

RDA 15-01

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 that the Bills List for December 3, 2014 to January 1, 2015 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: January 6, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on January 6, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

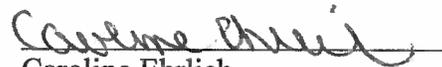
RDA 15-02

RESOLUTION

BE IT RESOLVED THAT THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE hereby adopts a Corrective Action Plan for the Fiscal Year 2014 Annual Audit.

ADOPTED: January 6, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on January 6, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**WOODBRIIDGE REDEVELOPMENT AGENCY
SFY 2014 ANNUAL AUDIT
CORRECTIVE ACTION PLAN**

- Finding 1:** The financial transactions relating to redeveloper escrow deposits were not reflected in the Agency's general ledger. The Agency did, however maintain sufficient detailed subsidiary records to record redeveloper escrow deposit financial transactions.
- Recommendation:** The Agency reflect all redevelopers' escrow deposit financial transactions in the Agency's ledger.
- Corrective Action:** Redeveloper escrow deposit financial transactions will be reflected in the Agency's general ledger.
- Implementation Date:** February 1, 2015

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, March 5, 2013, heard a presentation in regards to an application submitted by Station Village at Avenel Urban Renewal LLC., for a proposed project in the Avenel Arts Village Redevelopment Zone.

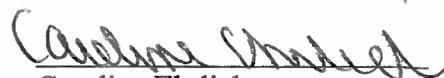
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Avenel Arts Village Redevelopment Plan; and

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 Avenel Arts Village Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: January 20, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted on January 20, 2015 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-04

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, 2015 and terminating on December 31, 2015

ADOPTED February 3, 2015

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 3, 2015



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

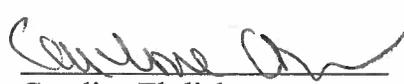
RDA 15-05

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, 2015 and terminating on December 31, 2015

ADOPTED: February 3, 2015

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 3, 2015



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-06

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, 2015.

ADOPTED: FEBRUARY 3, 2015

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 3, 2015



Caroline Ehrlich,
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-07

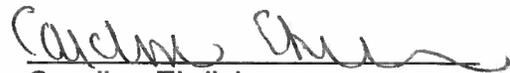
RESOLUTION

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 that the Bills List for January 1, 2015 to February 1, 2015 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: February 3, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on February 3, 2015



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 ENTERING OF A SITE ACCESS
AGREEMENT WITH ARF REALTY, INC. FOR THE INSPECTION AND
STUDY OF 35 CUTTERS DOCK ROAD**

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

WHEREAS, pursuant to Section 4 of the Redevelopment Law, the Township of Woodbridge ("**Township**") created the Woodbridge Redevelopment Agency ("**Agency**") as its 'redevelopment entity,' as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement redevelopment within the Township; and

WHEREAS, ARF Realty, Inc. ("**Owner**") is the owner of a parcel of land located at 35 Cutters Dock Road, which is designated on the tax maps of the Township as Block 523, Lot 1 ("**Property**"); and

WHEREAS, the Property is located within the Pennval Road Redevelopment Area, an area designated by the Township as an area in need of redevelopment pursuant to the Redevelopment Law and for which a redevelopment plan has been adopted; and

WHEREAS, the Agency is empowered under *N.J.S.A. 40A:12A-8* to acquire property necessary for a redevelopment project; and

WHEREAS, the Agency seeks to obtain a license ("**License**") from the Owner to allow site access to the Property to permit the Agency, its agents and contractors to undertake and conduct studies and testing required for the construction of a redevelopment project thereon; and

WHEREAS, the Agency desires to enter a certain site access agreement ("**Agreement**," in the form attached hereto as *Exhibit A*) with Owner to establish the terms and conditions of the License.

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

1. The Executive Director is hereby authorized to execute the Agreement 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, and to take all other necessary and appropriate action to effectuate the Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on February 3, 2015 by the Woodbridge Redevelopment Agency.

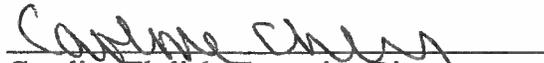

Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A
Site Access Agreement

EXHIBIT A

Site Access Agreement

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW
JERSEY AUTHORIZING THE ENTERING OF A SITE ACCESS
AGREEMENT WITH SEASIDE PROPERTIES, INC. FOR THE
INSPECTION AND STUDY OF 34 CUTTERS DOCK ROAD**

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

WHEREAS, pursuant to Section 4 of the Redevelopment Law, the Township of Woodbridge ("**Township**") created the Woodbridge Redevelopment Agency ("**Agency**") as its 'redevelopment entity,' as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement redevelopment within the Township; and

WHEREAS, Seaside Properties, Inc. ("**Owner**") is the owner of a parcel of land located at 34 Cutters Dock Road, which is designated on the tax maps of the Township as Block 531, Lot 2 ("**Property**"); and

WHEREAS, the Property is located within the Pennval Road Redevelopment Area, an area designated by the Township as an area in need of redevelopment pursuant to the Redevelopment Law and for which a redevelopment plan has been adopted; and

WHEREAS, the Agency is empowered under *N.J.S.A. 40A:12A-8* to acquire property necessary for a redevelopment project; and

WHEREAS, the Agency seeks to obtain a license ("**License**") from the Owner to allow site access to the Property to permit the Agency, its agents and contractors to undertake and conduct studies and testing required for the construction of a redevelopment project thereon; and

WHEREAS, the Agency desires to enter a certain site access agreement ("**Agreement**," in the form attached hereto as *Exhibit A*) with Owner to establish the terms and conditions of the License.

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

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

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on February 3, 2015 by the Woodbridge Redevelopment Agency.


Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Site Access Agreement

EXHIBIT A

Site Access Agreement

RESOLUTION

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

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

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

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

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

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 Maser Consulting, P.A. for professional services related to the Regional Truck Circulation Study for Professional Truck Services, Woodbridge, New Jersey for a cost of \$ 4,500.00 for Data Collection and Assessment; \$6,000.00 for Origin Destination Study; \$4,000.00 for Report Preparation and Coordination; Hourly billing for Meetings and Plan Revisions and Additional Services as proposed in MC Proposal No. 14002377P.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014- 2015 Budget, funds will be committed and encumbered for the above items under

Account # 4-22-850-8000-0000-4895. 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: February 3, 2015

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 February 3, 2015.



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 2015.

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

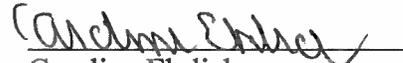
1500 Irving Street
Rahway, NJ 07065

INVESTORS BANK

575 Main Street
Woodbridge, NJ 07095

ADOPTED: MARCH 10, 2015

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 March 10, 2015


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

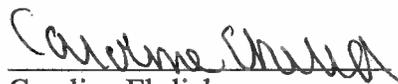
Local government investment pools, such as New Jersey CLASS, and the New Jersey Arbitrage Rebate Management Program

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: MARCH 10, 2015

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 March 10, 2015



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

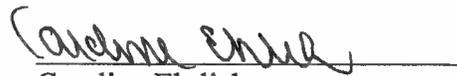
RESOLUTION

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 2015, 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: MARCH 10, 2015

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 March 10, 2015



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15 - 14

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY DESIGNATING 3 RONSON, LLC. AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR BLOCK 367, LOT 1.04

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 on September 22, 1999, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties along the Route 1 corridor (including Block 396.02, Lot 1) of the Township (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, the Township Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Marta E. Lefsky, A.I.C.P., P.P., dated September 1999 (the "Original 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 Original Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board's recommendation, the Township Council adopted the Original Redevelopment Plan by ordinance on November 3, 1999 (the "Ordinance"); 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 17 Redevelopment Plan" (the "Redevelopment Plan"), superseding the Original Redevelopment Plan; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Township Council has designated the Woodbridge Redevelopment Agency (the "Agency") to act as the

“Redevelopment Entity” (as such term is defined 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, 3 Ronson, LLC., (hereinafter referred to as the “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 construct residential housing (the “Project”) consistent with the 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:

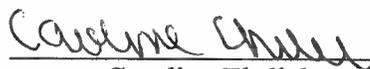
1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel,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

ADOPTED: MARCH 10, 2015

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 10, 2015 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

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

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on March 10, 2015 heard a presentation in regards to a application submitted by 3 Ronson, LLC for a proposed project in the Rte 1, Area 17 Redevelopment Zone; and

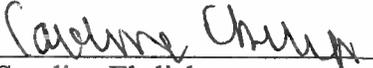
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Rte 1, Area 17 Redevelopment Plan; and

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 1, Area 17 Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: March 10, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted on March 10, 2015 by the Woodbridge Redevelopment Agency.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

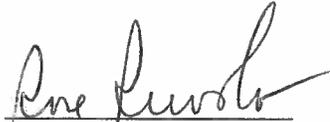
RDA 15-16

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, 2015 at a cost not to exceed \$9,200.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

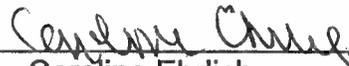
I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 5-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Rivolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: MARCH 10, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on March 10, 2015.



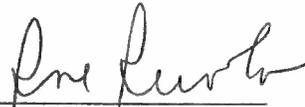
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

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, 2016 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 # 5-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: MARCH 10, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on MARCH 10, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-18

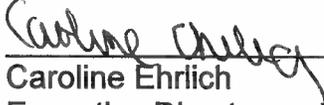
RESOLUTION

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 that the Bills List for February 1, 2015 to March 1, 2015 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: March 10, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on March 10, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

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

WHEREAS, the Township has designated the Port Reading Avenue, Area 3 Zone, as an area in need of redevelopment, has adopted a redevelopment plan on September 16, 2008 and has designated the Agency as the redevelopment entity responsible for the redevelopment of the subject property; and

WHEREAS, the VWM, LLC, seeks to purchase the Property located at 875 Port Reading Avenue, Port Reading, New Jersey commonly known as Block 1079.16, Lots 3 and 5 on the tax maps of the Township of Woodbridge.

WHEREAS, the Woodbridge Redevelopment Agency received a request to amend the redevelopment plan to allow for a residential component as part of a mixed use;

WHEREAS, the VWM, LLC, made a conceptual presentation to the Technical Review Committee in reference to the above request, stating this property was previously occupied by a bar known as "Bens Den" and construction permits indicate the building on site was demolished in October 2002. No improvements have been made since to the property and conditions have continued to deteriorate.

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

1. The Redevelopment Agency hereby recommends to the Woodbridge Municipal Council an amendment to the Redevelopment Plan for the area known as Port Reading Avenue, Area 3 Zone.

ADOPTED: MARCH 10, 2015

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **March 10, 2015** the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF AN AMENDMENT AND ASSIGNMENT OF A REDEVELOPMENT AGREEMENT WITH HPFVII METROPARK, LLC, DATED NOVEMBER 24, 2014 AND DESIGNATING HPFVII METROPARK II, LLC AS THE NEW REDEVELOPER OF THE METROPARK WOOD AVENUE SOUTH REDEVELOPMENT AREA

WHEREAS, the Agency and HPFVII Metropark, LLC ("Original Redeveloper") entered into that certain Redevelopment Agreement, dated November 24, 2014 (the "Redevelopment Agreement"), pursuant to which, among other things, the Assignor agreed to undertake the construction, within the Metropark Wood Avenue South Redevelopment Area (the "Redevelopment Area"), of a project consisting of a mixed use development including office, hotel, retail/restaurant and residential uses (the "Project"); and

WHEREAS, pursuant to the Redevelopment Agreement, Original Redeveloper recorded that certain Declaration of Covenants and Restrictions, dated December 16, 2014 in the office of the Middlesex County Clerk on December 23, 2014 in Deed Book 6647, Page 196 (the "Declaration"); and

WHEREAS, there is a recently constructed office building located within the Redevelopment Area (the "Existing Office Building"); and

WHEREAS, in order to effecutate the re-financing of the Existing Office Building and the redevelopment of the balance of the Redevelopment Area, Existing Redeveloper is required to segregate the ownership of the Existing Office Building from the balance of the Redevelopment Area; and

WHEREAS, in connection with the refinancing of the Existing Office Building, Existing Redeveloper will retain ownership of the Existing Office Building, and HPFVII Metropark II, LLC, an affiliate of Existing Redeveloper (referred to herein as "New Redeveloper"), will, subject to the terms of the Redevelopment Agreement, own and develop the balance of the Redevelopment Area; and

WHEREAS, in furtherance of the foregoing, Existing Redeveloper will assign the Redevelopment Agreement to New Redeveloper, which assignment between affiliates is permitted pursuant to Section 9.02(e) of the Redevelopment Agreement; and

WHEREAS, given that (i) ownership of the Existing Office Building will be separate and distinct from the balance of the Redevelopment Area, and (ii) the Existing Office Building has been completed, the Redevelopment Agreement can now be terminated with respect to the Existing Office Building; and

WHEREAS, to implement the foregoing, the Agency has determined to enter into an agreement with the Existing Redeveloper and New Redeveloper to amend the Redevelopment

Agreement and to assign the Redevelopment Agreement from Existing Redeveloper to New Redeveloper; and

WHEREAS, the Agency has further determined to enter into an agreement with New Redeveloper whereby New Redeveloper will amend and restate the Declaration.

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

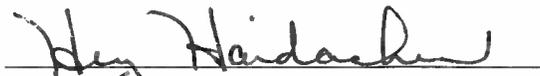
1. The Executive Director and the Chairman of the Agency are each authorized to execute the Assignment and Amendment of Redevelopment Agreement (the "Assignment and Amendment") substantially in the form as attached hereto as **Exhibit A**, subject to such additions, deletions, modifications or amendments deemed necessary by the Chairman or Executive Director in his or her respective discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement as amended by the Assignment and Amendment.

2. The Executive Director and the Chairman of the Agency are each hereby authorized to execute the Amended and Restated Declaration substantially in the form as attached hereto as **Exhibit B**, subject to such additions, deletions, modifications or amendments deemed necessary by the Chairman or the Executive Director in his or her respective discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto.

3. Upon execution of the Assignment and Amendment, and so long as the Redevelopment Agreement, as amended thereby, remains in full force and effect, HPFVII Metropark II, LLC is hereby designated as Redeveloper for the Project.

4. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 10, 2015 by the Woodbridge Redevelopment Agency.



Henry Haidacher
Chairman
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

ASSIGNMENT AND AMENDMENT OF REDEVELOPMENT AGREEMENT

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 property at 35 Cutters Dock Road, Woodbridge, New Jersey is located within the Pennval Road redevelopment area;

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

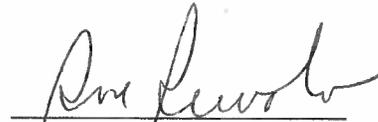
WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional and consulting services from Excel Environmental Resources, Inc. As part of these services, Excel will review documentation provided to the Woodbridge Township Redevelopment Agency by current property owners for the investigation and remediation of the above property. In addition Excel will attend meetings and conduct site inspections on an as-needed basis and provide written comments regarding proposed investigation/remediation activities, analytical results and investigation findings when requested.

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 services related to the investigation and remediation of 35 Cutters Dock Road, Woodbridge, New Jersey for a cost not to exceed \$ 6,910.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2015 Budget, funds will be committed and encumbered for the above items under Account # 5-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.


Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: MARCH 10, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on March 10, 2015.


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 Arts District is located within the Main Street Rehabilitation and Transit Village Plan Area redevelopment area.

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

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional and consulting services from The Environmental Analysis and Communication Group at the Bloustein School of Planning and Public Policy at Rutgers for Woodbridge Arts District Implementation Plan and Arts Inventory. In addition, the EAC will customize services provided and product developed, provide expertise to the development of the creative plan for the arts, review enhancement recommendations, and build from existing plans while abiding by requirements for Sustainable Jersey points and certifications regarding proposed implementation 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 The Environmental Analysis and Communication Group at the Bloustein School of Planning and Public Policy at Rutgers for professional services related to Arts Inventory and Woodbridge Creative Plan for a cost not to exceed \$ 15,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

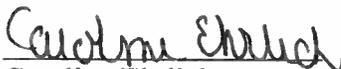
I certify that subject to the Redevelopment Agency appropriating same in the FY 2015-2016 Budget, funds will be committed and encumbered for the above items under Account # 4-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: MARCH 10, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on March 10, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-23

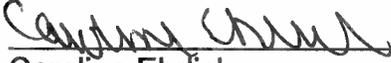
RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for March 1, 2015 to April 1, 2015 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: April 1, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on April 1, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-24 – PULLED FROM ANY FURTHER ACTION

RESOLUTION

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

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on April 7, 2015 heard a presentation in regards to a application submitted by Sansone Mall Realty, LLC for a proposed project in the Route 1 Redevelopment Corridor; and

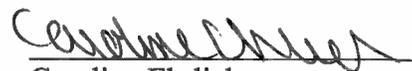
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Route 1 Redevelopment Corridor; and

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

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

ADOPTED: APRIL 7, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted on April 7, 2015 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH SANSONE MALL REALTY, LLC

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 several properties in the Route 1 Corridor Redevelopment Area, including Block 905, Lots 10.02 and 10.03 (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12-6 recommended its findings to the Township Council; and

WHEREAS, the Township Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area") and had prepared, in accordance with the Act, a redevelopment plan submitted by Marta Lefsky, A.I.C.P., P.P. entitled the "Route One Corridor Redevelopment Plan" (the "Plan") for the Redevelopment Area; and

WHEREAS, on September 22, 1999 in accordance with the Act, the Planning Board of the Township reviewed the Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board's recommendation, the Township Council adopted the Plan by Ordinance on November 3, 1999; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, the Township has appointed the Woodbridge Redevelopment Agency (the "Agency") as the "Redevelopment Entity" (as such term is

defined at N.J.S.A. 40A:12A-3) for the Redevelopment Area to exercise the powers contained in the Act to facilitate the development of the Project; and

WHEREAS, Sansone Mall Realty, LLC ("Redeveloper") is the owner of the Land; and

WHEREAS, Redeveloper and the Agency entered a redevelopment agreement dated July 13, 2012 pursuant to the Act ("Agreement"), which contract establishes the terms and conditions by which Redeveloper shall develop its planned automobile dealership sales and service building and supporting parking lot (the "Project") on the Land; and

WHEREAS, Redeveloper is in the process of applying to the Planning Board to increase the size and scope of some aspects of the Project, as described in a letter from Redeveloper's counsel dated April 3, 2015 ("Letter," as attached hereto as Exhibit A); and

WHEREAS, in order to further the development of the Project, the Agency seeks to authorize the execution of an amendment to the Agreement ("First Amendment," to be prepared by counsel to the Agency) to reflect and accommodate the expanded scope of the Project, as described in the Letter.

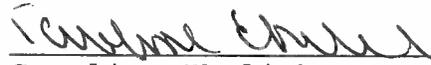
NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Executive Director is hereby authorized to execute a First Amendment to the Agreement to accommodate the expanded scope of the Project, as described in the Letter. The terms of the First Amendment shall not alter the substantive rights and obligations of the parties under the Agreement, but shall be limited to addressing the six (6) items described in the Letter.

2. Upon execution of the First Amendment, and so long as the Agreement (as amended) remains in full force and effect, the Redeveloper shall remain the designated redeveloper (as defined in the Act) 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 **April 7, 2015** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

Letter from Robert F. Dato, Esq.
dated April 3, 2015

RDA 15-27

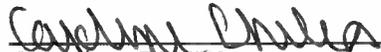
RESOLUTION

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, 2015 to May 1, 2015 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: May 5, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on May 5, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

2016 AUTHORITY BUDGET RESOLUTION

Woodbridge Redevelopment Agency

(Name)

FISCAL YEAR: FROM: July 1, 2015 TO: June 30, 2016

WHEREAS, the Annual Budget and Capital Budget for the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2015 and ending, June 30, 2016 has been presented before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of May 5, 2015; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 205,100 , Total Appropriations, including any Accumulated Deficit if any, of \$ 262,900 and Total Unrestricted Net Position utilized of \$ 57,800 ; 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 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, 2015 and ending, June 30, 2016 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 10, 2015.


(Secretary's Signature)

May 5, 2015
(Date)

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

WOODBIDGE REDEVELOPMENT AGENCY

RESOLUTION NO. RDA 15- 29

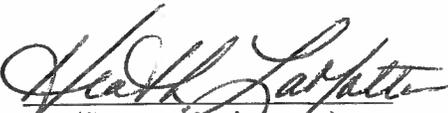
RE: 2016 Delayed Budget Introduction

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, 2016, the Agency was required to delay the introduction of the budget until the Agency's regularly scheduled meeting on May 5, 2015; and

WHEREAS, the Agency will subsequently approve and adopt the budget for the fiscal year ended June 30, 2016 on or before June 30, 2015.

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.


(Secretary's signature)

May 5, 2015
(date)

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

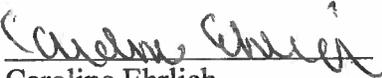
RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that the budget being introduced on May 6 2014 includes the following personnel and salaries:

Executive Director	\$105,300
Secretary	\$4,000
Bookkeeper	\$10,400
Administrative Assistant	\$37,500

ADOPTED: MAY 5, 2015

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 5, 2015.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

RESOLUTION OF THE WOODBRIDGE TOWNSHIP REDEVELOPMENT AGENCY AUTHORIZING ACQUISITION OF BLOCK 4.08, LOT 9 FROM HOPELAWN MEMORIAL POST #1352, VETERANS OF FOREIGN WARS

WHEREAS, the Woodbridge Township Redevelopment Agency (the "Agency") is interested in acquiring the property identified as Block 4.08, Lot 9, located at 113 James Street, Hopelawn, New Jersey (the "Property"), from Hopelawn Memorial Post #1352, Veterans of Foreign Wars (the "VFW") with the intention of utilizing such property for the construction of approximately fifty-seven (57) units of affordable senior housing; and

WHEREAS, the Agency, through the Woodbridge Affordable Housing Corp., and the VFW have negotiated an Agreement of Sale, pursuant to which the Agency will acquire, and the VFW will sell, the Property for a total purchase price in an amount not to exceed \$250,000; and

WHEREAS, the Board of the Agency desires to approve the Agreement of Sale, and to authorize its Executive Director to execute same.

NOW, THEREFORE, be it, and it is hereby **RESOLVED** as follows:

1. The above recitals are incorporated herein as if set forth at length.
2. The acquisition of the Property is in accordance with the terms hereof is hereby approved.
3. The Executive Director is authorized to sign an Agreement of Sale with the VFW in accordance with the terms hereof, and in a form approved by General Counsel.
4. This resolution shall take effect immediately.

ADOPTED:

I hereby certify the above is a true and exact copy of the Resolution adopted by the Township of Woodbridge Redevelopment Agency at their regular meeting held on May 5, 2015.



Caroline Ehrlich
Executive Director

2016 ADOPTED BUDGET RESOLUTION

Woodbridge Redevelopment Agency

(Name)

AUTHORITY

FISCAL YEAR: FROM: July 1, 2015 TO: June 30, 2016

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2015 and ending, June 30, 2016 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 23, 2015; and

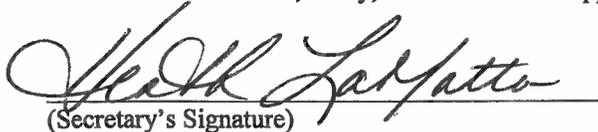
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 205,100 , Total Appropriations, including any Accumulated Deficit, if any, of \$ 262,900 and Total Unrestricted Net Position utilized of \$ 57,800 ; 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 23, 2015 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2015 and, ending, June 30, 2016 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 23, 2015
 (Date)

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

RESOLUTION

WOODBIDGE 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, 2014 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, 2014, 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 **June 23, 2015**.


Secretary

6/23/15
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.

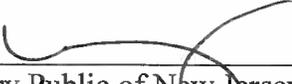
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year ended June 30, 2014, and specifically the sections of the audit report entitled "General Comments" and "Recommendations."

(PRINT NAME)

(SIGNATURE)

<u>Hank Hardacher</u>	<u></u>
<u>Richard Dalina</u>	<u></u>
<u>John Ur</u>	<u></u>
<u>Hope Ann Kondrk</u>	<u></u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Sworn to and subscribed before me this 23rd day of June, 2015


Notary Public of New Jersey
William W. Rothman
Attorney-at-Law
State of New Jersey

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, 2016, as described in their Proposal dated February 19, 2015; and

WHEREAS, the Woodbridge Redevelopment Agency on March 10, 2015, at its regularly scheduled meeting, adopted Resolution RDA 15-17, 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

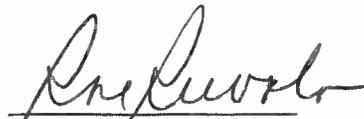
WHEREAS, the proposed changes are necessary to address the New Jersey Division of Local Government Services user friendly budget requirements and are in the best interest of the Agency

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 \$3500.00, 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 2015 Budget, funds will be committed and encumbered for the above items under Account # 5-22-850-8000-0000-4895. 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 23, 2015

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 23, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-35

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, 2015 to June 15, 2015, is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: June 23, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 23, 2015.



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, 2015 and terminating on June 30, 2016 for a cost not to exceed \$ 30,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

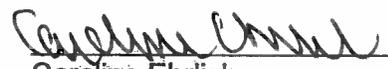
I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 23, 2015

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 23, 2015.



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, 2015 and terminating on June 30, 2016 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 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4825. 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 23, 2015

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 23, 2015.



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 October 21, 2014, at its regularly scheduled meeting, adopted Resolution RDA 14-51 which authorized the Executive Director to renew the agreement with Greener by Design, LLC; and

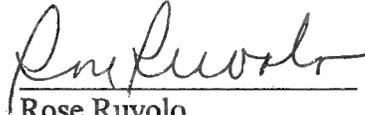
WHEREAS, it is necessary to encumber the funds necessary to cover the basic monthly stipend for the new year per the subject agreement

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 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: June 23, 2015

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 23, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-39

RESOLUTION

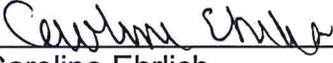
WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for June 16, 2015 to July 31, 2015, is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency in the following amounts;

June 16, 2015	\$ 69,827.66
July 15, 2015	\$ 30,724.50
July 28, 2015	\$ 77,712.91
<u>Total</u>	<u>\$ 178,265.07</u>

ADOPTED: August 4, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on August 4, 2015.



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 has a need for preferred real estate brokerage services for various transactions in the downtown and surrounding areas,

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional and consulting services from Transwestern. As part of these services, Transwestern will assist in the real estate brokerage traffic along Main Street and the downtown area, in the Township of Woodbridge. In addition, Transwestern will utilize their expertise and market knowledge for the benefit of Woodbridge Township.

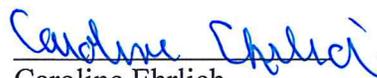
WHEREAS, the Woodbridge Redevelopment Agency will provide Transwestern, as a preferred provider, appropriate contacts or inquiries from property owners, or other brokers or sales agents, relating to potential purchase or leasing transactions.

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 Transwestern for professional services related to the preferred real estate brokerage of the downtown and surrounding areas of Woodbridge, New Jersey for an initial term of thirty (30) days ending midnight August 28, 2015.

ADOPTED: AUGUST 4, 2015

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 4, 2015.


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 396.1, Lots 12 and 17, (the Property) as an area in need of redevelopment; and

WHEREAS, The ATC Center, LLC proposed to design, develop, finance and construct a new one story alternative treatment center on the property; and

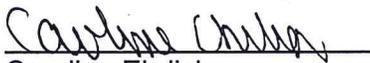
WHEREAS, The ATC Center, LLC on October 9, 2012 executed a funding agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of 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 The ATC Center, LLC the balance of the account in the amount of six thousand, eight hundred, fifteen dollars and fifty nine cents (\$6,815.59).

ADOPTED: August 4, 2015

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 4, 2015.


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 Avenel Arts Village is located within the AAV (Avenel Arts Village) Redevelopment Zone.

WHEREAS the Township of Woodbridge has a need for environmental professional and consulting services associated with the above-referenced property.

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such environmental professional and consulting services from Hatch Mott MacDonald (HMM). HMM will observe and verify the implementation of the remedial plan as accepted by Woodbridge Township in 2014. In addition, HMM will review documents collected during the remedial phase, prepare progress reports and attend meetings on site and at Woodbridge Township Municipal Hall.

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 Hatch Mott MacDonald for environmental professional services related to Avenel Arts Village at an initial budget not to exceed \$25,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

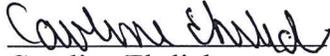
I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: AUGUST 4, 2015

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 4, 2015.


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

WHEREAS the Township of Woodbridge has a need for planning and real estate professional consulting services associated with the above-referenced property.

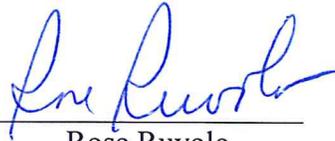
WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such planning and real estate professional consulting services from Phillips Preiss Grygiel, LLC (PPG). PPG will observe and verify the implementation of the Downtown Vision Plan. In addition, PPG will help guide the process from initial informational gathering phase through the day-to-day production of all items related to the Downtown Vision Plan as well as review documents collected during the initial and second phases, prepare progress reports, report results of investigations and attend meetings on site and at Woodbridge Township Municipal Hall.

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 real estate professional consulting services related to the Downtown Vision Plan at a cost not to exceed \$70,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

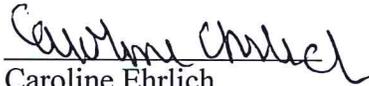
I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: AUGUST 4, 2015

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 4, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-44

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 1, 2015 through August 31, 2015, 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, 2015	\$ 10,107.20
<u>August 25, 2015</u>	<u>\$ 51,873.54</u>
Total	\$ 61,980.74

ADOPTED: September 1, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on September 1, 2015.



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 80, Lots 1, 1.01; Block 81, Lot 1; Block 88, Lot 11 and Block 76, Lots 1.01, 1.02, 1.03, (the Property) as an area in need of redevelopment; and

WHEREAS, Tilcon proposed to replace two aging asphalt plants with a modern asphalt plant on the property; and

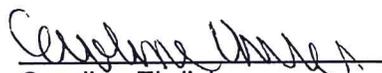
WHEREAS, Tilcon, on November 29, 2010, executed a funding agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Twenty Thousand 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 Tilcon the balance of the account in the amount of six hundred, forty-three dollars and thirty two cents (\$643.32).

ADOPTED: September 1, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on September 1, 2015.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WOODBIDGE 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, 2015 has been completed and filed with the Woodbridge Redevelopment Agency pursuant to N.J.S.A. 40A:5A-15, and

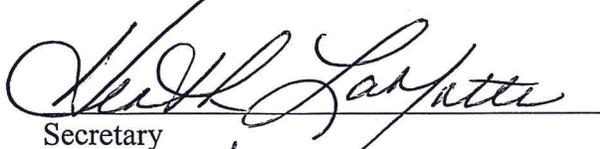
WHEREAS, N.J.S.A. 40A:5A- 17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member there of has personally reviewed the annual audit report, and specifically the sections of the audit report 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, 2015, 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 1, 2015**.


Secretary

9/1/15
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, 2015, and specifically the sections of the audit report entitled "General Comments" and "Recommendations."

(PRINT NAME)	(SIGNATURE)
ROBERT GILLISPIE	Robert Gillispie
John Ur	John Ur
HOPE A. KONDORAK	Hope A Kondorak
HENRY HAIDACHER	Henry Haidacher
Cory S. Spillar	Cory S. Spillar
Richard Delina	Richard Delina
Laura Kohut	Laura Kohut

Sworn to and subscribed before me this 1st day of September, 2015



Notary Public of New Jersey

Atty - at Law
State of New Jersey

RESOLUTION

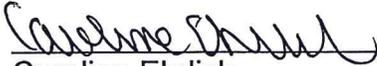
WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for August 1, 2015 through August 31, 2015, 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 16, 2015	\$ 40,006.14
September 29, 2015	\$ 309.40
October 19, 2015	\$ 19,422.53
 Total	 \$ 59,738.07

ADOPTED: November 10, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on November 10, 2015.



 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, Pennval Road, Woodbridge, New Jersey is located within the Pennval Road Redevelopment Plan.

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

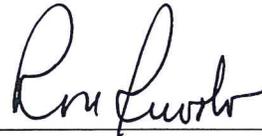
WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional and consulting services from Excel Environmental Resources, Inc. As part of these services, Excel will correspond with the client and client's attorney, developer and their team, and NJDEP personnel of the above property. In addition Excel will attend meetings and conduct site inspections review environmental investigation and related documentation, and production/transmission of reports and associated documentation produced by Excel on behalf of the 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 Excel Environmental Resources, Inc for professional services related to Pennval Road, Woodbridge, New Jersey for a cost not to exceed \$ 5,511.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

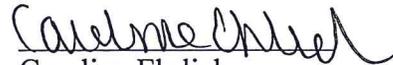
I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: November 10, 2015

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 10, 2015



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 is in need of a railroad crossing study for the public access to the Woodbridge Waterfront Park, in the EPEC Redevelopment Zone.

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

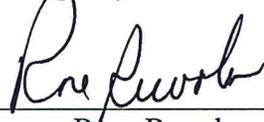
WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional and consulting services from Maser Consultants, P.A.. As part of these services, Maser will conduct field investigations, assemble a diagnostic team comprised of various agencies and rail companies as required by the law in New Jersey, develop plan sheets for the project, prepare and attend all meetings, as well as review all revisions, in association with the railroad crossing at Woodbridge Waterfront Park, Keasbey, in the Township of Woodbridge.

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 Maser Consulting, P.A. for professional services related to the railroad crossing study at Woodbridge Waterfront Park, Keasbey, New Jersey for a cost not to exceed: \$ 1,500.00 for Field Investigation; \$ 2,500.00 for Diagnostic Team Process; \$ 2,500.00 for At- Grade Crossing Plans; \$ 1,800.00 Meetings preparation and attendance; \$ 1,000.00 Plan Revisions and Additional Services, as proposed in MC Proposal No. 15001883P.

CERTIFICATION AND AVAILABILITY OF FUNDS

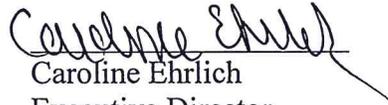
I certify that subject to the Redevelopment Agency appropriating same in the FY 2016 Budget, funds will be committed and encumbered for the above items under Account # 6-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: November 10, 2015

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 10, 2015.



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

WHEREAS, Blair Urban Renewal I, LLC., (the "Redeveloper"), 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 (the "**Project**"); 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

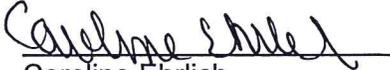
WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, on June 12, 2015; and

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

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

ADOPTED: November 10, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on November 10, 2015.


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., (the "Redeveloper"), 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, 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

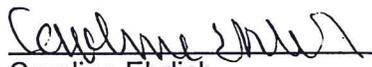
WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, on September 22, 2015; and

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

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

ADOPTED: November 10, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on November 10, 2015.


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, 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

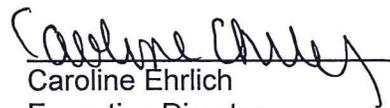
WHEREAS, the Township of Woodbridge issued the Certificate of Occupancy, on September 10, 2015; and

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

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

ADOPTED: November 10, 2015

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on November 10, 2015.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT
AGENCY, TOWNSHIP OF WOODBRIDGE,
COUNTY OF MIDDLESEX, NEW JERSEY DESIGNATING
PSE&G – SEWAREN AS REDEVELOPER AND AUTHORIZING
THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR
BLOCK 756.01, Lot 1.01; BLOCK 756, LOT 2; BLOCK 760, LOT
1.01; BLOCK 760, LOT 9**

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 entire Township satisfied certain statutory criteria and thus constituted an area in need of redevelopment, and recommended its findings to the Township Council; and

WHEREAS, the Township Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Marta E. Lefsky, AICP, PP, Eric Griffiths, AICP PP and Chris Kesici, AICP, PP, of the Township of Woodbridge Department of Planning and Development (collectively, the "Township Planner") dated October 2015, (the "Original 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 Original Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board's recommendation, the Township Council adopted the Original Redevelopment Plan by ordinance on November 10, 2015 (the "Ordinance"); 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, PSE&G – Sewaren, (hereinafter referred to as the “Redeveloper”) is the owner of the property commonly known as Block 756.01, Lot 1.01; Block 756, Lot 2; Block 760, Lot 1.01; Block 760, Lot 9; on the tax maps of the Township (the “Property”) and seeks to construct a new power plant (the “Project”) consistent with the 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:

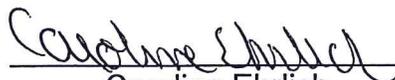
1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel,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

ADOPTED: December 15, 2015

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on December 15, 2015 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
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 15, 2015, heard a presentation in regards to a application submitted by PSE&G - Sewaren for a proposed project in the Cliff Road Redevelopment Zone; and

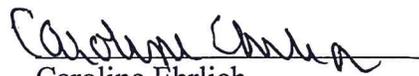
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Cliff Road Redevelopment Plan; and

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

ADOPTED: December 15, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted on December 15, 2015 by the Woodbridge Redevelopment Agency.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 15-55

RESOLUTION

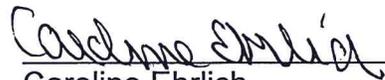
WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for November 1, 2015 through December 10, 2015, 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 17, 2015	\$ 15,671.99
December 7, 2015	\$ 10,862.59
<hr/>	
Total	\$ 26,534.58

ADOPTED: December 15, 2015

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on December 15, 2015.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge