 (the “Area”), within the Township to determine whether such Area 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 conducted an investigation of the Area, prepared a map of the boundaries of the Area, and made a recommendation to the Township Council to designate the Area as an “area in need of redevelopment”; 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 the Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Area is an “area in need of redevelopment”; and

**WHEREAS**, on November 3, 1999, pursuant to the recommendation of the Planning Board, the Township Council adopted an Ordinance designating the Area as an “area in need of redevelopment”; and

**WHEREAS**, on April 7, 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 additional properties, to include Block 821 Lots 8 and 24 on the Tax Map of the Township (the “Study Area”) to determine if it satisfies the criteria to be designated as an “area in need of redevelopment”; and

**WHEREAS**, on June 17, 2015, the Planning Board held a public hearing in accordance with N.J.S.A. 40A:12A-6, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area is an “area in need of redevelopment”; and

**WHEREAS**, the Planning Board recommended that the Study Area be designated as “an area in need of redevelopment”; and

**WHEREAS**, on July 21, 2015, in accord with the recommendation of the Planning Board, the Township Council designated the Study Area as “an area in need of redevelopment”; and

**WHEREAS**, on February 2, 2016, the Township Council adopted a resolution referring the Redevelopment Plan to the Planning Board for its review and recommendation, pursuant to N.J.S.A. 40A:12A-7(e); and

**WHEREAS**, on February 16, 2016, upon review of the Planning Board's recommendation, the Township Council adopted on second reading an Ordinance (No. 16-10), adopting a Redevelopment Plan to govern the redevelopment of the Study Area; 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**, QuickChek ("Redeveloper") is the contract purchaser of the property commonly known as Block 367, Lot 1.04 on the tax maps of the Township (the "Property") and seeks to redevelop the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, QuickChek has filed the necessary application and fees to be considered to be the designated redeveloper the Property and the Agency has reviewed the application and determined that QuickChek has the financial capability and experience to redevelop the Property; and

**WHEREAS**, the Agency has determined it would be appropriate to designate QuickChek as the Redeveloper of the Property; and

**WHEREAS**, in order to implement the Redevelopment Plan, the Agency has determined to enter into a redevelopment agreement with QuickChek (the "Redeveloper Agreement"), incorporated herein and attached hereto as Exhibit A, which specifies the rights and responsibilities of the Agency and Redeveloper with respect to the Project; and

**WHEREAS**, the Agency recommends that the Planning Board adopt the Redevelopment Plan attached hereto as Exhibit B;

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. QuickChek is hereby designated the Redeveloper of the Property and such designation is specifically conditioned upon and subject to its duties under the Redevelopment Agreement;

3. The Executive Director is authorized to execute the Redevelopment Agreement between it and QuickChek ("Redeveloper"), substantially in form and substance attached hereto as Exhibit A.

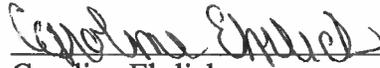
4. The Agency hereby recommends that the Planning Board adopt the Redevelopment Plan, attached hereto as Exhibit B.

5. A copy of this resolution shall be available for public inspection.

6. This Resolution shall take effect immediately.

**ADOPTED: APRIL 5, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency on April 5, 2016.



---

Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

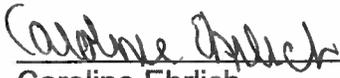
**WHEREAS**, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for February 12, 2016 through April 1, 2016, 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 8, 2016	\$ 18,184.95
March 30, 2016	\$ 16,705.09
<hr/>	
Total	\$ 34,890.04

**ADOPTED: April 5, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on April 5, 2016.

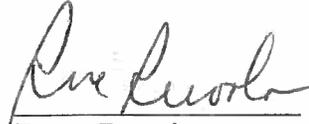
  
\_\_\_\_\_  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**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, 2016 at a cost not to exceed \$9,200.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

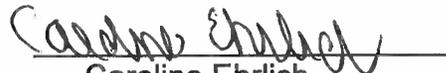
I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: APRIL 5, 2016**

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 5, 2016.



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, 2017 at their standard hourly rates at a cost not to exceed \$1,500.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4895. 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 5, 2016**

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 5, 2016.



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 23, 2015, at its regularly scheduled meeting, adopted Resolution RDA 15-38 which authorized the Executive Director to renew the 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 January 19, 2016, at its regularly scheduled meeting, adopted Resolution RDA 16-04 which authorized the Executive Director to amend the agreement with Greener by Design, LLC, a leading Environmental Asset Management and Energy Investment Company, at rates specified in their submitted proposal, Woodbridge – Gardinier Grant, Microgrid Feasibility Studies, Scope of Work, dated February 16, 2016, attached hereto as Exhibit A, for said services; and

**WHEREAS**, funding has been made available by a grant from Gardinier, in the amount of \$30,000, in order to plan microgrid; and

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to approve the Feasibility Study proposal from Greener By Design, LLC. in the amount of \$30,000.

**ADOPTED: April 5, 2016**

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 5, 2016.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

# **EXHIBIT A**

**Greener By Design**

**Woodbridge – Gardinier Grant Microgrid Feasibility Studies**

**Scope of Work**

**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 1020.02 Lots 4.01, (the Property) as an area in need of redevelopment; and

**WHEREAS**, Blair Urban Renewal I, LLC, by building a structure containing approximately 192,400 sf. of warehouse and distribution space, approximately 15,000 sf. of office space, associated loading areas and surface parking, site preparation, and appropriate infrastructure, as well as conducting any required remediation; and

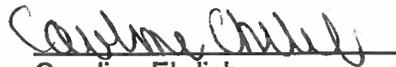
**WHEREAS**, Blair Urban Renewal I, LLC, executed a funding agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Twenty Five Thousand Dollars (\$25,000.00) to cover the Agency costs; 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 close the designated escrow account and return to Blair Urban Renewal I, LLC the balance of the account in the amount of ten thousand, nine hundred, twenty-four dollars and seventy-five two cents (\$10,924.75).

**ADOPTED: April 5, 2016**

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 5, 2016.

  
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 396.02 Lots 1, (the Property) as an area in need of redevelopment; and

**WHEREAS**, Chik-Fil-A Inc., seeks to construct and develop a 4,800 square foot drive-thru restaurant with 88 on-site parking spaces (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

**WHEREAS**, Chik-Fil-A Inc., executed a funding agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Twenty Thousand Dollars (\$20,000.00) to cover the Agency costs; 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 close the designated escrow account and return to Chik-Fil-A Inc., the balance of the account in the amount of ten thousand, seven hundred, forty-nine dollars and eighty cents (\$10,749.80).

**ADOPTED: April 5, 2016**

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 5, 2016.

  
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 396.03, Lots 7 & 11, (the Property) as an area in need of redevelopment; and

**WHEREAS**, Levin Properties, LP., (the "Redeveloper"), seeks to construct and develop a 23,800 square foot retail building thereon to be integrated into an existing shopping center (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

**WHEREAS**, Levin Properties, LP., executed a funding agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Ten Thousand Dollars (\$10,000.00) to cover the Agency costs; 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 close the designated escrow account and return to Levin Properties, LP., the balance of the account in the amount of five thousand, three hundred, twenty-eight dollars and thirty-two cents (\$5,328.32).

**ADOPTED: April 5, 2016**

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 5, 2016.

  
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 Department of Human Services is closing the Woodbridge Development Center in Woodbridge; and

**WHEREAS** the Township of Woodbridge desires to have designated redevelopment properties or other areas of the municipality evaluated regarding the environmental conditions and feasibility for redevelopment planning; and

**WHEREAS** the Township of Woodbridge also desires technical assistance to obtain the necessary clearances and to establish a redevelopment plan for the tract; and

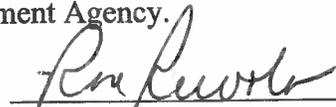
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional services from the Alaimo Group in the amount of \$39,500, approved in the form of Resolution RDA 14-56, adopted December 9, 2014 at its regularly scheduled meeting; 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 execute an amendment to cover the additional engineering costs per the subject agreement with the Alaimo Group in the amount of \$10, 048.00

**CERTIFICATION AND AVAILABILITY OF FUNDS**

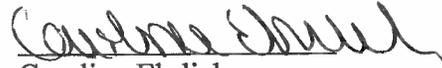
I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: APRIL 5, 2016**

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 5, 2016.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AUTHORIZING THE EXECUTION OF A SHARED  
SERVICES AGREEMENT WITH TOWNSHIP OF  
WOODBRIDGE**

WHEREAS, the Township of Woodbridge (the "Township") has a need to create and establish an Abandoned Property List, pursuant to the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq.; and

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, both the Township and the Agency have determined that the provision of such services are fair and equitable and will serve the best interest of the general public; and

WHEREAS, both the Township and the Agency desire to enter into a shared services agreement (the "Agreement") with respect to the provision of such services, pursuant to the authority of the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq.

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

1. Executive Director, Caroline Ehrlich is hereby authorized to execute the Agreement, attached hereto as Exhibit A, on behalf of the Agency.
2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on April 5, 2016 by the Woodbridge Redevelopment Agency.

  
\_\_\_\_\_  
Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**  
**AGREEMENT**

**BUDGET AMENDMENT****Woodbridge Redevelopment Agency**

**Resolution to Amend the 2016 Approved Budget  
PURSUANT TO N.J.A.C 5:31-2.8  
FISCAL YEAR: FROM JULY 1, 2015 TO JUNE 30, 2016**

**WHEREAS**, the Woodbridge Redevelopment Agency has approved the 2016 Authority Budget on June 23, 2015 and

**WHEREAS**, the Woodbridge Redevelopment Agency finds it necessary to amend the 2016 approved Authority Budget, as follows:

	<u>From</u>	<u>To</u>
<b><u>Anticipated Revenue:</u></b>		
<b><u>Operating Revenues:</u></b>		
Other Operating Revenues		
Application Fees	\$ 30,000	\$ 170,000
Total Operating Revenues	55,000	195,000
Total Anticipated Revenues	205,100	345,100
<b><u>Budgeted Appropriations:</u></b>		
<b><u>Operating Appropriations:</u></b>		
Cost of Providing Services - Other Professionals	\$ 94,700	\$ 234,700
Total Cost of Providing Services	100,700	240,700
Total Operating Appropriations	262,900	402,900
<b>Total</b>		
<b>Appropriations &amp; Accumulated Deficit</b>	\$ 262,900	\$ 402,900
<b>Net Total Appropriations</b>	\$ 205,100	\$ 345,100

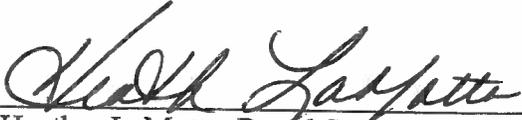
**Woodbrige Redevelopment Agency**  
**Resolution to Amend the 2016 Approved Budget**

Page two

**NOW, THEREFORE BE IT RESOLVED**, by the Commissioners of the Woodbridge Redevelopment Agency's 2016 Budget is hereby amended as detailed above, and

**BE IT FURTHER RESOLVED**, that the Board's secretary is hereby directed to submit a copy of this resolution to the Director of Local Government Services for approval as part of the Authority's 2016 budget.

**Adopted on May 3, 2016**

  
\_\_\_\_\_  
Heather LaMotta, Board Secretary

**Governing Body Recorded Vote**

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

WOODBIDGE REDEVELOPMENT AGENCY

RESOLUTION NO. RDA 16-28

RE: 2017 Delayed Budget Introduction

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

WHEREAS, in order to accurately prepare its budget for the fiscal year ended June 30, 2017, the Agency was required to delay the introduction of the budget until the Agency's regularly scheduled meeting on May 3, 2016; and

WHEREAS, the Agency will subsequently approve and adopt the budget for the fiscal year ended June 30, 2017 on or before June 30, 2016.

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

*Heather LaMotta*  
Heather LaMotta, Board Secretary

May 3, 2016  
date

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

**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 April 1, 2016 through April 30, 2016, 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>
April 18, 2016	\$ 8,881.56
<hr/>	
Total	\$ 8,881.56

**ADOPTED: May 3, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on May 3, 2016.

  
\_\_\_\_\_  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE**, that the budget being introduced on May 3, 2016 includes the following personnel and salaries:

Executive Director	\$107,500
Secretary	\$9,100
Bookkeeper	\$10,700
Administrative Assistant	\$37,500
Public Inspector	\$25,000

**ADOPTED: MAY 3, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Meeting held on May 3, 2016.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**WHEREAS**, the Woodbridge Redevelopment Agency (Agency) entered in to an agreement with Lerch, Vinci & Higgins, LLP., for the preparation of the Agency's budget for the Fiscal Year ending June 30, 2017, as described in their Proposal dated March 18, 2016; and

**WHEREAS**, the Woodbridge Redevelopment Agency on April 5, 2016, at its regularly scheduled meeting, adopted Resolution RDA 16-20, which authorized the Executive Director to enter into an agreement with Lerch, Vinci & Higgins, LLP.

**WHEREAS**, proposed changes to the proposal for items of additional work necessary to complete the agreement; and

**WHEREAS**, the total value of the proposed changes would increase the current dollar value of the Agreement; and

**WHEREAS**, the proposed changes are necessary to address the New Jersey Division of Local Government Services user friendly budget requirements and are in the best interest of the Agency

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

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber funds not to exceed the amount of \$2500.00, 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 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: May 3, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on May 3, 2016.



---

Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

# 2017 AUTHORITY BUDGET RESOLUTION

## Woodbridge Redevelopment Agency

(Name)

**FISCAL YEAR: FROM: July 1, 2016 TO: June 30, 2017**

WHEREAS, the Annual Budget and Capital Budget for the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2016 and ending, June 30, 2017 has been presented before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of May 3, 2016; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$275,100, Total Appropriations, including any Accumulated Deficit if any, of \$365,700 and Total Unrestricted Net Position utilized of \$90,600; and

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

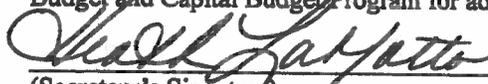
WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Woodbridge Redevelopment Agency, at an open public meeting held on May 3, 2016 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, 2016 and ending, June 30, 2017 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 14, 2016.

  
 (Secretary's Signature)

\_\_\_\_\_  
 May 3, 2016  
 (Date)

Governing Body

Recorded Vote

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

# 2017 ADOPTED BUDGET RESOLUTION

## Woodbridge Redevelopment Agency

(Name)

### AUTHORITY

**FISCAL YEAR: FROM: July 1, 2016 TO: June 30, 2017**

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2016 and ending, June 30, 2017 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 21, 2016; 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 \$275,100, Total Appropriations, including any Accumulated Deficit, if any, of \$365,700 and Total Unrestricted Net Position utilized of \$90,600; and

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of Woodbridge Redevelopment Agency, at an open public meeting held on June 21, 2016 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2016 and, ending, June 30, 2017 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 21, 2016  
 (Date)

Governing Body	Recorded Vote			
Member:	Aye	Nay	Abstain	Absent

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

**RESOLUTION**

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

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for May 1, 2016 through June 15, 2016, 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, 2016	\$ 11,547.46
May 25, 2016	\$ 14,904.57
June 6, 2016	\$ 12,943.57
<hr/>	
Total	\$ 39,395.60

**ADOPTED: June 21, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 21, 2016.

  
\_\_\_\_\_  
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 908.01, LOT 10 ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the property commonly known as Block 908.01, Lot 10 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

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

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘Cedar Meadows Redevelopment Plan’ dated November 2015 (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on December 15, 2015; and

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

**WHEREAS**, Pennrose Properties, LLC through its affiliate, Cedar Meadows Housing Associates, LLC (the “**Entity**”) seeks to undertake a long term lease interest in

the Redevelopment Area in order to construct thereon a 100-unit affordable rental housing development and recreational facilities of indoor soccer fields and joint parking facilities (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

**WHEREAS**, the Entity desires to apply for certain time-sensitive financing that could benefit the Project which application(s) require a showing of an interest in the Redevelopment Area; and

**WHEREAS**, the Agency has entered into an Agreement to Enter Into a Redevelopment Agreement by and among the Township, the Agency and the Entity (the “**Tri-Party Agreement**”), which shall establishes the Entity as the conditional redeveloper of the Redevelopment Area pending the negotiation and completion of a redevelopment agreement with the Agency in satisfaction of the Act (the “**Redevelopment Agreement**”); and

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

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on June 21, 2016 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 June 21, 2016 heard a presentation in regards to an application submitted by Penrose for a proposed project in the Cedar Meadows 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 Cedar Meadows 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 Cedar Meadows Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: June 21, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted on June 21, 2016 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 DESIGNATING BLAIR SG I URBAN RENEWAL ENTITY, LLC  
REDEVELOPER AND AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT FOR BLOCK 974, LOTS 5, 12 & 13**

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

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

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

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

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

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

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

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

**WHEREAS**, Blair SG I Urban Renewal Entity, LLC (hereinafter referred to as the “**Redeveloper**”) intends renovate one (1) existing industrial building as well as the construction

of one (1) new industrial building (the "Project") consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on June 21, 2016 by the Woodbridge Redevelopment Agency.

  
Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on June 21, 2016 heard a presentation in regards to an application submitted by Sitex for a proposed project in the White Rose 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 White Rose 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 White Rose Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: June 21, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted on June 21, 2016 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 666, LOTS 24 AND 30  
ON THE TAX MAPS OF THE TOWNSHIP AND  
AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the properties commonly known as Block 666, Lots 24 and 30 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

**WHEREAS**, on December 9, 2014, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘Hess- West Avenue and Milos Way, Port Reading Development Plan’ (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on December 9, 2014; and

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

**WHEREAS**, FP Port Reading, LLC (the “**Entity**”) seeks to undertake the construction of 56 residential, rental units on the Site (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on June 21, 2016 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 June 21, 2016 heard a presentation in regards to an application submitted by FP Port Reading, LLC, for a proposed project in the Hess West Avenue & Milos Way, Port Reading Redevelopment Plan; and

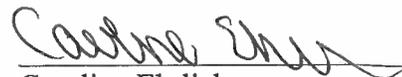
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Hess West Avenue & Milos Way, Port Reading Redevelopment Plan; and

**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 Hess West Avenue & Milos Way, Port Reading Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: June 21, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted on June 21, 2016 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 838, LOTS 1, ON THE  
TAX MAPS OF THE TOWNSHIP AND AUTHORIZING  
THE EXECUTION OF A REDEVELOPMENT  
AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 838, Lots 1 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

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

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

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

**WHEREAS**, Bharat Patel (the “**Entity**”) seeks to undertake the construction of plans Concept A - a proposed coffee shop and a proposed fast-food restaurant with drive thru or Concept B – a proposed coffee shop, a proposed fast-food restaurant with drive thru and a proposed one-story retail store attached hereto as Exhibit B on the Site (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

**WHEREAS**, the Agency has entered into an Agreement by and between the Agency and the Entity (the “**Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area pending the negotiation and completion of a redevelopment agreement with the Agency in satisfaction of the Act (the “**Redevelopment Agreement**”); and

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

**WHEREAS**, in the event the Township and/or Agency are unable to acquire Block 824, Lots 17 and 23 (“Acquisition Parcels”) by negotiated agreement, the Township and/or agency shall acquire such parcel by the exercise of the Township and/or Agency’s power of eminent domain.

**WHEREAS**, in the event that the Redeveloper is unable to acquire Block 824, Lots 17 and 23 (“Acquisition Parcels”) by November 1, 2016 either through negotiation or the use of the Township and/or Agency’s power of eminent domain, then the Redeveloper may terminate this Agreement.

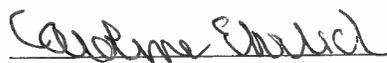
**WHEREAS**, the Agency agrees that it will not exercise any powers of eminent domain against the Property owned by the Redeveloper unless and until this Agreement is terminated in accordance with its terms or as otherwise permitted by the Settlement Agreement, in the event that the Settlement has not been terminated in accordance with its terms prior to the termination of the Agreement.

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **June 21, 2016** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich  
Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Redevelopment Agreement

**EXHIBIT B**

Plans for Concept A and Concept B

## **Resolution # 42**

**PULLED FROM ANY FURTHER ACTION**

**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 Downtown is located within the Main Street Rehabilitation and Transit Village Plan;

**WHEREAS** the Township of Woodbridge has a need for additional planning and professional consulting services associated with the Downtown Vision Plan;

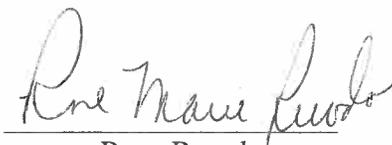
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such planning and professional consulting services from Phillips Preiss Grygiel, LLC (PPG). PPG will provide additional services for Transit Village in connection with the Downtown Vision Plan. These services will include, reviewing proposed conceptual development plans; meeting with developers and their consultants; advising the Redevelopment Agency/Township on prospective proposals and making recommendations as well as amendments intended to bolster the overall design of development and furthermore the goals of the Downtown Vision Plan.

**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 Phillips, Preiss, Grygiel, LLC, for planning and professional consulting services related to the Transit Village and Downtown Vision Plan at costs agreed upon in the Transit Village Consulting Services Proposal dated, May 16, 2016.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

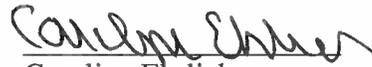
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: JUNE 21, 2016**

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 21, 2016.



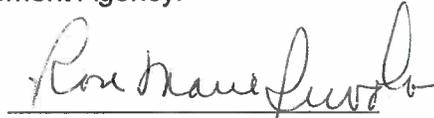
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**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, 2016 and terminating on June 30, 2017 for a cost not to exceed \$ 30,000.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

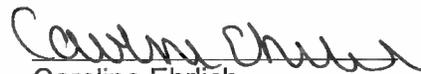
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: June 21, 2016**

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 21, 2016.



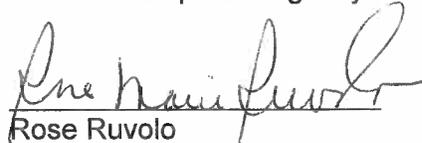
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE**, DeCotiis, Fitzpatrick & Cole, LLP be and hereby appointed Special Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2016 and terminating on June 30, 2017 for a cost not to exceed \$ 5,000.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

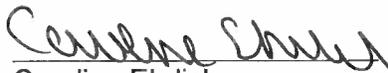
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: June 21, 2016**

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 21, 2016.



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 23, 2015, at its regularly scheduled meeting, adopted Resolution RDA 15-38 which authorized the Executive Director to renew the agreement with Greener by Design, LLC; and

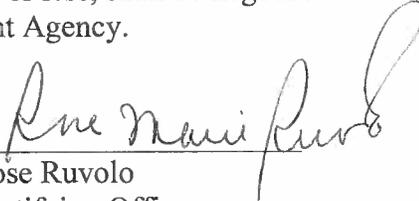
**WHEREAS**, it is necessary to encumber the funds necessary to cover the basic monthly stipend for the new year per the subject agreement

**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**

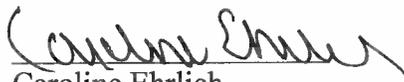
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: June 21, 2016**

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 21, 2016.



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 Lot 100 in Block 93, and a portion of Lots 2 and 3 in Block 62, (the "Property") as an area in need of redevelopment; and

**WHEREAS**, CPV Shore, LLC, (the "Redeveloper"), seeks to construct and develop a natural gas powered generation facility (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 June 7, 2016; 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: JUNE 21, 2016**

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 21, 2016.

  
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 a proposal pursuant to a fair and open process for said professional appraisal services from Fleming White Appraisals, Inc. Fleming White will provide appraisal services in order to estimate the “as is” fee simple market value of the subject properties. This process will involve working with Township officials and other third party participants to coordinate the property inspections and to rely on architectural reports to estimate market value based upon the standards established by N.J.S.A. 55:19-78. The scope of this assignment will involve a condensed, restrictive narrative appraisal report in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP).

**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., for professional appraisal services related to the Abandoned Property List at a cost not to exceed \$1,200 per property as stated in the proposal dated June 20, 2016, in the form substantially similar to that annexed hereto.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

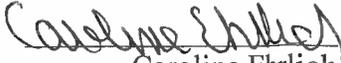
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: JUNE 21, 2016**

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 21, 2016.

  
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 15, 2016 through August 5, 2016, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
June 20, 2016	\$ 10,000.00
June 28, 2016	\$ 4,486.51
July 22, 2016	\$ 7,859.49
August 1, 2016	\$ 134.23
<hr/>	
Total	\$ 22,480.23

**ADOPTED: August 9, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on August 9, 2016.

  
 Caroline Ehrlich  
 Executive Director  
 Redevelopment Agency  
 Township of Woodbridge

## **Resolution # 50**

**PULLED FROM ANY FURTHER ACTION**

**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 \$5900.00 as stated in the proposal dated June 28, 2016, in the form substantially similar to that annexed hereto.

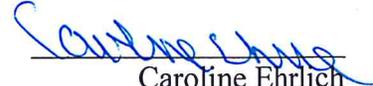
**CERTIFICATION AND AVAILABILITY OF FUNDS**

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

  
\_\_\_\_\_  
Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: AUGUST 9, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on August 9, 2016.

  
\_\_\_\_\_  
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 114 Lots 4, (the Property) as an area in need of redevelopment; and

**WHEREAS**, FXG II Urban Renewal Corporation, by developing financing and construction of 67,000 square feet of warehouse and distribution space as well as expansion of a 500,000 square foot existing warehouse facility; and

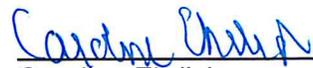
**WHEREAS**, FXG II Urban Renewal Corporation, executed a funding agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Twenty Five Thousand Dollars (\$25,000.00) to cover the Agency costs; 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 close the designated escrow account and return to FXG II Urban Renewal Corporation, the balance of the account in the amount of one thousand, nine hundred, fifty-six dollars and eighty-six cents (\$1,956.86).

**ADOPTED: August 9, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on August 9, 2016.

  
\_\_\_\_\_  
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 875 Port Reading Avenue, Port Reading (the Property) as an area in need of redevelopment; and

**WHEREAS**, Vincent Della Torre, designated as redeveloper, executed a funding agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Five Thousand Dollars (\$5,000.00) to cover the Agency costs; and

**WHEREAS**, Vincent Della Torre, has sold the property and transferred ownership to VR5, LLC who established its own escrow account;

**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 return to Vincent Della Torre, the balance of the account in the amount of five thousand dollars and fifty-seven cents (\$5,000.57).

**ADOPTED: August 9, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on August 9, 2016.

  
\_\_\_\_\_  
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 accounting services related to the Redevelopment Projects;

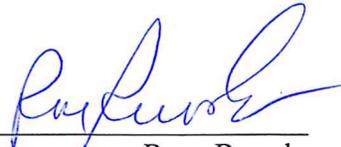
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such accounting support services from Lerch, Vinci, & Higgins, LLP. (LVH). LVH will provide accounting support services related to redevelopment projects including; designation of redevelopers and reviewing financial information; review of pro forma redevelopment project revenue and expense projections for existing and proposed projects; review of proposed payment in lieu of taxes; tax impact studies; and other redevelopment matters.

**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 Lerch, Vinci & Higgins, LLP, for accounting support services related to the Redevelopment Agency for FY 2017 at costs agreed upon in the proposal dated, August 4, 2016, in the form substantially similar to that annexed hereto; and will provide proposal to the Redeveloper and Executive Director for prior approval.

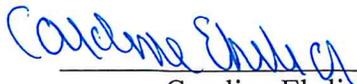
**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency, funds will be committed for the above items under the escrow accounts established for each redevelopment project.

  
\_\_\_\_\_  
Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: AUGUST 9, 2016**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on August 9, 2016.

  
\_\_\_\_\_  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

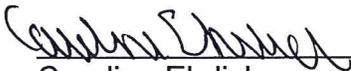
**WHEREAS**, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for August 5, 2016 through September 15, 2016, 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 17, 2016	\$ 18,369.96
August 30, 2016	\$ 8,127.51
<hr/>	
Total	\$ 26,497.47

**ADOPTED: September 20, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on September 20, 2016.

  
\_\_\_\_\_  
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 Ten Thousand Dollars (\$10,000.00) 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 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;
  - b. 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 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

3. 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
4. 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.

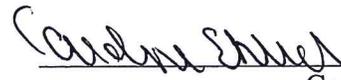
**NOW THEREFORE, BE IS RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:**

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 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;
  - b. 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 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
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 be made 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.
6. This Resolution shall take effect immediately.

**ADOPTED: SEPTEMBER 20, 2016**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on September 20, 2016 by the Woodbridge Redevelopment Agency.

  
\_\_\_\_\_  
Caroline Ehrlich  
Executive Director  
Woodbridge Redevelopment Agency

**RESOLUTION**

**WOODBRIIDGE REDEVELOPMENT AGENCY**

**WHEREAS**, N.J.S.A. 40A:5A-15 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, 2016 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 there of 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

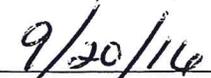
**WHEREAS**, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17,

**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, 2016, 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 **SEPTEMBER 20, 2016**.

  
\_\_\_\_\_  
Heather LaMotta, Board Secretary

  
\_\_\_\_\_  
Date

**WOODBIDGE REDEVELOPMENT AGENCY  
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, 2016, and specifically the sections of the audit report entitled "General Comments" and "Recommendations."

(PRINT NAME)

(SIGNATURE)

<u>HENRY HALDACHER</u>	<u>Henry Haldacher</u>
<u>ROBERT GILLESPIE</u>	<u>Rob Gillespie</u>
<u>Ray J. Sillar</u>	<u>Ray J. Sillar</u>
<u>Richard Dalina</u>	<u>Richard Dalina</u>
<u>John Ha</u>	<u>John Ha</u>
_____	_____
_____	_____

Sworn to and subscribed before me this 20th day of September, 2016

\_\_\_\_\_  
Notary Public of New Jersey

William W. Nottgrue  
Attorney-at-Law  
State of New Jersey.

**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 a proposal pursuant to a fair and open process for said professional appraisal services from New Jersey Realty Advisory Group, LLC. NJRAG will provide appraisal services in order to estimate the “as is” fee simple market value of the subject properties. This process will involve working with Township officials and other third party participants to coordinate the property inspections and to rely on architectural reports to estimate market value based upon the standards established by N.J.S.A. 55:19-78. The scope of this assignment will involve a condensed, restrictive narrative appraisal report in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP).

**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 professional appraisal services related to the Abandoned Property List at a cost not to exceed \$650.00 per single family property or \$850.00 per multi-family property as stated in the proposal dated September 1, 2016, in the form substantially similar to that annexed hereto.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

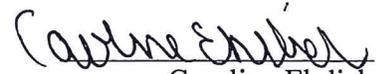
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: September 20, 2016**

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 20, 2016.



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 continued 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 additional 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 continued professional architectural services related to the Abandoned Property List at a cost not to exceed \$9000.00 as stated in the proposal dated September 6, 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 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

  
\_\_\_\_\_  
Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: SEPTEMBER 20, 2016**

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 20, 2016.

  
\_\_\_\_\_  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

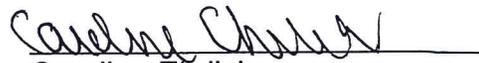
**WHEREAS**, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for September 15, 2016 through October 31, 2016, 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>
September 22, 2016	\$ 11,357.13
September 30, 2016	\$ 4,881.11
October 21, 2016	\$ 12,181.50
October 31, 2016	\$ 9,046.24
<hr/>	
Total	\$ 37,465.99

**ADOPTED: November 1, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on November 1, 2016.

  
 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 Environmental Screening Services in connection with the abandoned property list;

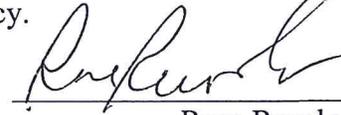
**WHEREAS**, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from Excel Environmental Resources, Inc. Excel will review online NJDEP databases and documentation provided by the Township to evaluate any potential historic or present environmental quality issues associated with the various residential properties included in the Abandoned Properties program. This task also includes labor and travel costs to complete onsite inspections of the various sites, conduct various tests to confirm underground storage tanks and associated piping or other subsurface anomalies, conduct asbestos containing material, lead-based paint, mold and radon surveys for each property as requested. The proposal also includes preparation of a brief Findings Letter for each residential property (7 properties) summarizing results and recommendations including coordination of screening events, correspondence with the Township representatives, billing and overall project management.

**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 Excel Environmental Resources, Inc., for professional environmental screening services related to the Abandoned Property List at a cost not to exceed \$34,810.50 as stated in the proposal dated October 31, 2016, in the form substantially similar to that annexed hereto.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

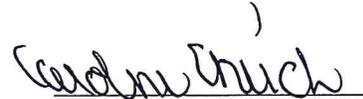
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: NOVEMBER 1, 2016**

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 1, 2016.



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 continued 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 additional 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 for an additional six (6) properties.

**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 continued professional architectural services related to the Abandoned Property List at a cost not to exceed \$10,800.00 as stated in the proposal dated October 14, 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 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: NOVEMBER 1, 2016**

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 1, 2016.

  
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**, Woodbridge Township has designated Area 14 as an area in need of redevelopment;

**WHEREAS**, the Area 14 Redevelopment Plan needs amending in order to comply with the statutory requirements of the Local Redevelopment and Housing Laws, and;

**WHEREAS**, the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional planning services in connection with amendments to the Area 14 Redevelopment Plan;

**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional planning services from Heyer, Gruel & Associates (HG&A). HG&A will observe and verify the plan's local objectives, proposed land uses and building requirements as well as the adequate provision for temporary relocation of residents in the area. In addition, HG&A will help guide the process identifying properties to be acquired within the area and comparing any significant relationship between the Redevelopment Plan and the Master Plans, take an inventory of all housing units, affordable to low and moderate income households that are to be removed as a result of the plan as well as develop a plan for the comparable replacement housing for each affordable housing unit to be removed and report findings to the Woodbridge Redevelopment Agency and Woodbridge Township.

**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 Heyer, Gruel & Associates for professional planning services related to the Amendment of the Area 14 Redevelopment Plan at a cost not to exceed \$13,500.00 as stated in the proposal dated November 1, 2016, in the form substantially similar to that annexed hereto.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

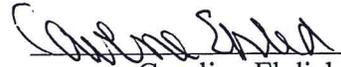
I certify that subject to the Redevelopment Agency appropriating same in the FY 2017 Budget, funds will be committed and encumbered for the above items under Account # 7-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: NOVEMBER 1, 2016**

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 1, 2016.



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 1, 2016 through December 12, 2016, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
November 21, 2016	\$ 12,578.34
<hr/>	
Total	\$ 12, 578.34

**ADOPTED: December 13, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on December 13, 2016.

  
\_\_\_\_\_  
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, through the Woodbridge Redevelopment Agency (hereinafter “WRA”) desires for the property to be redeveloped to include both a developmentally disabled housing development and recreational facilities consisting of soccer fields and parking facilities to be utilized by both the residential rental housing and the recreation facilities (the “Project”); and

**WHEREAS**, the Woodbridge Redevelopment Agency on June 21, 2016, at its regularly scheduled meeting, adopted Resolution RDA 16-35 which named a redeveloper and authorized the Executive Director to execute the Redeveloper’s Agreement; and

**WHEREAS**, Pennrose Properties, LLC, a Pennsylvania limited liability company (hereinafter “Pennrose”) has been designated by the WRA as the redeveloper for the portion of the Property that will include the developmentally disabled housing development and the recreational facilities; and

**WHEREAS**, leasehold title to the Property is going to be transferred to Pennrose as the designated redeveloper of the Property; and

**WHEREAS**, the Township of Woodbridge is desirous of assisting the WRA and Pennrose with a portion of the costs of the preliminary planning and design expenses for the Project.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to execute the agreement to enter into a funding agreement among the Woodbridge Redevelopment Agency, the Township of Woodbridge and Pennrose Properties, LLC, in the form substantially similar to that annexed hereto.

**ADOPTED: December 13, 2016**

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 13, 2016.



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 404.01, LOTS 20, ON  
THE TAX MAPS OF THE TOWNSHIP AND  
AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the properties commonly known as Block 404.01, Lots 20 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

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

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

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

**WHEREAS**, Briad Development LLC, (the “**Entity**”) seeks to undertake the construction of plans to build a Wendy’s restaurant the Site (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

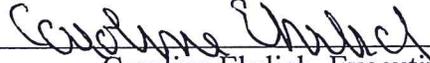
**WHEREAS**, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **December 13, 2016** by the Woodbridge Redevelopment Agency.

  
\_\_\_\_\_  
Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on December 13, 2016 heard a presentation in regards to an application submitted by Briad Development LLC, for a proposed project in the R1R Redevelopment Area; and

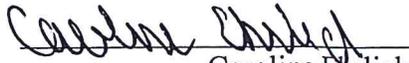
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the White Rose Redevelopment Plan; and

**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 White Rose Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: December 13, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted on December 13, 2016 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 907, LOT 10.01 ON  
THE TAX MAPS OF THE TOWNSHIP AND  
AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the properties commonly known as Block 907, Lots 10.01 and 10.02 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

**WHEREAS**, on August 5, 2008, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘Rahway-Randolph Avenues Redevelopment Plan’ (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on October 18, 2016; and

**WHEREAS**, pursuant to *N.J.S.A.* 40A:12A-4, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (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**, 1400 Rahway Urban Renewal, LLC (the “**Entity**”) seeks to undertake the construction of the construction of one (1) approximately two hundred fifty thousand (250,000) square foot warehouse on Block 907, Lot 10.01 (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

**WHEREAS**, the Agency has entered into an Agreement by and between the Agency and the Entity (the “**Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area pending the negotiation and completion of a redevelopment agreement with the Agency in satisfaction of the Act (the “**Redevelopment Agreement**”); and

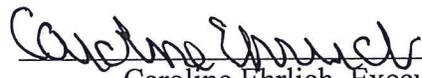
**WHEREAS**, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **December 13 , 2016** 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 December 13, 2016 heard a presentation in regards to an application submitted by 1400 Rahway Urban Renewal, LLC, for a proposed project in the Rahway-Randolph Avenues Redevelopment Area; and

**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the White Rose 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 White Rose Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: December 13, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted on December 13, 2016 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 907, LOT 10.02 ON  
THE TAX MAPS OF THE TOWNSHIP AND  
AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the properties commonly known as Block 907, Lots 10.01 and 10.02 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

**WHEREAS**, on August 5, 2008, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘Rahway-Randolph Avenues Redevelopment Plan’ (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on October 18, 2016; and

**WHEREAS**, pursuant to *N.J.S.A.* 40A:12A-4, the Township Council has designated the Woodbridge Redevelopment Agency (the “**Agency**”) to act as the “Redevelopment Entity” (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**, 1500 Rahway, LLC (the “**Entity**”) seeks to undertake the renovation of an existing three hundred twelve thousand (312,000) square foot warehouse on Block 907, Lot 10.02 (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **December 13, 2016** 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 December 13, 2016 heard a presentation in regards to an application submitted by 1500 Rahway, LLC, for a proposed project in the Rahway-Randolph Avenues Redevelopment Area; and

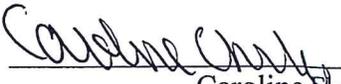
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the White Rose Redevelopment Plan; and

**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 White Rose Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: December 13, 2016**

I hereby certify the foregoing to be a true copy of a Resolution adopted on December 13, 2016 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 the following dates are hereby designated as the official schedule of the Woodbridge Township Redevelopment Agency for the year 2017, for the purposes of regularly scheduled public meetings.

January 17, 2017

February 7, 2017 (Reorganization)

March 7, 2017

April 4, 2017

May 9, 2017

June 13, 2017

July 11, 2017

August 8, 2017

September 5, 2017

October 10, 2017

November 28, 2017

December 19, 2017

**ADOPTED: December 13, 2016**

I hereby certify that the above is a true copy of a Resolution adopted by the Redevelopment Agency on December 13, 2016.



\_\_\_\_\_  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge