

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,  
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT  
WITH MAST CONSTRUCTION SERVICES, INC.**

**WHEREAS**, the Woodbridge Redevelopment Agency ("Agency") has been duly created as a public body corporate and politic of the State of New Jersey (the "State") by Ordinance 96-66, duly adopted on September 3, 1996 by the Township Council of the Township of Woodbridge, New Jersey (the "Township") pursuant to and in accordance with all applicable laws, including the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of 1992 (*N.J.S.A. 40A:12A-1, et seq.*) of the State and the acts amendatory thereof and supplemental thereto (the "Act"), and the Agency has continued and conforms to the provisions of the Act; and

**WHEREAS**, the Township has determined to cause the redevelopment of certain parcels of land located within the Township through the Agency and the powers granted to it by its designation as a redevelopment entity under the Act, which powers include the power to expend money on redevelopment projects within the Township; and

**WHEREAS**, on September 21, 2010 the municipal council of the Township (the "Municipal Council") designated the entire Township as an 'area in need of rehabilitation' pursuant to the Act, including without limitation property and improvements thereon owned by the Woodbridge Board of Education (the "Board") commonly known on the Township tax maps as Block 576, Lot 1.01; Block 574.01, Lot 1; Block 574.02, Lot 1; Block 575.02, Lot 42; Block 575.03, Lot 1; Block 575.03, Lot 16; Block 578.06, Lot 1, consisting of 52.5 acres upon which is located the Woodbridge High School and its athletic fields and facilities ("Rehabilitation Area"); and

**WHEREAS**, pursuant to the Act, the Township through the Agency, in cooperation with the Board, seeks the reconstruction and rehabilitation of the Woodbridge High School field house, including bleachers and press box, and other recreational and athletic facilities (collectively the "Field House"), within the Rehabilitation Area; and

**WHEREAS**, the Township adopted an ordinance approving the Woodbridge Township Community Facilities Rehabilitation Plan: Phase I dated November 2013 ("Rehabilitation Plan") for the rehabilitation of the Rehabilitation Area and appointed the Agency to act as the Redevelopment Entity for same, pursuant to such designation it may exercise all the powers of a Redevelopment Entity as set forth in the Act, including without limitation the power to negotiate and execute agreements as necessary to cause the design, development, reconstruction and rehabilitation of the improvements in the Rehabilitation Area; and

**WHEREAS**, pursuant to the Designating Ordinance, the Township authorized the Agency to cause the reconstruction and rehabilitation of the Field House owned and maintained by the Board (the "Agency Work"), in order to enhance the quality of life of its residents; and

**WHEREAS**, on January 7, 2014, the Township Council is scheduled to adopt a Resolution (the "Funding Resolution") authorizing the Agency to incur costs to be paid from certain funds of the Township to improve and reconstruct community facilities in the Township (the "Fund"); and

**WHEREAS**, pursuant to Section 22 of the Act (*N.J.S.A. 40A:12A-22*), the Agency is authorized to enter into any and all agreements or contracts necessary or incidental to the performance of its duties under the Act; and

**WHEREAS**, in order to implement the development, financing, construction, operation and management of the Project, the Agency desires to enter into a redevelopment agreement with the Redeveloper pursuant to the Act (the "Redevelopment Agreement" in the form attached hereto as Exhibit A), with MAST Construction Services, Inc. ("Redeveloper") to supervise the Agency Work, to include the procurement of all necessary materials and additional services as necessary to complete the rehabilitation of the Field House, including without limitation, the hiring of any licensed trades necessary to procure permits as required under applicable law or building code so as to implement the Rehabilitation Plan (collectively the "Project"); and

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

1. Contingent upon the adoption of the Funding Resolution, 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 Property.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on January 7, 2014 by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**EXHIBIT A**

**REDEVELOPMENT AGREEMENT**

**RDA 14-02**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,  
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AUTHORIZING EXECUTION OF A SERVICES, DEVELOPMENT AND ACCESS  
AGREEMENT WITH THE WOODBRIDGE BOARD OF EDUCATION**

**WHEREAS**, the Woodbridge Redevelopment Agency (“Agency”) has been duly created as a public body corporate and politic of the State of New Jersey (the “State”) by Ordinance 96-66, duly adopted on September 3, 1996 by the Township Council of the Township of Woodbridge, New Jersey (the “Township”) pursuant to and in accordance with all applicable laws, including the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of 1992 (*N.J.S.A. 40A:12A-1, et seq.*) of the State and the acts amendatory thereof and supplemental thereto (the “Act”), and the Agency has continued and conforms to the provisions of the Act; and

**WHEREAS**, the Township has determined to cause the redevelopment of certain parcels of land located within the Township through the Agency and the powers granted to it by its designation as a redevelopment entity under the Act, which powers include the power to expend money on redevelopment projects within the Township; and

**WHEREAS**, on September 21, 2010 the municipal council of the Township (the “Municipal Council”) designated the entire Township as an ‘area in need of rehabilitation’ pursuant to the Act, including without limitation property and improvements thereon owned by the Woodbridge Board of Education (the “Board”) commonly known on the Township tax maps as Block 576, Lot 1.01; Block 574.01, Lot 1; Block 574.02, Lot 1; Block 575.02, Lot 42; Block 575.03, Lot 1; Block 575.03, Lot 16; Block 578.06, Lot 1, consisting of 52.5 acres upon which is located the Woodbridge High School and its athletic fields and facilities (“Rehabilitation Area”); and

**WHEREAS**, pursuant to the Act, the Township through the Agency, in cooperation with the Board, seeks the reconstruction and rehabilitation of the Woodbridge High School field house, including bleachers and press box, and other recreational and athletic facilities (collectively the “Field House”), within the Rehabilitation Area; and

**WHEREAS**, the Township adopted an ordinance approving the Woodbridge Township Community Facilities Rehabilitation Plan: Phase I dated November 2013 (“Rehabilitation Plan”) for the rehabilitation of the Rehabilitation Area and appointed the Agency to act as the Redevelopment Entity for same, pursuant to such designation it may exercise all the powers of a Redevelopment Entity as set forth in the Act, including without limitation the power to negotiate and execute agreements as necessary to cause the design, development, reconstruction and rehabilitation of the improvements in the Rehabilitation Area; and

**WHEREAS**, pursuant to the Designating Ordinance, the Township authorized the Agency to cause the reconstruction and rehabilitation of the Field House owned and maintained by the Board (the “Agency Work”), in order to enhance the quality of life of its residents; and

**WHEREAS**, on January 7, 2014, the Township Council is scheduled to adopt a Resolution (the "Funding Resolution") authorizing the Agency to incur costs to be paid from certain funds of the Township to improve and reconstruct community facilities in the Township (the "Fund"); and

**WHEREAS**, pursuant to Section 22 of the Act (*N.J.S.A. 40A:12A-22*), the Agency is authorized to enter into any and all agreements or contracts necessary or incidental to the performance of its duties under the Act; and

**WHEREAS**, MAST Construction Services, Inc. ("Redeveloper") has agreed, pursuant to a contract and redevelopment agreement with the Agency, to supervise the Agency Work, to include the procurement of all necessary materials and additional services as necessary to complete the rehabilitation of the Field House, including without limitation, the hiring of any licensed trades necessary to procure permits as required under applicable law or building code so as to implement the Rehabilitation Plan (collectively the "Project"); and

**WHEREAS**, the Agency and the Board each seek to enter into a certain Services, Development & Access Agreement (the "Agreement," in the form attached hereto as Exhibit A) to delineate the respective responsibilities and obligations of each relating to the completion of the Project and to provide access to the facilities reconstructed in the Project.

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

1. Contingent upon the adoption of the Funding Resolution, the Executive Director is hereby authorized to execute the 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 Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on January 7, 2014 by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**EXHIBIT A**

**SERVICES AND DEVELOPMENT AGREEMENT**

**RDA 14-03**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,  
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING  
WITH THE VARIOUS TRADES NECESSARY FOR THE RECONSTRUCTION OF  
CERTAIN RECREATIONAL AND ATHLETIC FACILITIES**

**WHEREAS**, the Woodbridge Redevelopment Agency (“Agency”) has been duly created as a public body corporate and politic of the State of New Jersey (the “State”) by Ordinance 96-66, duly adopted on September 3, 1996 by the Township Council of the Township of Woodbridge, New Jersey (the “Township”) pursuant to and in accordance with all applicable laws, including the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of 1992 (*N.J.S.A. 40A:12A-1, et seq.*) of the State and the acts amendatory thereof and supplemental thereto (the “Act”), and the Agency has continued and conforms to the provisions of the Act; and

**WHEREAS**, the Township has determined to cause the redevelopment of certain parcels of land located within the Township through the Agency and the powers granted to it by its designation as a redevelopment entity under the Act, which powers include the power to expend money on redevelopment projects within the Township; and

**WHEREAS**, on September 21, 2010 the municipal council of the Township (the “Municipal Council”) designated the entire Township as an ‘area in need of rehabilitation’ pursuant to the Act, including without limitation property and improvements thereon owned by the Woodbridge Board of Education (the “Board”) commonly known on the Township tax maps as Block 576, Lot 1.01; Block 574.01, Lot 1; Block 574.02, Lot 1; Block 575.02, Lot 42; Block 575.03, Lot 1; Block 575.03, Lot 16; Block 578.06, Lot 1, consisting of 52.5 acres upon which is located the Woodbridge High School and its athletic fields and facilities (“Rehabilitation Area”); and

**WHEREAS**, pursuant to the Act, the Township through the Agency, in cooperation with the Board, seeks the reconstruction and rehabilitation of the Woodbridge High School field house, including bleachers and press box, and other recreational and athletic facilities (collectively the “Field House”), within the Rehabilitation Area; and

**WHEREAS**, the Township adopted an ordinance approving the Woodbridge Township Community Facilities Rehabilitation Plan: Phase I dated November 2013 (“Rehabilitation Plan”) for the rehabilitation of the Rehabilitation Area and appointed the Agency to act as the Redevelopment Entity for same, pursuant to such designation it may exercise all the powers of a Redevelopment Entity as set forth in the Act, including without limitation the power to negotiate and execute agreements as necessary to cause the design, development, reconstruction and rehabilitation of the improvements in the Rehabilitation Area; and

**WHEREAS**, pursuant to the Designating Ordinance, the Township authorized the Agency to cause the reconstruction and rehabilitation of the Field House owned and maintained by the Board (the "Agency Work"), in order to enhance the quality of life of its residents; and

**WHEREAS**, on January 7, 2014, the Township Council is scheduled to adopt a Resolution (the "Funding Resolution") authorizing the Agency to incur costs to be paid from certain funds of the Township to improve and reconstruct community facilities in the Township (the "Fund"); and

**WHEREAS**, pursuant to Section 22 of the Act (*N.J.S.A. 40A:12A-22*), the Agency is authorized to enter into any and all agreements or contracts necessary or incidental to the performance of its duties under the Act; and

**WHEREAS**, MAST Construction Services, Inc. ("Redeveloper") has agreed, pursuant to a contract and redevelopment agreement with the Agency, to supervise the Agency Work, to include the procurement of all necessary materials and additional services as necessary to complete the rehabilitation of the Field House, including without limitation, the hiring of any licensed trades necessary to procure permits as required under applicable law or building code so as to implement the Rehabilitation Plan (collectively the "Project"); and

**WHEREAS**, the Agency and the Trades each seek to enter into a certain Memorandum of Understanding (the "Agreement," in the form attached hereto as Exhibit A) to delineate the respective responsibilities and obligations of each relating to the completion of the Project and ensure labor harmony within the Rehabilitation Area.

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

1. Contingent upon the adoption of the Funding Resolution, the Executive Director is hereby authorized to execute the 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 Agreement.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on January 7, 2014 by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**EXHIBIT A**

MEMORANDUM OF UNDERSTANDING

**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 Route 27, Area 5 Area 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 Columbian Club of Iselin seeks to purchase the former Rent Rite Property located at 571 Lincoln Highway, Iselin, New Jersey commonly known as Block 449.01, Lots 1384 and 1390 on the tax maps of the Township of Woodbridge. The property will be use to house the operations of the St. Cecelia's Knights of Columbus # 3639.

**WHEREAS**, the Woodbridge Redevelopment Agency received an application from the Columbian Club of Iselin requesting that the list of approved uses for the Rt 27 – Area 5 Redevelopment Area as contained in the Redevelopment Plan be amended to permit a Fraternal and/or Social Club as a conditional use.

**WHEREAS**, on December 17, 2013, Mr. John Frost, representing the Columbian Club of Iselin, Inc. made a presentation to the Redevelopment Agency in reference to the above request. Per Mr. Frost, this property is the only property in the zone large enough to contain a new building with parking. The Rent Rite building ceased to be used some time prior to 2006. No improvements have been made 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 Route # 27, Area 5 to include as a conditional use a Club/Fraternal

**ADOPTED: JANUARY 7, 2014**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **January 7, 2014** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RDA 14-05**

**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 1, 2013 to December 31, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

**ADOPTED: JANUARY 7, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on January 7, 2014



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Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RDA 14-06**

**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, 2014 and terminating on December 31, 2014

**ADOPTED MARCH 4, 2014**

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 March 4, 2014

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

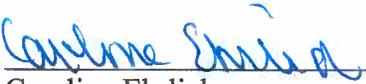
RDA 14-07

**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, 2014 and terminating on December 31, 2014

**ADOPTED: MARCH 4, 2014**

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 March 4, 2014

  
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 2014.

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 4, 2014**

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 March 4, 2014



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

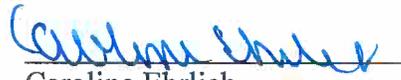
Local government investment pools, such as New Jersey CLASS, and the New Jersey Arbitrage Rebate Management Program

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 4, 2014**

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 4, 2014

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

RDA 14-10

**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 2014, 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:

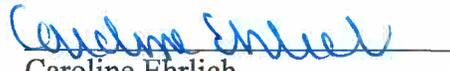
Home News Tribune, P.O. Box 787, Neptune, NJ 07754

The Star-Ledger, 1 Star Ledger Plaza, Newark, NJ 07102

The Atom Tabloid, 219 Central Avenue, Rahway, NJ 07065

**ADOPTED: MARCH 4, 2014**

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 March 4, 2014

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**WHEREAS**, the Woodbridge Redevelopment Agency (“Agency”) has been duly created as a public body corporate and politic of the State of New Jersey (the “State”) by Ordinance 96-66, duly adopted on September 3, 1996 by the Township Council of the Township of Woodbridge, New Jersey (the “Township”) pursuant to and in accordance with all applicable laws, including the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of 1992 (*N.J.S.A.* 40A:12A-1, *et seq.*) of the State and the acts amendatory thereof and supplemental thereto (the “Act”), and the Agency has continued and conforms to the provisions of the Act; and

**WHEREAS**, the Township has determined to cause the redevelopment of certain parcels of land located within the Township through the Agency and the powers granted to it by its designation as a redevelopment entity under the Act, which powers include the power to expend money on redevelopment projects within the Township; and

**WHEREAS**, on September 21, 2010 the Municipal Council of the Township (the “Municipal Council”) designated the entire Township as an ‘area in need of rehabilitation’ pursuant to the Act, including without limitation property and improvements thereon owned by the Woodbridge Board of Education (the “Board”) commonly known on the Township tax maps as Block 576, Lot 1.01; Block 574.01, Lot 1; Block 574.02, Lot 1; Block 575.02, Lot 42; Block 575.03, Lot 1; Block 575.03, Lot 16; Block 578.06, Lot 1, consisting of 52.5 acres upon which is located the Woodbridge High School and its athletic fields and facilities (“Rehabilitation Area”); and

**WHEREAS**, pursuant to the Act, the Township through the Agency, in cooperation with the Board, seeks the reconstruction and rehabilitation of the Woodbridge High School field house, including bleachers and press box, and other recreational and athletic facilities (collectively the “Field House”), within the Rehabilitation Area; and

**WHEREAS**, the Township adopted an ordinance approving the Woodbridge Township Community Facilities Rehabilitation Plan: Phase I dated November 2013 (“Rehabilitation Plan”) and appointed the Agency to act as the Redevelopment Entity for same, pursuant to such designation it may exercise all the powers of a Redevelopment Entity as set forth in the Act, including without limitation the power to negotiate and execute agreements as necessary to cause the design, development, reconstruction and rehabilitation of the improvements in the Rehabilitation Area; and

**WHEREAS**, pursuant to the Designating Ordinance, the Township authorized the Agency to cause the reconstruction and rehabilitation of the Field House owned and maintained by the Board (the “Agency Work”), in order to enhance the quality of life of its residents; and

**WHEREAS**, the Agency is seeking builders risk coverage for the reconstruction and rehabilitation of the Field House with a total construction and soft cost of \$3,300,000.00.

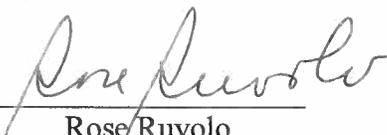
**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:**

1. Contingent upon the adoption of the Funding Resolution, the Executive Director is hereby authorized to approve the purchase of builders' risk coverage for the reconstruction and rehabilitation of the Field House with an additional premium charge of \$4,801.60.

2. This Resolution shall take effect immediately.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 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 4, 2014**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 4, 2014 by the Woodbridge Redevelopment Agency.

  
\_\_\_\_\_  
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 Pond, Riverside Drive and Mac Lane, Keasbey, New Jersey is located within the K-3 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 Weston Solutions, Inc. 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 Woodbridge Pond located in Keasbey, New Jersey 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 2014 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.



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Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: MARCH 4, 2014**

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 4, 2014



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Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

RDA 14-13

**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, 2014 to February 28, 2014 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

**ADOPTED: MARCH 4, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on March 4, 2014

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

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY AUTHORIZING  
AN EXECUTIVE SESSION**

**WHEREAS**, pursuant to N.J.S.A. 10:4-12(a) the Woodbridge Redevelopment Agency must conduct its meetings in open view of the public at all times, subject to the provisions of N.J.S.A. 10:4-12(b); and

**WHEREAS**, pursuant to N.J.S.A. 10:4-12(b)(7), the Woodbridge Redevelopment Agency may exclude the public from that portion of a meeting wherein the Woodbridge Redevelopment Agency discusses any pending or anticipated litigation or contract negotiation; and

**WHEREAS**, pursuant to N.J.S.A. 10:4-12(b)(5), the Woodbridge Redevelopment Agency may exclude the public from that portion of a meeting wherein the Woodbridge Redevelopment Agency discusses any matter that could adversely affect the public interest if discussion of such matters was disclosed; and

**WHEREAS**, it is now necessary to review certain options and the legal implications and ramifications thereof in connection with (1) negotiations with a prospective redeveloper that are related to ongoing litigation involving the Township of Woodbridge and the Planning Board of the Township of Woodbridge; and

**WHEREAS**, the negotiating and/or legal positions of the Woodbridge Redevelopment Agency, Township of Woodbridge and the Planning Board of the Township of Woodbridge might be compromised by a public discussion of same at the current time; and

**WHEREAS**, the Woodbridge Redevelopment Agency now deems it necessary to convene in a closed session in order to discuss the aforesaid negotiations and the legal and financial ramifications of same; and

**WHEREAS**, it is the intention of the Woodbridge Redevelopment Agency to keep reasonably comprehensible minutes of this closed session meeting pursuant to N.J.S.A. 10:4-14 and to make said minutes available to the general public after the finalization of the issues involved; now, therefore, be it

**RESOLVED**, that the Woodbridge Redevelopment Agency shall now recess to a private session in order to discuss the matters set forth above; and be it further

**RESOLVED**, that the Woodbridge Redevelopment Agency shall reconvene to public session at the conclusion of the closed session.

**ADOPTED: MARCH 4, 2014**

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 March 4, 2014.

  
\_\_\_\_\_  
Caroline Ehrlich  
Executive Director

**RDA 14-15**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,  
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AUTHORIZING A CERTIFICATE OF COMPLETION BE ISSUED TO  
GEM MOTEL LLC**

**WHEREAS**, in accordance with a Redevelopment Plan adopted by the Township of Woodbridge, Gem Motel, LLC (the "Redeveloper"), sought designation from the Woodbridge Redevelopment Agency to design, develop, finance and construct a 24-hour convenience store that includes the sale of motor vehicle fuels on the Property consistent with the plans

**WHEREAS**, the Redeveloper agreed to implement Route 1 Corridor Redevelopment Plan to effectuate the Project and in connection therewith, devoted substantial assets to the completion of the Project;

**WHEREAS**, in order to implement the development, financing, construction, operation and management of the Project, the Agency entered into a redevelopment agreement with the Redeveloper (the "Redevelopment Agreement") consistent with a Resolution approving same adopted by the Agency on or about October 12, 2011; and

**WHEREAS**, the Redeveloper has completed the Project consistent with the terms of the Agreement and now seeks a Certificate of Completion for the Project.

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

1. The Executive Director is hereby authorized to issue a Certificate of Completion to the Redeveloper 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, and to take all other necessary and appropriate action to cause said Certificate of Completion to issue.

2. This Resolution shall take effect immediately.

**ADOPTED MARCH 4, 2014**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **March 4, 2014** by the Woodbridge Redevelopment Agency.



---

Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE**, that Lerch, Vinci & Higgins LLP be and hereby appointed General Auditors of the Redevelopment Agency of the Township of Woodbridge for the fiscal year ending June 30, 2014 at a cost not to exceed \$9,100.00.

**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 # 2-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: APRIL 1, 2014**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on April 1, 2014



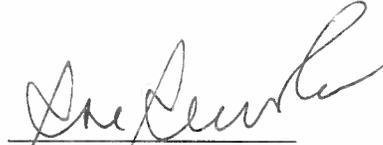
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**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, 2015 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 2015 Budget, funds will be committed and encumbered for the above items under Account # 2-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: APRIL 1, 2014**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on April 1, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH CME ASSOCIATES FOR THE SURVEYING AND MAPPING OF BLOCK 908.01, LOT 10 IN THE TOWNSHIP.**

**WHEREAS**, the Township of Woodbridge (“Township”) has determined to cause the redevelopment of certain parcels of land located within the Township through the Woodbridge Redevelopment Agency (“Agency”) and the powers granted to it by its designation as a redevelopment entity under the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (“LRHL”); and

**WHEREAS**, the Municipal Council of the Township has commenced the process of investigating the prospect of redeveloping the property commonly known as Block 908.01, Lot 10 on the tax maps of the Township (“Property,” currently owned by the State of New Jersey, Department of Corrections) pursuant to the LRHL; and

**WHEREAS** the Township has a need for professional services consisting of wetland delineation/identification and land surveying investigations as to the Property (“Services”); and

**WHEREAS**, the Agency (as the Township’s designated ‘redevelopment entity’) has determined that it is its best interests to engage a qualified surveyor to perform the Services, and the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (“Local Contracts Law”) to contract for “professional services” as it may require; and

**WHEREAS**, CME Associates (“CME”) has an excellent reputation in the area of project engineering in New Jersey, including, but not limited to, the areas of civil, environmental, and geotechnical engineering, and surveying and planning, and has extensive staff and resources and the multi-disciplinary practice necessary to handle the Agency’s needs; and

**WHEREAS**, the Local Contracts Law, more specifically *N.J.S.A. 40A:11-5*, allows for the awarding of a contract for "professional services" without public advertising for bids; and

**WHEREAS**, the Agency has received a proposal for professional services from CME as to the Property pursuant to which it will establish a balanced control survey, traverse, line with recoverable ties; prepare a topographic plan showing natural and manmade features, spot elevations and contours at an interval of 1.0 foot with the project limits; locate wetland flagging and soil borings, along and through the existing property; and prepare a “Wetland Location Plan” depicting the wetland/upland limits, topography and location of the proper limits; and

WHEREAS, the Agency seeks to enter a contract for professional services with CME ("Services Contract," as attached hereto as Exhibit A) to provide for same, which is anticipated to be fully completed within twelve (12) months; and

WHEREAS, the Local Contracts Law requires that contracts awarded without competitive bid be authorized by resolution of the Agency governing body and that notice of the award of such contract be publicly advertised.

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

1. The Executive Director of the Agency is hereby authorized and directed to enter into the Services Contract with CME, in the form attached hereto as Exhibit A, for professional services related to the Property for a cost not to exceed \$16,400.00.

2. The Services Contract is awarded without competitive bidding as a "professional service" under the provisions of the Local Contracts Law, more specifically *N.J.S.A. 40A:11-5*, because the services in question are of a specialized, technical and professional nature.

3. A certificate showing the availability of funds for the Services Contract authorized hereby has been provided by the appropriate officer of the Agency and is made a part hereof indicating that the appropriation for the within expenditure is charged to the applicable account and is contingent upon the adoption of a temporary and/or permanent budget for the 2014 calendar year.

4. No payments in excess of the "not-to-exceed" Services Contract amount will be approved, unless such services/expenditures are negotiated and agreed upon in advance of service delivery.

5. Any modification to the Services Contract shall be in writing and signed by both parties, and upon obtaining said signatures shall immediately become a part of the contract.

6. The Services Contract shall, for all purposes, be deemed a New Jersey contract and the provisions of the Services Contract shall be governed and interpreted according to the laws of the State of New Jersey.

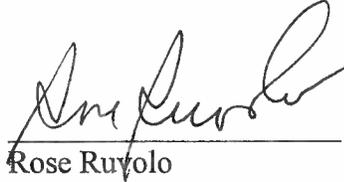
7. A copy of this Resolution shall be kept on file and available for public inspection at the offices of the Agency.

8. The Agency shall publish once, in the official newspaper of the Township, a notice stating the nature, duration, service and amount of the Services Contract, substantially in the form attached hereto as Exhibit B.

9. This Resolution shall take effect immediately.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Woodbridge Redevelopment Agency appropriating same in the FY 2014 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 Woodbridge Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Woodbridge Redevelopment Agency  
Township of Woodbridge

**ADOPTED: APRIL 1, 2014**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on April 1, 2014



Caroline Ehrlich  
Executive Director  
Woodbridge Redevelopment Agency  
Township of Woodbridge

**EXHIBIT A**

Services Contract

RDA 14-19

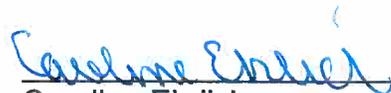
**RESOLUTION**

**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 March 1, 2014 to March 28, 2014 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

**ADOPTED: APRIL 1, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on April 1, 2014

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

2015 Authority Budget Resolution  
Woodbridge Redevelopment Agency

FISCAL YEAR: FROM July 1, 2014 to June 30, 2015

WHEREAS, the Annual Budget and Capital Budget for the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2014 and ending, June 30, 2015 has been presented before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of May 6, 2014 and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$150,200, Total Appropriations, including any Accumulated Deficit if any, of \$254,634 and Total Unrestricted Net Assets utilized of \$104,434; and

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

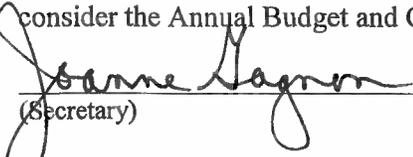
WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Woodbridge Redevelopment Agency, at an open public meeting held on May 6, 2014 that the Annual Budget, including appended Supplemental Schedules, for the fiscal year beginning July 1, 2014 and ending June 30, 2015 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 11, 2014

  
\_\_\_\_\_  
(Secretary)

May 6 2014  
(Date)

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

**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	\$103,214
Secretary	\$3,500
Bookkeeper	\$10,200
Administrative Assistant	\$36,720

**ADOPTED: MAY 6, 2014**

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 6, 2014.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**WOODBIDGE REDEVELOPMENT AGENCY**

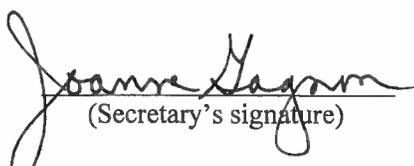
**RE AUTHORITY BUDGET JUNE 30, 2015**

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, 2015, the Agency was required to delay the introduction of the budget until the Agency's regularly scheduled meeting on May 6, 2014; and

WHEREAS, the Agency will subsequently approve and adopt the budget for the fiscal year ended June 30, 2015 on or before June 30, 2014.

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 6, 2014  
 (date)

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

**RDA 14-23**

**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 Pennval Road Area has been designated as a Redevelopment Area, and

**WHEREAS** the Township of Woodbridge has a need for professional engineering services to oversee the proposed commercial redevelopment of the Pennval Road Site, and

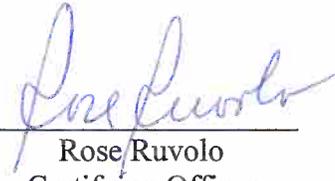
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional engineering services from Najarian Associates, Inc. As part of these services, Najarian will develop a creative plan based on their knowledge of site conditions and applicable State and Federal environmental regulations.

**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 Najarian Associates, Inc. for professional services related to the proposed commercial redevelopment of the Pennval Road site for a cost not to exceed \$ 8,000.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 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.

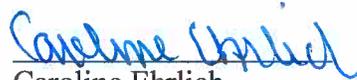


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Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: MAY 6, 2014**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on May 6, 2014



---

Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY DESIGNATING CHICK-FIL-A, INC. AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR BLOCK 396.02, LOT 1**

**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 April 1, 2014, the Municipal Council adopted a new redevelopment plan for the Redevelopment Area entitled the "Route 1 Area 16 Redevelopment Plan" (the "Redevelopment Plan"), superseding the Original Redevelopment Plan; and

**WHEREAS**, pursuant to *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**, Chick-Fil-A, Inc. (hereinafter referred to as the “Redeveloper”) is the contract purchaser of the property commonly known as Block 396.02, Lot 1 on the tax maps of the Township (the “Property”) and 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**, 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: MAY 6, 2014

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on May 6, 2014 by the Woodbridge Redevelopment Agency.



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

**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 May 6, 2014 heard a presentation in regards to a application submitted by Chick-Fil-A, Inc. for a proposed project in the R-1-R 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 R-1-R 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 R-1-R Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: May 6, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted on May 6, 2014 by the Woodbridge Redevelopment Agency.

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

**RDA 14-26**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY APPROVING THE EXECUTION OF AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH STATION VILLAGE AT AVENEL URBAN RENEWAL, LLC**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing on December 12, 2007, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties in the Township, including Block 867, Lot 1.081 and Block 859.A, Lot 1.01 on the tax map 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**, on January 1, 2008, 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 Phillips Preiss Shapiro Associates, Inc. dated January, 2009 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

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

**WHEREAS**, after reviewing the Planning Board's recommendation, the Township Council adopted the Redevelopment Plan by ordinance on February 17, 2009 (the "Ordinance"); and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-4*, the Ordinance directs 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; and

WHEREAS, the Agency entered a redevelopment agreement in March of 2013 (“Redevelopment Agreement”) with Station Village at Avenel Urban Renewal, LLC (the “Redeveloper”), the contract purchaser of the Land, for the Redeveloper’s construction of a mixed-use development project consistent with the Redevelopment Plan; and

WHEREAS, the Agency now seeks to enter an agreement amending the Redevelopment Agreement (the “Amendment”) to clarify the responsibilities of Redeveloper if condemnation becomes necessary for acquisition of certain parcels in the Redevelopment Area.

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

1. The Executive Director is hereby authorized to execute the Amendment 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 Amendment.

2. This Resolution shall take effect immediately.

ADOPTED: MAY 6, 2014

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on May 6, 2014 by the Woodbridge Redevelopment Agency.

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

**EXHIBIT A**  
**AMENDMENT**

RDA 14-27

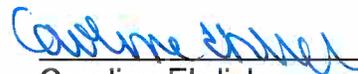
**RESOLUTION**

**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** that the Bills List for March 29, 2014 to April 30 2014 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

**ADOPTED: MAY 6, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on May 6, 2014



---

Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

No RDA 14-28  
14-29

# 2015 ADOPTED BUDGET RESOLUTION

## Woodbridge Redevelopment Agency

(Name)

### AUTHORITY

FISCAL YEAR: FROM: JULY 1, 2014 TO: JUNE 30, 2015

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2014 and ending, June 30, 2015 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 11, 2014; and

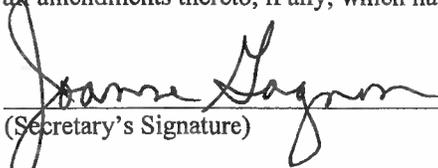
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 150,200, Total Appropriations, including any Accumulated Deficit, if any, of \$254,634 and Total Unrestricted Net Assets utilized of \$104,434; and

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Woodbridge Redevelopment Agency, at an open public meeting held on June 11, 2014 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2014 and ending, June 30, 2015 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 11, 2014  
 (Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Henry Haidacher	X			
Robert Gillespie	X			
Richard Dalina	X			
Michele Charmello	X			
Hope Ann Kondak	X			
John Ur	X			
LAURA kohut	X			

**RDA 14-31**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,  
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AUTHORIZING A CERTIFICATE OF COMPLETION BE ISSUED TO  
PRIDE SOLVENTS AND CHEMICAL COMPANY**

**WHEREAS**, in accordance with a Redevelopment Plan adopted by the Township of Woodbridge, Pride Solvents and Chemical Company (the "Redeveloper"), sought designation from the Woodbridge Redevelopment Agency to design, develop, finance, construct and operate additional warehouse and manufacturing space (the "Project") on property identified on the Tax Maps of the Township of Woodbridge as Block 922, Lot 4, 5, and 6 in the Hart Street, Avenel Redevelopment Area;

**WHEREAS**, the Redeveloper agreed to implement the Hart Street Avenel Redevelopment Plan to effectuate the Project and in connection therewith, devoted substantial assets to the completion of the Project;

**WHEREAS**, in order to implement the development, financing, construction, operation and management of the Project, the Agency entered into a redevelopment agreement with the Redeveloper (the "Redevelopment Agreement") consistent with a Resolution approving same adopted by the Agency on or about November 5, 2010; and

**WHEREAS**, the Redeveloper has completed the Project consistent with the terms of the Agreement and now seeks a Certificate of Completion for the Project.

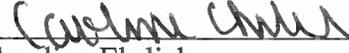
**NOW, THEREFORE, BE IT RESOLVED BY THE  
WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:**

1. The Executive Director is hereby authorized to issue a Certificate of Completion to the Redeveloper 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, and to take all other necessary and appropriate action to cause said Certificate of Completion to issue.

2. This Resolution shall take effect immediately.

**ADOPTED: JUNE 11, 2014**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **June 11, 2014** by the Woodbridge Redevelopment Agency.



---

Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**EXHIBIT A**

**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 922, Lot 4, 5, and 6 (the Property) as an area in need of redevelopment; and

**WHEREAS**, Pride Solvents and Chemical Company proposed to design, develop, finance and construct additional warehouse and manufacturing space on the property; and

**WHEREAS**, Woodbridge Place Associates on December 1, 2009 executed a Funding Agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Five Thousand Dollars (\$5,000.00) to cover the Agency costs; and

**WHEREAS**, 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 Pride Solvents and Chemical Company the balance of the account in the amount of Six Hundred, Fifty-Three Dollars and Forty Cents (\$653.40)

**ADOPTED: JUNE 11, 2014**

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 11, 2014

  
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 property listed as 150 Avenel Street (Block 867; Lot 1.081 and Block 859, Lot 1.01 has been designated as a redevelopment area

**WHEREAS** the Township of Woodbridge has a need for licensed appraisal services associated with the above-referenced property.

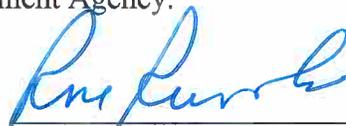
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional and consulting services from Gagliano & Company. As part of these services, Gagliano & Company will provide market value appraisal of the above property.

**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 Gagliano & Company for professional appraisal services related to the 150 Avenel Street site for a cost not to exceed \$ 5,700.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 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: JUNE 11, 2014**

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 11, 2014



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 property listed as 150 Avenel Street (Block 867; Lot 1.081 and Block 859, Lot 1.01 has been designated as a redevelopment area

**WHEREAS** the Township of Woodbridge has a need for professional environmental 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 Hatch Mott MacDonald. As part of these services, Hatch Mott MacDonald will evaluate the contents and findings of Ecol Sciences' report as they relate to environmental conditions, alternatives for site cleanup and associated costs.

**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 professional environmental consulting services related to the 150 Avenel Street site for a cost not to exceed \$ 20,000.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 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: JUNE 11, 2014**

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 11, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RDA 14-35**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,  
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
RATIFYING A SITE ACCESS AGREEMENT WITH 150 AVENEL STREET**

**WHEREAS**, the Township has determined to cause the redevelopment of certain parcels of land located within the Township through the Agency and the powers granted to it by its designation as a redevelopment entity under the Act, which powers include the power to expend money on redevelopment projects within the Township; and

**WHEREAS**, the Township declared certain areas in the Township as areas in need of redevelopment pursuant to the Act, and

**WHEREAS**, 150 Avenel Street, LLC is the owner of a parcel of land located at 150 Avenel Street, which is designated on the tax maps of the Township as Block 859.01, Lot 1.01 and Block 867, Lot 1.081 (the property); and

**WHEREAS**, the Property is located within the Avenel Arts Village 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**, pursuant to Section 22 of the Act (N.J.S.A. 40A:12A-22), the Agency is authorized to enter into any and all agreements or contracts necessary or incidental to the performance of its duties under the Act; and

**WHEREAS**, the Agency requests a license from 150 Avenel Street, LLC 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 the Project.

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

1. The Executive Director is hereby authorized to execute the Site Access Agreement between 150 Avenel Street, LLC and the Woodbridge Redevelopment Agency substantially in the form as attached hereto as Exhibit A.

2. This Resolution shall take effect immediately.

**ADOPTED: JUNE 11, 2014**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on June 11, 2014 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**EXHIBIT 1**

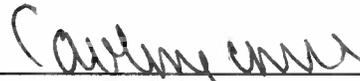
**RESOLUTION**

**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 May 1, 2014 to May 31, 2014 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

**ADOPTED: JUNE 11, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 11, 2014



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Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

RDA 14-37

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY DESIGNATING AMERICAN PROPERTIES AT WOODBRIDGE, LLC AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR BLOCK 474.02, LOTS 1, 2 & 3**

**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 the entire Township of Woodbridge (the "Township") constituted an area in need of rehabilitation; 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 rehabilitation, and recommended its findings to the Township Council; and

**WHEREAS**, on September 21, 2010, the Township Council accepted the findings of the Planning Board and designated the Township as an area in need of rehabilitation pursuant to the Act, including without limitation property commonly known on the Township tax maps as Block 474.02, Lots 1, 2 and 3 ("Rehabilitation Area"); and

**WHEREAS**, in accordance with the Act, a rehabilitation plan prepared by Marta E. Lefsky, A.I.C.P., P.P., entitled "Inman Avenue Rehabilitation Plan: Area 2" (the "Rehabilitation Plan") for the Rehabilitation Area was referred to the Planning Board for its review and recommendation by the Township Council; and

**WHEREAS**, by resolution dated April 9, 2014, the Planning Board of the Township reviewed the Rehabilitation Plan and recommended its adoption, in accordance with the Act; and

**WHEREAS**, after reviewing the Planning Board's recommendation, the Township Council adopted the Rehabilitation Plan by ordinance adopted on April 22, 2014; and

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

**WHEREAS**, American Properties at Woodbridge, LLC (hereinafter referred to as the "Redeveloper") is the contract purchaser of the property commonly known as Block 474.02, Lot 1, 2 and 3 on the tax maps of the Township (the "Property") and seeks to construct and develop a fifty-three (53) unit townhouse development with associated parking and supporting structures including but not limited to stormwater and sewer facilities (the "Project") consistent with the Rehabilitation Plan, and consistent therewith wishes to be designated as redeveloper; and

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

**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: 6/11/14**

**I HEREBY CERTIFY** the foregoing to be a true copy of a Resolution adopted on June 11, 2014 by the Woodbridge Redevelopment Agency.



---

Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**EXHIBIT A**  
**REDEVELOPMENT AGREEMENT**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY DESIGNATING AMERICAN BEVERAGE PACKERS, LLC AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR BLOCK 73, LOT 100.01**

**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 April 26, 2006, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties in the Keasbey section (including Block 73, Lot 100.01) 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 the Township's Department of Planning and Development dated April 2006 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

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

**WHEREAS**, after reviewing the Planning Board's recommendation, the Township Council adopted the Redevelopment Plan by ordinance on July 5, 2006 (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**, American Beverage Packers, LLC (hereinafter referred to as the "Redeveloper") is the ground lessee of the property commonly known as Block 73, Lot 100.01 on the tax maps of the Township (the "Property") and seeks to develop a 560,000 square foot bottling and distribution warehouse (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: SEPTEMBER 16, 2014**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on September 16, 2014 by the Woodbridge Redevelopment Agency.

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

**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 September 2, 2014 heard a presentation in regards to a application submitted by American Beverage Packers, LLC. for a proposed project in the Keasbey Redevelopment Zone; and

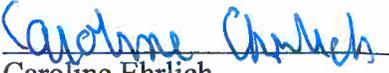
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Keasbey Redevelopment Plan; and

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

**ADOPTED: SEPTEMBER 16, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted on September 16 2014 by the Woodbridge Redevelopment Agency.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RDA 14-40**

**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, 2014 and terminating on June 30, 2015 for a cost not to exceed \$ 30,000.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

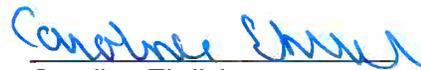
I certify that subject to the Redevelopment Agency appropriating same in the FY 2015 Budget, funds will be committed and encumbered for the above items under Account # 5-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: SEPTEMBER 2, 2014**

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 2, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

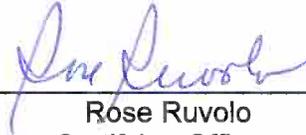
RDA 14-41

**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, 2014 and terminating on June 30, 2015 for a cost not to exceed \$ 5,000.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

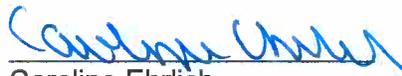
I certify that subject to the Redevelopment Agency appropriating same in the FY 2015 Budget, funds will be committed and encumbered for the above items under Account # 5-22-850-8000-0000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: SEPTEMBER 2, 2014**

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 2, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RDA 14-42**

**RESOLUTION**

**WHEREAS**, the Woodbridge Redevelopment Agency has a continued need for professional engineering services; and

**WHEREAS**, the Township of Woodbridge received competitive contract proposals for Professional Engineers; and

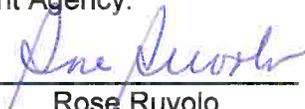
**WHEREAS**, Remington, Vernick and Vena, Engineers were qualified to receive contracts subject to the receipt and acceptance of specific scope and cost of service proposals; and

**WHEREAS**, the Woodbridge Redevelopment Agency recommends their hiring for continuing engineering services.

**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 Remington, Vernick and Vena Engineers for continuing professional engineering services for the fiscal year July 1, 2014 to June 30, 2015 for a cost not to exceed \$ 2,000.00.

**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: SEPTEMBER 2, 2014**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on September 2, 2014



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 448V, Lots 1364 – 1367 and 1307 - 1314 (the Property) as an area in need of redevelopment; and

**WHEREAS**, Sudha Realty North, LLC proposed to design, develop, finance and construct a two story building, which will contain an office and a restaurant on the property; and

**WHEREAS**, Sudha Realty North, LLC in September 2008 executed a Funding Agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Five Thousand Dollars (\$10,000.00) to cover the Agency costs; and

**WHEREAS**, the Project has never been pursued;

**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 Sudha Realty North, LLC the balance of the account in the amount of Three Hundred, Ninety-Seven Dollars and Fifty-Nine Cents (\$397.59)

**ADOPTED: SEPTEMBER 2, 2014**

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 2, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

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

**WHEREAS**, the governing body of the Township designated the property identified on the Tax Maps of the Township as Block 114, Lot 4, (the Property) as an area in need of redevelopment; and

**WHEREAS**, FXG Urban Renewal Corporation proposed to design, develop, finance and construct approximately 185, 145 square feet of additional warehouse and additional parking on the property; and

**WHEREAS**, FXG Urban Renewal Corporation on December 11, 2007 executed a Funding Agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Five Thousand Dollars (\$25,000.00) to cover the Agency costs; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:** the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow account and return to FXG Urban Renewal Corporation the balance of the account in the amount of Thirteen Thousand, Four Hundred, Seventy-Four Dollars and Four Cents (13,474.04)

**ADOPTED: SEPTEMBER 2, 2014**

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 2, 2014



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 EMPLOYMENT  
AGREEMENT WITH CAROLINE EHRLICH RETAINING  
HER TO SERVE AS EXECUTIVE DIRECTOR OF THE  
AGENCY**

**WHEREAS**, the Woodbridge Redevelopment Agency (“Agency”) has been duly created as a public body corporate and politic of the State of New Jersey by Ordinance 96-66, duly adopted on September 3, 1996 by the Township Council of the Township of Woodbridge, New Jersey, pursuant to and in accordance with all applicable laws, including the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Act”), and the Agency has continued and conforms to the provisions of the Act; and

**WHEREAS**, Caroline Ehrlich (“Employee”) currently serves as the Executive Director of the Agency; and

**WHEREAS**, Employee has performed her duties to the satisfaction of the Agency, and the Agency has determined to retain Employee to continue to serve as Executive Director; and

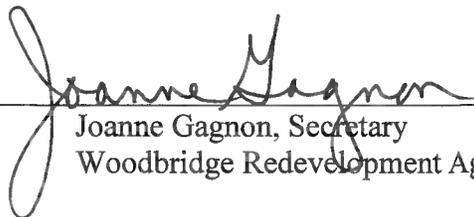
**WHEREAS**, in order to implement the retention of Employee as Executive Director, the Agency desires to enter into an employment agreement with Employee (the “Agreement,” in the form attached hereto as Exhibit A), specifying the rights and responsibilities of the parties with respect to the employment.

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

1. Commissioner Hank Haidacher is hereby authorized to execute the Agreement, attached hereto as Exhibit A, on behalf of the Agency.
2. Upon execution of the Agreement, and so long as the Agreement remains in full force and effect in accordance with its terms, Employee is hereby retained as Executive Director of the Agency.
3. This Resolution shall take effect immediately.

**ADOPTED: SEPTEMBER 2, 2014**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on September 2, 2014 by the Woodbridge Redevelopment Agency.



---

Joanne Gagnon, Secretary  
Woodbridge Redevelopment Agency

**EXHIBIT A**

**AGREEMENT**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY VALIDATING THE FAIR MARKET VALUE ESTIMATION OF BLOCK 859.01, LOT 1.01 AND BLOCK 867, LOT 1.081 MADE BY GAGLIANO & COMPANY AND AUTHORIZING THE OFFER OF COMPENSATION TO THE FEE TITLE OWNER IN RELIANCE ON SAME**

**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**, 150 Avenel, LLC ("**Owner**") is the owner of a parcel of land located at 150 Avenel Street, which is designated on the tax maps of the Township as Block 859.01, Lot 1.01 and Block 867, Lot 1.081 (collectively the "**Property**"); and

**WHEREAS**, the Property is located within the Avenel Arts Village 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 and Owner have entered into a Memorandum of Understanding concerning redevelopment activities with respect to the Property ("**MOU**"); and

**WHEREAS** pursuant to that certain Order of the Superior Court of New Jersey, in Docket No. MID-C-198-13 entered May 16, 2014 ("**Order**"), Owner's motion for specific performance of the Remedy, as defined and described in the MOU, was granted; and

**WHEREAS**, in accordance with the MOU and the Order, the Agency intends to acquire the Property by condemnation, in furtherance of the planned improvement of the Redevelopment Area with a new mixed-use construction project to be located on the Property and neighboring parcels ("**Project**"); and

**WHEREAS**, the Agency is empowered under *N.J.S.A. 40A:12A-8* to acquire property necessary for a redevelopment project pursuant to the MOU and the Eminent Domain Act of 1971, *N.J.S.A. 20:3-1 et seq.* ("**Eminent Domain Act**"); and

**WHEREAS**, the Agency engaged Robert Gagliano, MAI, CRE, FRICS of Gagliano & Company (“Appraiser”) to appraise the Property for the purpose of determining its fair market value, in furtherance of the Agency’s engaging in bona fide negotiations with the Owner and the establishment of an offer of just compensation for the Property, in accordance with *N.J.S.A. 20:3-6*; and

**WHEREAS**, the Appraiser prepared an appraisal report dated September 12, 2014 which estimates the fair market value of the Property as of July 29, 2014 to be \$10,545,000.00, as if remediated (“Report”), and the Agency concurs in this valuation and approves of the Report; and

**WHEREAS**, the Agency desires to make an offer of \$10,545,000.00 to the Owner for the purchase of the Property, in reliance of the Report and in satisfaction of the requirements of the Eminent Domain Act.

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

1. The Report is hereby endorsed and approved. The Executive Director is hereby authorized to make an offer of \$10,545,000.00 to Owner for the purchase of the Property, in reliance on the Report, and to negotiate in good faith with the Owner towards voluntary acquisition. Said offer shall be communicated by formal offer letter and served by certified mail, in accordance with *N.J.S.A. 20:3-6*. A copy of the Report shall be enclosed with the offer letter.
2. The Executive Director, in consultation with counsel, may proceed to make arrangements to take the Property in condemnation upon the earlier of the Owner’s rejection of the Agency’s offer or fourteen (14) days from the making thereof.
3. This Resolution shall take effect immediately.

**ADOPTED: SEPTEMBER 16, 2014**

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on September 16, 2014 by the Woodbridge Redevelopment Agency.



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

RDA 14-47

**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 June 1, 2014 to August 31, 2014 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

**ADOPTED: SEPTEMBER 2, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on September 2, 2014

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

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on September 2, 2014 heard a presentation in regards to a application submitted by the Columbian Club of Iselin, Inc. for a proposed project in the Route 27 – Area 5 Redevelopment Zone; and

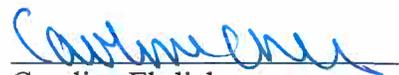
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Route 27 – Area 5 Redevelopment Plan; and

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

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
  - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
  - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Route # 27, Area 5 Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: SEPTEMBER 2, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted on September 2 2014 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RDA 14-49**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY DESIGNATING HPFVII METROPARK, LLC AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR BLOCK 356.02, LOTS 12 C0001 & C0002**

**WHEREAS**, on April 23, 2013, 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 August 14, 2013, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties along Wood Avenue South in the Township ("Property," commonly known as Block 356.02, Lot 12, Qualifiers C0001 and C0002) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

**WHEREAS**, on September 3, 2013, the Township Council accepted the findings of the Planning Board and designated the Property as an area in need of redevelopment (the "Redevelopment Area"); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township's Department of Planning and Development entitled 'Metropark Wood Avenue South Redevelopment Plan' dated January 2014 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

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

**WHEREAS**, after reviewing the Planning Board's recommendation, the Township Council adopted the Redevelopment Plan by ordinance on May 6, 2014; and

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

"Redevelopment Entity" (as such term is defined at N.J.S.A. 40A:12A-3) for the Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

**WHEREAS**, HPFVII Metropark, LLC (hereinafter referred to as the "Redeveloper") is the fee owner of the Property and seeks to construct thereon a mixed use development which may contain office, hotel, retail, restaurant, residential, and other components and associated parking (the "Project") consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

3. This Resolution shall take effect immediately.

**I HEREBY CERTIFY** the foregoing to be a true copy of a Resolution adopted on October 21, 2014 by the Woodbridge Redevelopment Agency.

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

**EXHIBIT A**

**REDEVELOPMENT AGREEMENT**

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on October 21, 2014 heard a presentation in regards to a application submitted by HPFVII Metropark, LLC for a proposed project in the Metropark Wood Avenue South 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 Metropark Wood Avenue South 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 Metropark Wood Avenue South Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: OCTOBER 21, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted on October 21, 2014 by the Woodbridge Redevelopment Agency.

  
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 November 12, 2013, at its regularly scheduled meeting, adopted Resolution RDA 13-47 which authorized the Executive Director to renew the agreement with Greener by Design, LLC; and

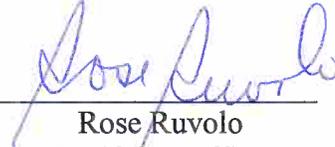
**WHEREAS**, it is necessary to encumber the funds necessary to cover the basic monthly stipend for the new year per the subject agreement

**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 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: OCTOBER 21, 2014**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on October 21, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RDA 14-52**

**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**, portions of the Keasbey Area have been designated as a Redevelopment Area, and

**WHEREAS** the Township of Woodbridge has a need for professional services to conduct an independent assessment of the Keasbey property to evaluate its proposed classification as a Pine Barrens outlier

**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional services from the Rutgers Cooperative Extension of Rutgers, The State University of New Jersey.

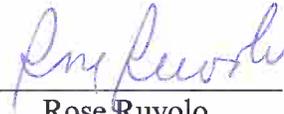
**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT**

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Rutgers Cooperative Extension, Rutgers, The State University of New Jersey for professional services related to an assessment of the Keasbey property for a cost not to exceed \$600.00.

**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.

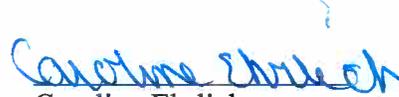


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Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: OCTOBER 21, 2014**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on October 21, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

RDA 14-53

**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 September 1, 2014 to October 15, 2014 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

**ADOPTED: OCTOBER 21, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on October 21, 2014

  
\_\_\_\_\_  
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 June 11, 2014 heard a presentation in regards to a application submitted by American Properties at Woodbridge, LLC for a proposed project in the Inman Avenue, Area 2 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 Inman Avenue, Area 2 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 Inman Avenue, Area 2 Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: DECEMBER 9, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted on December 9, 2014 by the Woodbridge Redevelopment Agency.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**WHEREAS, N.J.S.A. 40A: 5 – 4** requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS,** the Annual Report of Audit for the year 2014 has been filed by a Registered Municipal Accountant with the Secretary to the Redevelopment Agency of the Township of Woodbridge pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

**WHEREAS, R.S. 52:27BB-34** authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS,** the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations; and

**WHEREAS,** the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual audit entitled “Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS,** such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

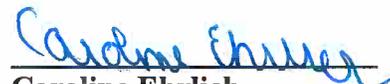
**WHEREAS,** all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS,** failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

**R.S. 52:27BB-52:** A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED,** that the Redevelopment Agency of the Township of Woodbridge, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON DECEMBER 9, 2014**



**Caroline Ehrlich**  
**Executive Director**  
**Redevelopment Agency**  
**Township of Woodbridge**

**RESOLUTION**

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

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

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

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

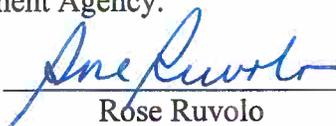
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for such professional services from the Alaimo Group

**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 \$39,500.00 to cover the estimated engineering costs per the subject agreement with the Alaimo Group

**CERTIFICATION AND AVAILABILITY OF FUNDS**

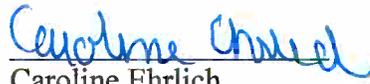
I certify that subject to the Redevelopment Agency appropriating same in the FY 2015 Budget, funds will be committed and encumbered for the above items under Account # 5-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: DECEMBER 9, 2014**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on December 9, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RDA 14-57**

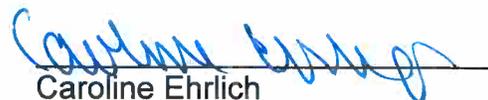
**RESOLUTION**

**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 October 15, 2014 to December 2, 2014 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

**ADOPTED: DECEMBER 9, 2014**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on December 9, 2014



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge