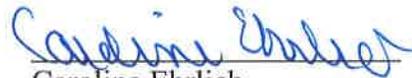


**RESOLUTION**

**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, 2019 and terminating on December 31, 2019

**ADOPTED : February 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on February 19, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE**, that Robert Gillespie be and hereby elected Vice-Chairperson of the Redevelopment Agency of the Township of Woodbridge for a one (1) year term, commencing January 1, 2019 and terminating on December 31, 2019.

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on February 19, 2019



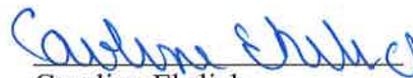
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE**, that Heather LaMotta be and hereby appointed Custodian of Record for the Redevelopment Agency of the Township of Woodbridge, commencing January 1, 2019.

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Reorganization Meeting held on February 19, 2019.



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 2019.

PNC	1190 St. Georges Avenue Avenel, NJ 07001
WELLS FARGO	17 Woodbridge Center Drive Woodbridge, NJ 07095
BANK OF AMERICA	378 Amboy Avenue Woodbridge, NJ 07095
COLUMBIA SAVINGS BANK	604 Amboy Avenue Woodbridge, NJ 07095
PROVIDENT BANK	325 Amboy Avenue Woodbridge, NJ 07095
SANTANDERBANK	587 Main Street Woodbridge, NJ 07095
TD BANK	900 St. Georges Avenue Woodbridge, NJ 07095
NORTHFIELD BANK	1410 St. Georges Avenue Avenel, NJ 07001
AMBOY NATIONAL BANK	3590 US Route 9 South Old Bridge, NJ 08857
VALLEY NATIONAL BANK	540 Rahway Avenue Woodbridge, NJ 07095
BCB COMMUNITY BANK	34 Main Street, Suite 1 Woodbridge, NJ 07095
RSI BANK	1500 Irving Street Rahway, NJ 07065

INVESTORS BANK

575 Main Street  
Woodbridge, NJ 07095

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on February 19, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

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

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

Government money market mutual funds

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

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

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

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

New Jersey State Cash Management Fund

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

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their regular meeting held on February 19, 2019.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE** that the following are hereby designated as the official newspapers of the Woodbridge Township Redevelopment Agency for the year 2019, for the purposes of publication of all legal notices, to the extent permitted by law, and to the extent each publication complies with the legal requirements for official newspapers for municipalities:

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

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

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on February 19, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

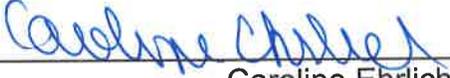
**WHEREAS**, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for December 14, 2018 through February 15, 2019, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
February 15, 2019	\$ 3,692,079.22
<hr/>	
Total	\$ 3,692,079.22

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on February 19, 2019.

  
 Caroline Ehrlich  
 Executive Director  
 Redevelopment Agency  
 Township of Woodbridge

**RESOLUTION**

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

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

**WHEREAS** the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional engineering services in connection with property located at 400 Amboy Avenue, Woodbridge, NJ, also known as, Block 545, Lot 40.02, and;

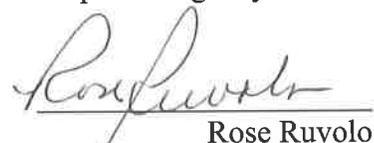
**WHEREAS**, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from T & M Associates, who will perform a preliminary assessment and geophysical survey and report findings to the Woodbridge Redevelopment Agency as stated in Proposal WOODOH – 16002, dated January 19, 2019.

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

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with T & M Associates, for professional services related to property located at 400 Amboy Avenue, Woodbridge, NJ, also known as, Block 545, Lot 40.02, at a cost not to exceed \$28,250 as stated in their Proposal WOODOH – 16002, dated January 19, 2019, in the form substantially similar to that attached hereto.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

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

  
Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on February 19, 2019.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

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

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

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

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

**WHEREAS**, the Redevelopment Agency on June 5, 2018, at its regularly scheduled meeting, adopted Resolution RDA 18-34, which authorized the Executive Director to enter into an agreement with EI Associates; and

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

**WHEREAS**, the total value of the additional services increases the initial dollar value of the Agreement as stated in proposal #7046-10337, dated May 16, 2018; and

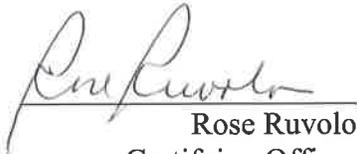
**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;**

The Executive Director of the Redevelopment Agency is hereby authorized and directed to amend the agreement with EI Associates, for professional architectural services related to the Abandoned Property List at a cost not to exceed \$5,400.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under

Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

  
Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on February 19, 2019.

  
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, 2020 at their standard hourly rates at a cost not to exceed \$3,500.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

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



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on February 19, 2019.



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, 2019 at a cost not to exceed \$12,000.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

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



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: FEBRUARY 19, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on February 19, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

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

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for February 15, 2019 through March 18, 2019, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
March 18, 2019	\$ 1,329,308.46
<hr/>	
Total	\$ 1,329,308.46

**ADOPTED: MARCH 19, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on March 19, 2019.

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

**RESOLUTION**

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

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

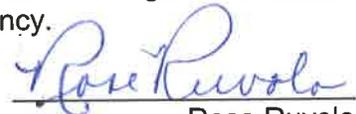
**WHEREAS**, the volume of work for the Agency has exceeded the original agreement amount, increasing total dollar value

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

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber additional funds not to exceed the amount of \$40,000.00, and to take all such other actions necessary and proper to carry out the purpose and intent of this resolution.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

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



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: MARCH 19, 2019**

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 19, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
APPROVING AN AMENDED REDEVELOPMENT  
AGREEMENT BETWEEN THE WOODBRIDGE  
REDEVELOPMENT AGENCY AND BOULEVARD II, LLC**

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

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

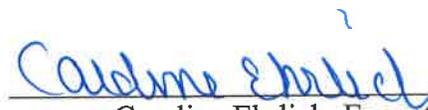
**WHEREAS**, on or about August 29, 2017, the Agency entered into that certain redevelopment agreement with Boulevard II, LLC (the "**Redeveloper**," and together with the Agency, the "**Parties**"), that initially governed the redevelopment of Block 1020.04, Lot 1.02 on the tax maps of the Township (the "**Redevelopment Agreement**"); and

**WHEREAS**, based upon the expansion Redeveloper's project to include certain, additional parcels as identified on the tax maps of the Township, amongst other amendments required of the Redevelopment Agreement associated thereto, the Agency desires to amend the Redevelopment Agreement, and as more fully set forth at Exhibit A, consistent with the desires of the Parties (the "**First Amended Redevelopment Agreement**").

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

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

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 19, 2019 by the Woodbridge Redevelopment Agency.

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

**EXHIBIT A**  
**FIRST AMENDED REDEVELOPMENT AGREEMENT**

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY APPROVING AN AMENDED REDEVELOPMENT AGREEMENT BETWEEN THE WOODBRIDGE REDEVELOPMENT AGENCY AND QUINCY HEIGHTS, LLC**

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

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

**WHEREAS**, on or about October 11, 2017, the Agency entered into that certain redevelopment agreement with Boulevard II, LLC (the "**Redeveloper**," and together with the Agency, the "**Parties**") for the redevelopment of Block 30.01, Lot 53 on the tax maps of the Township (the "**Redevelopment Agreement**"); and

**WHEREAS**, based upon the expansion Redeveloper's project to include certain, additional parcels as identified on the tax maps of the Township, amongst other amendments required of the Redevelopment Agreement associated thereto, the Agency desires to amend the Redevelopment Agreement, and as more fully set forth at Exhibit A, consistent with the desires of the Parties (the "**First Amended Redevelopment Agreement**").

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

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

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 19, 2019 by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**  
**FIRST AMENDED REDEVELOPMENT AGREEMENT**

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

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

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

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

**WHEREAS**, February 16, 2017, the Original Redevelopment Agreement and the First Amendment were further amended by the Agency and Redeveloper (the “**Second Amendment**”); and

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

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

**WHEREAS**, to the extent the Original Redevelopment Agreement is not amended by the First Amendment, the Second Amendment and/or this Third Amendment, the terms of the Original Redevelopment Agreement shall apply.

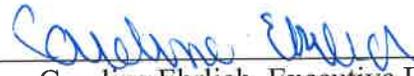
**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:**

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. To the extent the Original Redevelopment Agreement is not amended by the First Amendment, the Second Amendment and/or this Third Amendment, the terms of the Original Redevelopment Agreement shall apply.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 19, 2019 by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 552, LOTS 1 AND 2, AND BLOCK 552.09, LOTS 1, 5, 7, 9, 10, 12, AND 13.02 ON THE TAX MAPS OF THE TOWNSHIP FROM PCP HEARD SQUARE LLC, TO WOODBRIDGE HEARD SQUARE URBAN RENEWAL, LLC AND AUTHORIZING NECESSARY AMENDMENTS THERETO**

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

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

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

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

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

**WHEREAS**, on August 8, 2017, the Agency authorized PCP HEARD SQUARE, LLC to undertake the construction of one (1), five (5) story building containing 232 apartments and a retail component of approximately 12,000 square feet, with parking to include 353 spaces

comprised of 98 spaces in a first floor parking deck and the balance of the parking spaces as outdoor surface parking (“**Project**”); and

**WHEREAS**, the Agency also determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which established the PCP HEARD SQUARE, LLC as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project; and

**WHEREAS**, the Agency desires to assign the rights and responsibilities of the Redevelopment Agreement from PCP HEAR SQUARE, LLC, to Woodbridge Heard Square Urban Renewal, LLC, pursuant to that certain assignment and assumption agreement attached hereto as Exhibit A (the “**Assignment and Assumption of Redevelopment Agreement**”), and further, desires to amend the Redevelopment Agreement (the “**Amended Redevelopment Agreement**”), as more fully set forth at Exhibit B; and

**WHEREAS**, except as expressly modified in this Amended Redevelopment Agreement, all of the terms and conditions of the Redevelopment Agreement shall continue in full force and effect, and all Parties hereto shall be entitled to the benefits thereof.

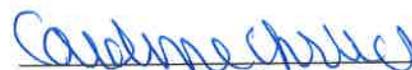
**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:**

1. The Executive Director is hereby authorized to execute the Assignment and Assumption of Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, the Amended Redevelopment Agreement substantially in the form as attached hereto as Exhibit B, with each 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 Assignment and Assumption of the Redevelopment Agreement and the Amended Redevelopment Agreement.

2. Except as expressly modified in the Amended Redevelopment Agreement, all of the terms and conditions of the Redevelopment Agreement shall continue in full force and effect, and all Parties hereto shall be entitled to the benefits thereof.

3. This Resolution shall take effect immediately.

**I HEREBY CERTIFY** the foregoing to be a true copy of a Resolution adopted on March 19, 2019 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Assignment and Assumption of Redevelopment Agreement

**EXHIBIT B**

Amended Redevelopment Agreement

**RESOLUTION**

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

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

**WHEREAS** the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional engineering services in connection with Woodbridge Developmental Center (WDC), located at 1289 & 1275 Rahway Ave, Avenel, NJ, also known as, Block 867, Lot 1.01 & 4, and Block 872, Lot 4;

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

**WHEREAS**, the Woodbridge Redevelopment Agency on April 17, 2018 at its regularly scheduled meeting, adopted Resolution RDA 18-24, which authorized the Executive Director to enter into an agreement with Alaimo for said services; and

**WHEREAS**, the volume of work for the Agency has exceeded the original agreement amount, increasing total dollar value as in Alaimo's Proposal #B-726-031-000, Revision 1, dated March 19, 2019.

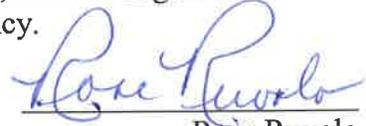
**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;**

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Richard Alaimo Engineering Corporation, for professional engineering services related to Woodbridge Developmental Center Redevelopment, located at 1289 & 1275 Rahway Ave, Avenel, NJ, also known as, Block 867, Lot 1.01 & 4, and Block 872, Lot 4, at a cost not to exceed \$43,800 as proposed in the proposal associated with Project # B-726-031-000, Revision 1.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under

Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: MARCH 19, 2019**

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 19, 2019.



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 DESIGNATION OF SEI CUTTERS DOCK, LLC AS REDEVELOPER FOR A PERIOD NOT TO EXCEED ONE HUNDRED TWENTY (120) DAYS AND SUBJECT TO THE EXECUTION OF A SUBSEQUENT AGREEMENT WITH THE AGENCY WITH REGARD TO SAME**

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

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

**WHEREAS**, the Council adopted a resolution directing the Planning Board to undertake a preliminary investigation to determine if certain real property appearing on the official tax maps of the Township as Block 523, Lots 1, 2 and 4; Block 523, Lot 3; Block 531, Lot 1; Block 531, Lot 2; Block 531.01, Lots 1, 1-A, 2, 3, Block 531 Lot 3; Block 531.02, Lot 1.021; Block 531.02, Lot 1.03; Block 531.02, 100; Block 540.07, Lot 10; Block 541, Lot 8; Block 541, Lots 10.01 & 12; Block 541, Lot 11; Block 730, Lots 1 and 1-B; commonly referred to as the Pennval Road Redevelopment Area (the "**Redevelopment Area**") is an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "**LRHL**"); and

**WHEREAS**, the Township Planning Board ("**Planning Board**") by resolution dated March 19, 2008, recommended that the Redevelopment Area be designated by the Council as an area in need of redevelopment; and

**WHEREAS**, on April 1, 2008 pursuant to the recommendation of the Planning Board, the Council adopted a resolution designating the Redevelopment Area as an area in need of redevelopment; and

**WHEREAS**, in furtherance of the redevelopment of the Redevelopment Area, a redevelopment plan was prepared by Heyer, Gruel & Associates for the Redevelopment Area (the "**Pennval Road Redevelopment Plan**"); and

**WHEREAS**, the Township Council adopted a resolution on December 2, 2008 referring the Pennval Road Redevelopment Plan to the Planning Board for its review and recommendation; and

**WHEREAS**, the Planning Board, by resolution, recommended that the Council adopt the Pennval Road Redevelopment Plan; and

**WHEREAS**, the Council adopted Ordinance 09-06 on January 20, 2009 approving and adopting the Pennval Road Redevelopment Plan; and

**WHEREAS**, thereafter, Council referred to Planning Board, and the Planning Board conducted a hearing, with regard to the inclusion of certain, additional parcels to the Redevelopment Area, and ultimately the Redevelopment Plan, and the Council adopted an ordinance on January 19, 2010 amending the Redevelopment Plan to include those certain, additional parcels (the "**Amended Redevelopment Plan**"); and

**WHEREAS**, in furtherance of the Agency's powers pursuant to the LRHL, and in further efforts to allow for the redevelopment of the Redevelopment Area, the Agency desires to designate Stalwart Equities as redeveloper of Block 531, Lots 1 and 2, and Block 523, Lot 1 in the Redevelopment Area (the "**Proposed Redeveloper**," and together with the Agency, the "**Parties**") contingent upon: 1) Proposed Redeveloper entering into an agreement with the Agency, within two (2) weeks of the effective date of this resolution, that sets forth, inter alia, the rights and responsibilities of the Parties to enter into a comprehensive redevelopment agreement between the Parties (the "**Proposed Agreement**"); and 2) that the Proposed Agreement, including but not limited to the instant designation of the Proposed Redeveloper, be void and of no further legal effect following One Hundred Twenty (120) days from the effective date of the Proposed Agreement, regardless of the Proposed Agreement or any progress made by the Parties towards the negotiation of a comprehensive redevelopment agreement to govern the redevelopment of Block 531, Lots 1 and 2, and Block 523, Lot 1 in the Redevelopment Area.

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

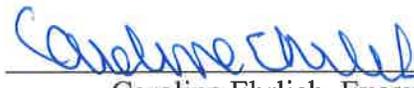
1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Executive Director, in consultation with Redevelopment Counsel to the Agency, is hereby authorized to execute, within two (2) weeks of the effective date of this resolution, a Proposed Agreement that sets forth, inter alia, the rights and responsibilities of the Parties to enter into a comprehensive redevelopment agreement between the Parties with regard to Block 531, Lots 1 and 2, and Block 523, Lot 1 in the Redevelopment Area; and 2) that the Proposed Agreement, including but not limited to the instant designation of the Proposed Redeveloper, be void and of no further legal effect following One Hundred Twenty (120) days from the effective date of the Proposed Agreement, regardless of the Proposed Agreement or any progress made by the Parties towards the negotiation of a comprehensive redevelopment

agreement to govern the redevelopment of Block 531, Lots 1 and 2, and Block 523, Lot 1 in the  
Redevelopment Area.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on  
**March 19, 2019** by the Woodbridge Redevelopment Agency.

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

**EXHIBIT A**

**FIRST AMENDED REDEVELOPMENT AGREEMENT**

**RESOLUTION**

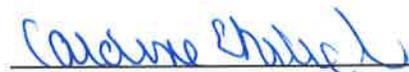
**WHEREAS**, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for March 18, 2019 through April 12, 2019, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
April 12, 2019	\$ 2,363,655.19
<hr/>	
Total	\$ 2,363,655.19

**ADOPTED: APRIL 16, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on April 16, 2019.



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.

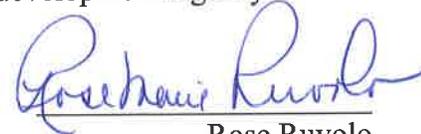
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal dated, March 19, 2019, pursuant to a fair and open process for such professional site remediation and consulting services from Excel Environmental Resources, Inc.

**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 \$ 10,308.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

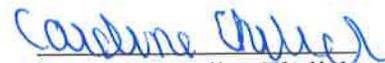
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: APRIL 16, 2019**

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 16, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

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

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

**WHEREAS** the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional engineering services in connection with property located at 939 US Highway 1 South, Woodbridge, NJ, also known as, Block 837, Lot 35, and;

**WHEREAS**, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services from T & M Associates, who will perform Phase II site investigation and report findings to the Woodbridge Redevelopment Agency as stated in Proposal WOODOH – 16002, dated March 25, 2019.

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

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with T & M Associates, for professional services related to property located at 939 US Highway 1 South, Woodbridge, NJ, also known as, Block 837, Lot 35, at a cost not to exceed \$14,250.00 as stated in their Proposal WOODOH – 16002, dated March 25, 2019, in the form substantially similar to that attached hereto.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

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

Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: APRIL 16, 2019**

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 16, 2019.

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 AMENDMENT OF AGENCY RESOLUTION #19-18 WITH REGARD TO THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 552, LOTS 1 AND 2, AND BLOCK 552.09, LOTS 1, 5, 7, 9, 10, 12, AND 13.02 ON THE TAX MAPS OF THE TOWNSHIP FROM PCP HEARD SQUARE LLC, TO WOODBRIDGE HEARD SQUARE URBAN RENEWAL, LLC AND AUTHORIZING NECESSARY AMENDMENTS THERETO**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the properties commonly known as Block 552, Lots 1 and 2; Block 522.09, Lots 1, 5, 10, and 12, and later, Block 552.09, Lots 7, 9, and 13.02 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

**WHEREAS**, the Township Council adopted resolutions designating the property commonly known as Block 552, Lots 1 and 2; Block 552.09, Lots 1, 5, 7, 9, 10, 12, and 13.02 on the Tax Map of the Township of Woodbridge as an area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the requirements of the Act; and

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

**WHEREAS**, pursuant to *N.J.S.A.* 40A:12A-4, the Township Council 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**, on August 8, 2017, the Agency authorized PCP HEARD SQUARE, LLC to undertake the construction of one (1), five (5) story building containing 232 apartments and a retail component of approximately 12,000 square feet, with parking to include 353 spaces comprised of 98 spaces in a first floor parking deck and the balance of the parking spaces as outdoor surface parking (“**Project**”); and

**WHEREAS**, the Agency also determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which established the PCP HEARD SQUARE, LLC as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project; and

**WHEREAS**, on March 19, 2019, by Resolution #19-18, the Agency assigned the rights and responsibilities of the Redevelopment Agreement from PCP HEAR SQUARE, LLC, to Woodbridge Heard Square Urban Renewal, LLC, pursuant to that certain assignment and assumption agreement (the “**Assignment and Assumption of Redevelopment Agreement**”), and further, authorized the amendment of the Redevelopment Agreement (the “**Amended Redevelopment Agreement**”); and

**WHEREAS**, except as expressly modified in this Amended Redevelopment Agreement, all of the terms and conditions of the Redevelopment Agreement continue in full force and effect, and all Parties hereto shall be entitled to the benefits thereof; and

**WHEREAS**, Agency Resolution #19-18 is hereby amended and replaced by the instant resolution, in order to identify the affected parcels as Block 552, Lots 1 and 2; Block 552.09, Lots 1, 5, 10, and 12, and later, Block 552.09, Lots 7, 9, and 13.02, as identified on the official tax maps of the Township, where same were inadvertently misidentified in Agency Resolution #19-18.

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

1. The Executive Director is hereby authorized to execute the Assignment and Assumption of Redevelopment Agreement and the Amended Redevelopment Agreement, with each 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 Assignment and Assumption of the Redevelopment Agreement and the Amended Redevelopment Agreement.

2. Except as expressly modified in the Amended Redevelopment Agreement, all of the terms and conditions of the Redevelopment Agreement shall continue in full force and effect, and all Parties hereto shall be entitled to the benefits thereof.

3. Agency Resolution #19-18 is hereby amended and replaced by the instant resolution, identifying the affected parcels as Block 552, Lots 1 and 2; Block 552.09, Lots 1, 5,

10, and 12, and later, Block 552.09, Lots 7, 9, and 13.02, as identified on the official tax maps of the Township, where same were inadvertently misidentified in Agency Resolution #19-18

4. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on April 16, 2019 by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY NAMING A REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 196.01, LOT 10.01; BLOCK 196.02, LOT 10; BLOCK 196.05, LOT 10.01; BLOCK 197, LOT 10; BLOCK 235, LOT 4.034; BLOCK 235.01, LOT 1.012 (A PORTION OF FORMER LOT 1.01); BLOCK 237, LOT 2.03; AND BLOCK 238, LOTS 1 AND 3.04 ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 196.01, Lot 10.01; Block 196.02, Lot 10; Block 196.05, Lot 10.01; Block 197, Lot 10; Block 235, Lot 4.034; Block 235.01, Lot 1.012 (a portion of former Lot 1.01); Block 237, Lot 2.03; Block 238, Lots 1 and 3.04 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

**WHEREAS**, on November 5, 2014, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

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

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

**WHEREAS**, R&O Woodbridge Urban Renewal, LLC (the “**Entity**”) is the contract purchaser of a portion of the Redevelopment Area comprised of the parcels located in Block 235.01, Lot 1.012; Block 237, Lot 2.03; and Block 238, Lots 1 and 3.04 (hereinafter, the “**Property**”) from Hess Corporation and Woodeast Properties LLC (collectively the “**Property Owner**”) and desires to be designated by the seeks to undertake the phased construction of 376 residential units and approximately 14,900 square feet of retail development (the “**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

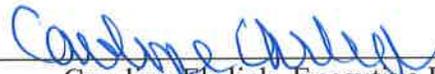
**WHEREAS**, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on April 16, 2019 by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for April 12, 2019 through June 10, 2019, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
April 12, 2019	\$ 1,931,679.11
<hr/>	
Total	\$ 1,931,679.11

**ADOPTED: JUNE 11, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 11, 2019.

  
 Caroline Ehrlich  
 Executive Director  
 Redevelopment Agency  
 Township of Woodbridge

2019 BUDGET AMENDMENT

WOODBIDGE REDEVELOPMENT AGENCY

Resolution to Amend the 2019 Adopted Budget
PURSUANT TO N.J.A.C 5:31-2.8
FISCAL YEAR: FROM JULY 1, 2018 TO JUNE 30, 2019

WHEREAS, the Woodbridge Redevelopment Agency has adopted the 2019 Authority Budget on June 12, 2018, and

WHEREAS, the Woodbridge Redevelopment Agency finds it necessary to amend the adopted 2019 Authority Budget, as follows:

Table with 3 columns: Description, From, To. Section: Operating Revenues. Rows include Administration Fees, Registration Fees, Total Other Revenue, and Total Operating Revenues.

Table with 3 columns: Description, From, To. Section: Non-Operating Revenues. Rows include Township Contribution, Total Other Non-Operating Revenue, Total Non-Operating Revenues, and Total Anticipated Revenues.

Budgeted Appropriations:

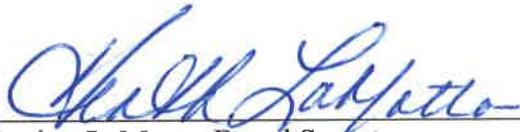
Table with 3 columns: Description, From, To. Section: Operating Appropriations. Rows include Administration - Other, Interlocal Agreement - Administration, Total Administration - Other, Total Administration, Cost of Providing Services - Other Professionals.

Total COPS – Other	\$ 230,900	\$ 386,000
Total Operating Appropriations	\$ 401,900	\$ 591,000
Total Appropriations	\$ 401,900	\$ 591,000
Total Appropriations and Accumulated Deficit	\$ 401,900	\$ 591,000
Unrestricted Net Position Utilized		
Other	\$ 26,800	\$ 40,900
Total Unrestricted Net Position Utilized	\$ 26,800	\$ 40,900
Total Net Appropriations	\$ 375,100	\$ 550,100

**NOW, THEREFORE BE IT RESOLVED**, by the Commissioners of the Woodbridge Redevelopment Agency that the 2019 Authority Budget is hereby amended as detailed above, and

**BE IT FURTHER RESOLVED**, that the Board’s Secretary is hereby directed to submit a copy of this resolution to the Director of Local Government Services for approval as part of the 2019 Authority Budget.

Adopted on June 11, 2019



Heather LaMotta, Board Secretary

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

**WOODBIDGE REDEVELOPMENT AGENCY  
RESOLUTION**

RE: 2020 Delayed Budget Introduction

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

WHEREAS, in order to accurately prepare its budget for the fiscal year ended June 30, 2020, the Agency was required to delay the introduction of the budget for the purpose of verifying its available revenue sources; and

WHEREAS, the Agency will subsequently approve and adopt the budget for the fiscal year ended June 30, 2020 on or before September 30, 2019.

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)

June 11, 2019  
(date)

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

**WOODBRIIDGE REDEVELOPMENT AGENCY**

**RESOLUTION**

RE: 2020 Temporary Budget

WHEREAS, N.J.A.C. 5:31-2.5 provides that where any contracts, commitments or payments are required to be made prior to the adoption of the budget, temporary appropriations should be made to provide for the period between the beginning of the fiscal year and the adoption of the budget; and

WHEREAS, it is anticipated that the budget will be approved by the Division of Local Government Services; and adopted no later than September 30, 2019; and

WHEREAS, the temporary appropriations adopted pursuant to this chapter do not exceed the total of appropriations made for all purposes in the budget for the 2020 fiscal year exclusive of all interest and debt redemption charges maturing subsequent to the end of the fiscal year and prior to the date of adoption of the budget; and

WHEREAS, the temporary appropriation in this resolution is less than the total appropriation for the preceding fiscal year,

NOW, THEREFORE, BE IT RESOLVED, that the following temporary appropriations be made for the 2020 fiscal year:

Administration:

Other Expenses	<u>\$52,700</u>
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Total Administration	<u>52,700</u>
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Cost of Providing Services:

Other Expenses	<u>84,100</u>
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Total Cost of Providing Services	<u>84,100</u>
----------------------------------	---------------

Total Operating Appropriations	<u>\$136,800</u>
--------------------------------	------------------

Total Appropriations	<u>\$136,800</u>
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Approved June 11, 2019  
(Date)

ATTEST:



Caroline Ehrlich, Executive Director

# 2020 AUTHORITY BUDGET RESOLUTION

## Woodbridge Redevelopment Agency

(Name)

**FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020**

WHEREAS, the Annual Budget and Capital Budget for the Woodbridge Redevelopment Agency Authority for the fiscal year beginning, July 1, 2019 and ending, June 30, 2020 has been presented before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 11, 2019; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 512,600 , Total Appropriations, including any Accumulated Deficit if any, of \$ 547,450 and Total Unrestricted Net Position utilized of \$34,850; and

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

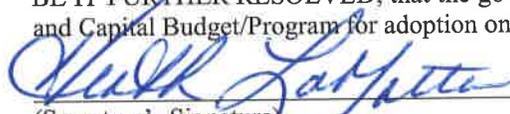
WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Woodbridge Redevelopment Agency, at an open public meeting held on June 11, 2019 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2019 and ending, June 30, 2020 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 July 9, 2019.

  
 \_\_\_\_\_  
 (Secretary's Signature)

June 11, 2019  
 \_\_\_\_\_  
 (Date)

**Governing Body Member:**

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

RESOLUTION

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

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

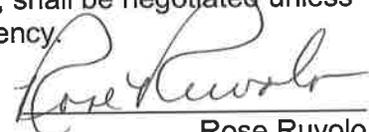
**WHEREAS**, the volume of work for the Agency has exceeded the original agreement amount, increasing total dollar value

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

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber additional funds not to exceed the amount of \$20,000.00, and to take all such other actions necessary and proper to carry out the purpose and intent of this resolution.

CERTIFICATION AND AVAILABILITY OF FUNDS

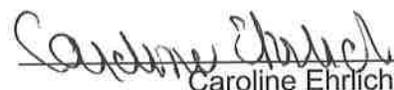
I certify that subject to the Redevelopment Agency appropriating same in the FY 2019 Budget, funds will be committed and encumbered for the above items under Account # 9-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: JUNE 11, 2019**

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, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

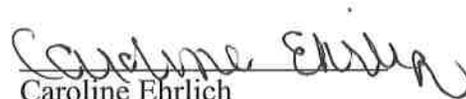
**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE**, that the budget that was introduced on June 11, 2019 included the following personnel and salaries:

Executive Director	149,430
Public Inspector	27,000
Bookkeeper	11,220
Administrative Assistant	4,000
Secretary	19,300

**ADOPTED: June 11, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Meeting held on June 11, 2019.

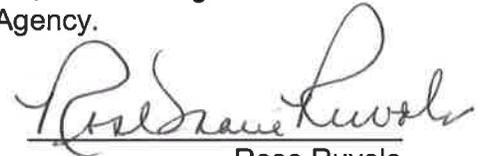
  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE,** McManimon, Scotland & Baumann LLC be and hereby appointed General Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2019 and terminating on June 30, 2020 at a cost not to exceed \$ 50,000.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: June 11, 2019**

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, 2019.



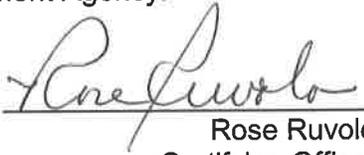
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE,** DeCotiis, Fitzpatrick, Cole & Giblin, LLP be and hereby appointed Special Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2019 and terminating on June 30, 2020 at a cost not to exceed \$ 15,000.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.

  
Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: June 11, 2019**

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, 2019

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

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

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

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

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

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

**WHEREAS**, the Woodbridge Redevelopment Agency on June 12, 2018, at its regularly scheduled meeting, adopted Resolution RDA 18-33, which authorized the Executive Director to renew the agreement with Greener by Design, LLC; and

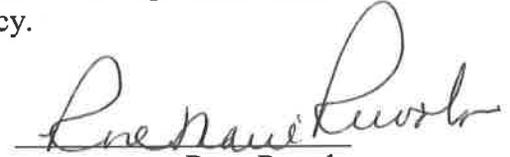
**WHEREAS**, it is necessary to encumber the funds necessary to cover the basic monthly stipend for the new year per the subject agreement

**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**

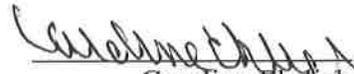
I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: June 11, 2019**

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, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
NAMING A REDEVELOPER FOR THE PROPERTY  
COMMONLY KNOWN AS BLOCK 974, LOT 15 ON THE  
TAX MAPS OF THE TOWNSHIP AND AUTHORIZING  
THE EXECUTION OF A REDEVELOPMENT  
AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A.* 40A:12A-6, and found that the property commonly known as Block 974, Lot 15 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

**WHEREAS**, on March 5, 2019, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘Essex Avenue East Redevelopment Plan’ (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on April 2, 2019; 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**, IPT Avenel DC Urban Renewal, LLC (the “**Entity**”) seeks to undertake the demolition of a +/-61,000 SF existing manufacturing facility and the development of a +/-120,100 SF warehouse distribution facility (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

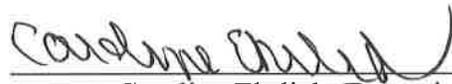
**WHEREAS**, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on JUNE 11, 2019 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Redevelopment Agreement

# 2020 ADOPTED BUDGET RESOLUTION

## Woodbridge Redevelopment Agency

(Name)

### AUTHORITY

**FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020**

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2019 and ending, June 30, 2020 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 11, 2019; 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 \$ 512,600, Total Appropriations, including any Accumulated Deficit, if any, of \$547,450 and Total Unrestricted Net Position utilized of \$34,850; and

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of Woodbridge Redevelopment Agency, at an open public meeting held on July 9, 2019 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2019 and, ending, June 30, 2020 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)

July 23, 2019

(Date)

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

**RESOLUTION**

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

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for June 10, 2019 through July 2, 2019, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
July 2, 2019	\$ 3,313,858.37
<hr/>	
Total	\$ 3,313,858.37

**ADOPTED: JULY 23, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on July 23, 2019.

  
\_\_\_\_\_  
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 April 16, 2019, heard a presentation in regards to an application submitted by R & O Woodbridge Urban Renewal, LLC for a proposed project in the Hess Woodbridge Redevelopment Area; and

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

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

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

**ADOPTED: JULY 23, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted on **July 23, 2019** by the Woodbridge Redevelopment Agency.

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

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AUTHORIZING EXTENDED, CONDITIONAL  
DESIGNATION OF STALWART EQUITIES AS  
CONDITIONAL REDEVELOPER FOR A PERIOD NOT TO  
EXCEED NINETY (90) DAYS FROM THE EFFECTIVE  
DATE OF THE INSTANT RESOLUTION**

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

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

**WHEREAS**, on April 1, 2008, the Council adopted a resolution designating the following parcels as an area in need of redevelopment, as defined in the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "**LRHL**"), and appearing on the official tax maps of the Township as: Block 523, Lots 1, 2 and 4; Block 523, Lot 3; Block 531, Lot 1; Block 531, Lots 1 and 2; Block 531.01, Lots 1, 1-A, 2, and 3; Block 531 Lot 3; Block 531.02, Lot 1.021; Block 531.02, Lot 1.03; Block 531.02, 100; Block 540.07, Lot 10; Block 541, Lots 8, 10.01 and 12; Block 541, Lot 11; Block 730, Lots 1 and 1-B; commonly referred to as the Pennval Road Redevelopment Area (the "**Redevelopment Area**"); and

**WHEREAS**, in furtherance of the redevelopment of the Redevelopment Area, a redevelopment plan was prepared by Heyer, Gruel & Associates for the Redevelopment Area (the "**Pennval Road Redevelopment Plan**"); and

**WHEREAS**, the Council adopted Ordinance 09-06 on January 20, 2009 approving and adopting the Pennval Road Redevelopment Plan; and

**WHEREAS**, on January 5, 2010, pursuant to the LRHL, the Council adopted a resolution designating the following parcels as an area in need of redevelopment, appearing on the official tax maps of the Township and identified as: Block 531.02, Lot 1.022; Block 541, Lots 9.01 and 12; Block 729, Lot 3; Block 729.01, Lot 1; and Block 731, Lot 1.02 (the "**Pennval Road Additional Properties**, together with the Redevelopment Area, the "**Extended Redevelopment Area**"); and

**WHEREAS**, on January 19, 2010, the Council Ordinance 10-03 amending the Pennval Road Redevelopment Plan to include the Extended Redevelopment Area (the “**Amended Redevelopment Plan**”); and

**WHEREAS**, on March 19, 2019, the Agency adopted Resolution 19-20, in furtherance of the Agency’s powers pursuant to the LRHL, and in further efforts to allow for the redevelopment of the Redevelopment Area, authorizing the conditional designation of Stalwart Equities as the conditional redeveloper of Block 531, Lots 1 and 2, and Block 523, Lot 1 in the Redevelopment Area (the “**Proposed Redeveloper**,” and together with the Agency, the “**Parties**”) contingent upon: 1) Proposed Redeveloper entering into an agreement with the Agency setting forth, inter alia, the rights and responsibilities of the Parties to enter into a comprehensive redevelopment agreement between the Parties (the “**Proposed Agreement**”); and 2) that the Proposed Agreement, including but not limited to the instant designation of the Proposed Redeveloper, be void and of no further legal effect following One Hundred Twenty (120) days from the effective date of the Proposed Agreement, regardless of the Proposed Agreement or any progress made by the Parties towards the negotiation of a comprehensive redevelopment agreement to govern the redevelopment of Block 531, Lots 1 and 2, and Block 523, Lot 1 in the Redevelopment Area; and

**WHEREAS**, in a continued effort to redevelop the Redevelopment Area in accordance with the LRHL, the Agency desires to extend the conditional designation of Proposed Redeveloper, and the terms of the Proposed Agreement, same being fully executed by the Parties on March 31, 2019, for an additional ninety (90) days, effective from this resolution, to negotiate a redevelopment agreement with the Agency, and a financial agreement, if necessary, with the Township, concerning the following parcels in the Extended Redevelopment Area, as follows: Block 523, Lot 1; Block 531, Lots 1 and 2; Block 531.01, Lot 1; Block 531.02, Lots 1.021 and 100; Block 540.07, Lot 10; Block 541, Lots 9.01 and 10.01; and Block 541, Lot 11.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Agency, in a continued effort to redevelop the Extended Redevelopment Area in accordance with the LRHL, desires to extend the conditional designation of Proposed Redeveloper for an additional ninety (90) days, effective from this resolution, to negotiate a redevelopment agreement with the Agency, and a financial agreement, if necessary, with the Township, concerning Block 523, Lot 1; Block 531, Lots 1 and 2; Block 531.01, Lot 1; Block 531.02, Lots 1.021 and 100; Block 540.07, Lot 10; Block 541, Lots 9.01 and 10.01; and Block 541, Lot 11 in the Extended Redevelopment Area.
3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on July 23, 2019 by the Woodbridge Redevelopment Agency.



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

**EXHIBIT A**  
**FIRST AMENDED REDEVELOPMENT AGREEMENT**

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
NAMING A REDEVELOPER FOR THE PROPERTY  
COMMONLY KNOWN AS BLOCK 868, LOT 1 ON THE  
TAX MAPS OF THE TOWNSHIP AND AUTHORIZING  
THE EXECUTION OF A REDEVELOPMENT  
AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 867, Lot 5 and Block 868, Lot 1 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

**WHEREAS**, on March 5, 2019, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘PQ Corporation (Paddock Street West) Redevelopment Plan’ (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on April 2, 2019; 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**, PQ Corporation (the “**Entity**”) seeks to undertake the financing, design, construction and completion of an approximately 184,407 square foot warehouse, including 95 car parking spaces (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper, specifically, upon Block 868, Lot 1 on the tax maps of the Township; and

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

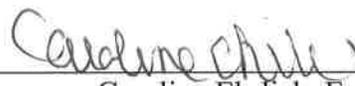
**WHEREAS**, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area, specifically, Block 868, Lot 1 on the tax maps of the Township, and the terms and conditions for the development of the Project.

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on July 23, 2019 by the Woodbridge Redevelopment Agency.



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

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on April 16, 2019, heard a presentation in regards to an application submitted by Duke Realty Avenel Urban Renewal, LLC for a proposed project in the PQ Corporation (Paddock Street West) Redevelopment Area; and

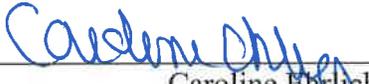
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the PQ Corporation (Paddock Street West) Redevelopment Plan; and

**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 PQ Corporation (Paddock Street West) Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: JULY 23, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted on **July 23, 2019** by the Woodbridge Redevelopment Agency.

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

**RESOLUTION**

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

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for July 2, 2019 through August 29, 2019, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
August 29, 2019	\$ 1,564,593.09
<b>Total</b>	<b>\$ 1,564,593.09</b>

**ADOPTED: SEPTEMBER 3, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on September 3, 2019.

Caroline Ehrlich  
 Executive Director  
 Redevelopment Agency  
 Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
NAMING A REDEVELOPER FOR THE PROPERTY  
COMMONLY KNOWN AS BLOCK 869, LOT 1.01 ON THE  
TAX MAPS OF THE TOWNSHIP AND AUTHORIZING  
THE EXECUTION OF A REDEVELOPMENT  
AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the property commonly known as Block 869, Lot 1.01 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

**WHEREAS**, on May 21, 2019, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘5 Paddock Street Redevelopment Plan’ (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on May 21, 2019; 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**, BTC III PADDOCK URBN RENEWAL LLC (the “**Entity**”) seeks to undertake the development of a +/-156,00 SF warehouse distribution facility (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

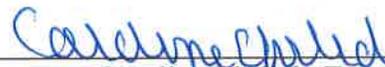
**WHEREAS**, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area and the terms and conditions for the development of the Project.

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **September 3, 2019** by the Woodbridge Redevelopment Agency.



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

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on September 3, 2019, heard a presentation in regards to an application submitted by BTC III PADDOCK URBAN RENEWAL LLC, (BTC III) for a proposed project in the 5 Paddock Street Redevelopment Area; and

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

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

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

**ADOPTED: SEPTEMBER 3, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted on **September 3, 2019** by the Woodbridge Redevelopment Agency.

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

**RESOLUTION**

**WHEREAS**, the Redevelopment Agency has advised the need for the purchase and installation of LED Lighting for the Soccer Field and Parking Lot at Cedar Meadows Park in Woodbridge (the "Project"); and

**WHEREAS**, the Redevelopment Agency has received a proposal from Musco Sports Lighting, 100 1<sup>st</sup> Avenue West, Oskaloosa, IA 52577 for said purchase and installation of LED Lighting for the Soccer Field and Parking Lot at Cedar Meadows Park at a cost not to exceed \$126,190.00; and

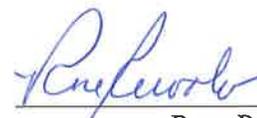
**WHEREAS**, this purchase is available through Keystone Purchasing Network Contract #201901-01; and

**WHEREAS**, the Redevelopment Agency recommends acceptance of said proposal;

**NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE**, that the Executive Director is hereby authorized and directed to enter into a contract with Musco Sports Lighting, 100 1<sup>st</sup> Avenue West, Oskaloosa, IA 52577 for the purchase and installation of LED Lighting for the Soccer Field and Parking Lot at Cedar Meadows Park at a cost not to exceed \$126,190.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. 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 3, 2019**

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 3, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**WHEREAS**, the Redevelopment Agency has advised the need for electrician services & equipment for the installation of 9 light poles and wiring at the Parking Lot at 181 Avenel Street (the "Project"); and

**WHEREAS**, the Redevelopment Agency has received a proposal from Gurney Electric, LLC, 93 Spruce Street, Port Reading, NJ 07064 to perform said services at a cost not to exceed \$7,697.00 and purchase equipment at a cost not to exceed \$35,899.25 for a total not to exceed \$43,596.25; and

**WHEREAS**, the Redevelopment Agency recommends acceptance of said proposal;

**NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE**, that the Executive Director is hereby authorized and directed to enter into a contract with Gurney Electric, LLC, 93 Spruce Street, Port Reading, NJ 07064 for electrician services and equipment at a cost not to exceed \$43,596.25.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. 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 3, 2019**

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 3, 2019.



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 SPONSORSHIP OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION DIVISION OF MULTIMODAL SERVICES OFFICE OF GRANT MANAGEMENT, RAIL FREIGHT ASSISTANCE PROGRAM IN CONJUNCTION WITH THE REDEVELOPMENT PROJECT LOCATED AT BLOCK 73, LOT 100.01 ON THE TAX MAP OF THE TOWNSHIP CONCERNING AMERICAN BEVERAGE PACKERS, INC.**

**WHEREAS**, the Woodbridge Redevelopment Agency (the “Agency”) and AMERICAN BEVERAGE PACKERS, LLC (the “Redeveloper”) entered into a certain Redevelopment Agreement pursuant to which, among other things, the Redeveloper agreed to undertake the construction of a beverage bottling plant consisting of approximately 621,000 square feet, located at Block 73, Lot 100.01 on the tax maps of the Township of Woodbridge (the “Township”) (the “Project”); and

**WHEREAS**, in furtherance of the Project, Redeveloper requires the construction of a new intermodal rail hub including a new rail siding to service the Project, including but not limited to, realigning 100 feet of existing track and installing 1,788 feet of track in order to reduce truck traffic from State and local roads by bringing six (6) to seven (7) rail cars each day to supply sugar, various ingredients, rolled aluminum cans and plastic bottles in furtherance of the Project’s operations (the “Railway Improvements”); and

**WHEREAS**, Redeveloper is desirous of availing itself to certain grant funds made available by the State for calendar year 2020, by way of the New Jersey Department of Transportation Division of Multimodal Services Office of Grants Management – Rail Freight Assistance Program (“RFAP”), and the Agency, in furtherance of the Railway Improvements, desires to sponsor Redeveloper’s grant application regarding same; and

**WHEREAS**, Redeveloper will bear the sole cost of the Railway Improvements, with the Agency acting as the administrator of any grant funds awarded by way of the RFAP, and Redeveloper will also keep and maintain the Railway Improvements, consistent with the Rail Freight Assistance Management Agreement as more fully set forth and attached hereto as Exhibit A; and

**WHEREAS**, Redeveloper will also bear the cost for the Agency’s professionals in furtherance of the administration of any grant funding, consistent with the Funding Agreement as more fully set forth and attached hereto as Exhibit B.

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

1. The Agency hereby authorizes and approves the sponsorship of Redeveloper's RFAP Grant Application for calendar year 2020, and authorizes the Executive Director of the Agency to submit any such grant application to the State of New Jersey System for Administering Grants Electronically ("SAGE"), the New Jersey Department of Transportation (the "NJDOT"), and/or any other governmental agency, as necessary, in furtherance of the Railway Improvements.

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

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **September 3, 2019** by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

**RAIL FREIGHT ASSISTANCE MANAGEMENT AGREEMENT**

**EXHIBIT B**  
FUNDING AGREEMENT

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AMENDING RESOLUTION 19-41 NAMING A  
REDEVELOPER FOR THE PROPERTY COMMONLY  
KNOWN AS BLOCK 868, LOT 1 ON THE TAX MAPS OF  
THE TOWNSHIP AND AUTHORIZING THE EXECUTION  
OF A REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the properties commonly known as Block 867, Lot 5 and Block 868, Lot 1 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

**WHEREAS**, on March 5, 2019, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘PQ Corporation (Paddock Street West) Redevelopment Plan’ (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on April 2, 2019; 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**, on July 23, 2019, the Agency adopted Resolution 19-41, and herein desires to revise and modify same to reflect that Duke Realty Avenel Urban Renewal LLC (the “**Entity**”) seeks to undertake the financing, design, construction and completion of an approximately 184,407 square foot warehouse, including 95 car parking spaces (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper, specifically, upon Block 868, Lot 1 on the tax maps of the Township; and

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

**WHEREAS**, in order to further the Project, the Agency has determined to enter into a redevelopment agreement with the Entity (the “**Redevelopment Agreement**”), which shall establish the Entity as the redeveloper of the Redevelopment Area, specifically, Block 868, Lot 1 on the tax maps of the Township, and the terms and conditions for the development of the Project.

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

1. Resolution 19-41 is hereby amended to reflect, and the Agency hereby designates, Duke Realty Avenel Urban Renewal LLC as Redeveloper of Block 868, Lot 1 and the Project
2. The Executive Director is hereby authorized to execute the Redevelopment Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.
3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on September 3, 2019 by the Woodbridge Redevelopment Agency.



---

Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**WHEREAS**, the governing body of the Township designated the property identified on the Tax Maps of the Township as Block 670; Lots 1, (the "Property") as an area in need of redevelopment; and

**WHEREAS**, Wick Redevelopment Group Woodbridge, LLC, (the "Redeveloper"), seeks to develop and construct a 60 residential, senior unit development (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

**WHEREAS**, the Township of Woodbridge issued the Certificate of Occupancy, September 3, 2019 for Block 670 Lot 1 also known as Red Oak Senior Apartment Complex ; and

**WHEREAS**, the Project has now come to a satisfactory conclusion with regard to the Red Oak Senior Apartment Complex ;

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

**ADOPTED: SEPTEMBER 3, 2019**

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 3, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

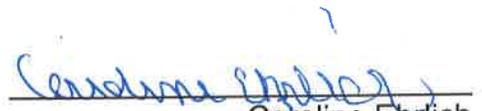
**WHEREAS**, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for August 29, 2019 through November 8, 2019, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
November 8, 2019	\$ 1,061,438.29
Total	\$ 1,061,438.29

**ADOPTED: NOVEMBER 12, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on November 12, 2019.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**  
**FORM OF RESOLUTION**

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 (*insert fiscal year*) has been filed by a Registered Municipal Accountant with the (*insert "Clerk of the Board of Freeholders" or "Municipal Clerk"*) 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 (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the (*name of governing body*) of the (*name of local unit*), 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 NOVEMBER 12, 2019.

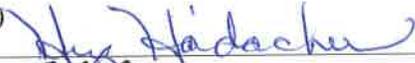
  
Board Secretary

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL AUDIT  
GROUP AFFIDAVIT FORM  
NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX

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

1. We are duly appointed members of the governing body of the Woodbridge Redevelopment Agency in the county of Middlesex;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2019;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

Hank Haidacher	(L.S.)	
Bob Gillespie	(L.S.)	
Cory Spillar	(L.S.)	
Brian Small	(L.S.)	
John Ur	(L.S.)	
Laura Kohut	(L.S.)	
Hope Kondrk	(L.S.)	- Absent -

Sworn to and subscribed before me this  
12th day of December  
Attorney at Law of New Jersey

  
William D. Nottigau

  
Board Secretary

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

**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 Alibani Property at 815 Port Reading Avenue, Port Reading, New Jersey is located within the Port Reading Avenue Area 2 Redevelopment Zone.

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

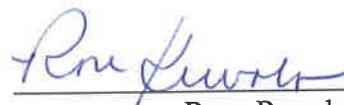
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received proposal for Project # 14375, dated, September 9, 2019 pursuant to a fair and open process for such professional site remediation and consulting services from Excel Environmental Resources, Inc.

**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 the Alibani Property located in Port Reading, New Jersey for a cost not to exceed \$378,835.80.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
 Certifying Officer  
 Redevelopment Agency  
 Township of Woodbridge

**ADOPTED: NOVEMBER 12, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on November 12, 2019.



Caroline Ehrlich  
 Executive Director  
 Redevelopment Agency  
 Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY, APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE NEW JERSEY TRANSIT CORPORATION AND THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE FOR TRANSIT ORIENTED DEVELOPMENT AT METROPARK STATION**

**WHEREAS**, in 2008, in accordance with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and in an effort to promote compact, mixed-use, vibrant and sustainable development at and surrounding the NJ TRANSIT properties, the Township designated an area including the Metropark Train Station as an Area in Need of Redevelopment (the "Redevelopment Area").

**WHEREAS**, the Parties have identified certain NJ TRANSIT-owned properties located in the Redevelopment Area in the Township of Woodbridge of Middlesex County New Jersey at Block 434.01, Lot 1.02, currently utilized as commuter parking, that are potentially appropriate to effect adaptive reuse as a TOD project centered at the NJ TRANSIT facilities (the "Property"); and

**WHEREAS**, a project, as envisioned by the Parties, would entail, at a minimum, redevelopment consisting of a mix of land uses potentially including, but not limited to, office, retail, and structured parking facilities (the "Project"); and

**WHEREAS**, the Parties acknowledge that their cooperation and coordination are essential to the successful undertaking of the Project; and

**WHEREAS**, furtherance of the Project stands to meet the Parties' shared objectives related to providing access to the transportation facilities, site circulation and safety, and to support NJ TRANSIT's mission to provide safe, reliable, convenient and cost-effective transit service, and to further the Township's planning and economic development objectives; and

**WHEREAS**, the Parties are desirous of entering into an MOU so that they may jointly endeavor to advance the Project, including necessary planning elements such as a comprehensive development plan, station access plan, financing plan, and other Project agreements; and

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

1. The Executive Director is hereby authorized to execute the Memorandum of Understanding between the New Jersey Transit Corporation and the Woodbridge Redevelopment Agency substantially in the form as attached hereto as Exhibit A, and amongst other terms and conditions, 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 Memorandum of Understanding.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **November 12, 2019** by the Woodbridge Redevelopment Agency.



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Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Memorandum of Understanding

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
NAMING A REDEVELOPER FOR THE PROPERTY  
COMMONLY KNOWN AS BLOCK 20, LOT 1.07 ON THE  
TAX MAPS OF THE TOWNSHIP AND AUTHORIZING  
THE EXECUTION OF A REDEVELOPMENT  
AGREEMENT**

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

**WHEREAS**, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and found that the property commonly known as Block 20, Lot 1.07 on the tax maps of the Township (“**Study Area**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

**WHEREAS**, on March 8, 2008, the Township Council accepted the findings of the Planning Board and designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Act, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled ‘85 New Brunswick Avenue’ (the “**Redevelopment Plan**”) for the Redevelopment Area was adopted by ordinance of the Township Council on June 25, 2019; 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**, WIP Hopelawn Urban Renewal, LLC (the “**Entity**”) seeks to undertake the development of a +/-101,425 SF warehouse facility (“**Project**”) consistent with the Redevelopment Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

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

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on November 12, 2019 by the Woodbridge Redevelopment Agency.

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

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on November 12, 2019, heard a presentation in regards to an application submitted by WIP Hopelawn Urban Renewal, LLC for a proposed project in the 85 New Brunswick Avenue Redevelopment Area; and

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

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

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
  - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
  - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the 85 New Brunswick Avenue Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: NOVEMBER 12, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted on **November 12, 2019** 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 and the Woodbridge Redevelopment Agency has a need for professional architecture services in connection with the Red Oak Senior Housing Project property located at 190 Old Road, Port Reading, NJ, also known as Block 670, Lot 1, and;

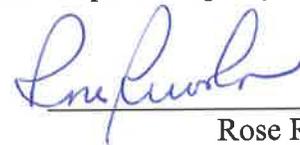
**WHEREAS**, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional services Kitchen & Associates. Kitchen will perform architectural services and report findings to the Woodbridge Redevelopment Agency as stated in Proposal dated December 13,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

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

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Kitchen & Associates, for professional architectural services related to property located at 190 Old Road, Port Reading, NJ, also known as Block 670, Lot 1, at a cost not to exceed \$2,350 for Phase IV as stated in their Proposal dated December 13, 2018 in the form substantially similar to that attached hereto.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: NOVEMBER 12, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on November 12, 2019.



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.

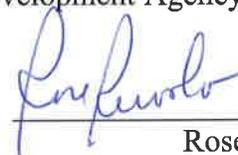
**WHEREAS**, the Woodbridge Redevelopment Agency has previously received a proposal dated, March 19, 2019, pursuant to a fair and open process for such professional site remediation and consulting services from Excel Environmental Resources, Inc.

**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 \$ 10,308.00.

**CERTIFICATION AND AVAILABILITY OF FUNDS**

I certify that subject to the Redevelopment Agency appropriating same in the FY 2020 Budget, funds will be committed and encumbered for the above items under Account # 0-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo  
Certifying Officer  
Redevelopment Agency  
Township of Woodbridge

**ADOPTED: NOVEMBER 12, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on November 12, 2019.



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 821; Lots 8, 10,12,14, 24 and 26 and Block 367, Lot 1.04, (the "Property") as an area in need of redevelopment; and

**WHEREAS**, Quick Chek Realty, LLC, (the "Redeveloper"), seeks to develop and construct a convenience store with fuel facility (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

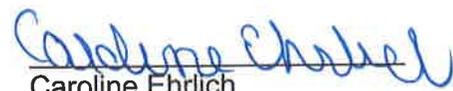
**WHEREAS**, the Township of Woodbridge issued the Certificate of Occupancy, October 12, 2018 for Block 821 Lot 8.01 also known as Quick Chek Realty, LLC ; and

**WHEREAS**, the Project has now come to a satisfactory conclusion with regard to the Quick Chek convenience store and fuel facility ;

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

**ADOPTED: NOVEMBER 12, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on November 12, 2019.

  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE** that the following dates are hereby designated as the official schedule of the Woodbridge Township Redevelopment Agency for the year 2020 for the purposes of regularly scheduled public meetings.

January 21, 2020 (Reorganization)

February 18, 2020

March 24, 2020

April 21, 2020

May 19, 2020

June 23, 2020

July 21, 2020

August 18, 2020

September 22, 2020

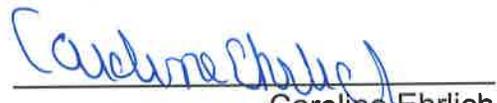
October 20, 2020

November 10, 2020

December 15, 2020

**ADOPTED: November 12, 2019**

I hereby certify that the above is a true copy of a Resolution adopted by the Redevelopment Agency on November 12, 2019.

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

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
AUTHORIZING A RIGHT OF ACCESS AGREEMENT FOR  
THE PROPERTY COMMONLY KNOWN AS BLOCK 867,  
LOTS 1.011 AND 4, AND BLOCK 872, LOT 4 ON THE TAX  
MAPS OF THE TOWNSHIP**

**WHEREAS**, the municipal council (the "**Municipal Council**") of the Township authorized the planning board of the Township (the "**Planning Board**") to conduct a preliminary investigation of the former Woodbridge Developmental Center, then known as Block 867, Lot 1.01 and Block 872, Lot 4 on the Official Tax Map of the Township, which area is designated in red on *Exhibit A*) and to make recommendations to the Municipal Council to determine whether those certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, and based on that investigation the Municipal Council determined that that area is an area in need of redevelopment ("**Original Redevelopment Area**" in this Agreement); and

**WHEREAS**, at the Township's direction, the Township Department of Planning & Development prepared a redevelopment plan entitled the "Silver Oaks Redevelopment Plan," dated November 2015 (the "**Original Redevelopment Plan**") and after review and recommendation by the Planning Board, the Municipal Council adopted the Original Redevelopment Plan for the Original Redevelopment Area; and

**WHEREAS**, the Municipal Council subsequently directed the Planning Board to conduct an investigation with respect to certain additional adjacent parcels of the property then known as Block 867, Lot 1.06 and Block 867, Lot 4 on the Official Tax Map of the Township ("**Additional Study Area**"), to determine whether the Additional Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be also designated as a non-condemnation area in need of redevelopment; if the Additional Study Area is designated as a redevelopment area, ultimately it is anticipated that the Original Redevelopment Plan will be amended to incorporate the Additional Study Area (the Original Redevelopment Area and the Additional Study area will be defined herein as the "**Redevelopment Area**") to provide for the development of an industrial warehouse logistics facility, development of a public school for the Avenel section of the Township and a medical office building ("**Redevelopment Plan**"); and

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

**WHEREAS**, the Original Redevelopment Area was subdivided into multiple lots which reflects the effect of the subdivision; specifically Block 867, Lot 1.01 became designated as Lots 1.011, 1.012, and 1.013; and

**WHEREAS**, the Morris Companies, by way of its affiliate Morris Avenel Associates Urban Renewal, LLC (the “**Proposed Redeveloper**”), proposes to redevelop the property known as Block 867, Lots 1.011 and 4, and Block 872, Lot 4 (the “**Property**”); and

**WHEREAS**, in furtherance of the proposed redevelopment of the Property, the Agency and the Proposed Redeveloper desire to enter into an access agreement, in furtherance of the proposed environmental investigation and demolition activities at the Property (the “**Right of Access Agreement**”), in consultation with the Agency’s counsel.

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

1. The Executive Director is hereby authorized to negotiate and enter into a Right of Access Agreement which, and amongst other terms and conditions, shall set forth the proposed environmental investigation and demolition activities at the Property, all in consultation with the Agency’s counsel.

2. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **November 12, 2019** by the Woodbridge Redevelopment Agency.



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

**EXHIBIT A**

Right of Access Agreement

**RESOLUTION**

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

**NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY** the Bills List for November 8, 2019 through December 11, 2019, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
December 11, 2019	\$ 78,107.76
Total	\$ 78,107.76

**ADOPTED: DECEMBER 17, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on December 17, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
NAMING A REDEVELOPER FOR THE PROPERTY  
COMMONLY KNOWN AS BLOCK 867, LOTS 1.011 AND 4,  
AND BLOCK 872, LOT 4 ON THE TAX MAPS OF THE  
TOWNSHIP AND AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the municipal council (the “**Municipal Council**”) of the Township authorized the planning board of the Township (the “**Planning Board**”) to conduct a preliminary investigation of the former defunct Woodbridge Developmental Center, then known as Block 867, Lot 1.01 and Block 872, Lot 4 on the Official Tax Map of the Township, and to make recommendations to the Municipal Council to determine whether those certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, and based on that investigation on September 1, 2015 the Municipal Council determined that that area is an area in need of redevelopment (“**Original Redevelopment Area**” in this Agreement);

**WHEREAS**, at the Township’s direction, the Township Department of Planning & Development prepared a redevelopment plan entitled the “Silver Oaks Redevelopment Plan,” dated November 2015 (the “**Original Redevelopment Plan**”) and after review and recommendation by the Planning Board, the Municipal Council adopted the Original Redevelopment Plan for the Original Redevelopment Area;

**WHEREAS**, the Municipal Council subsequently directed the Planning Board to conduct an investigation with respect to Block 867, Lot 4 on the Official Tax Map of the Township (“**Additional Study Area**”) to determine whether the Additional Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be also designated as a non-condemnation area in need of redevelopment; the Additional Study Area was designated as a redevelopment area on October 7, 2019; (the Original Redevelopment Area and the Additional Study area will be defined herein as the “**Redevelopment Area**”); Block 867, Lot 1.06 (defined hereinafter as the “**School Site**”) was designated as part of an area in need of rehabilitation on May 20, 2008; the Original Redevelopment Plan was amended to incorporate the Additional Study Area and the School Site and to provide for the development of an industrial warehouse logistics facility, development of a public school for the Avenel section of the Township and a medical office building (“**Redevelopment Plan**”);

**WHEREAS**, the Original Redevelopment Area, specifically, Block 867, Lot 1.01, was subdivided into multiple lots, identified on the tax maps of the Township to reflect the newly created Lots 1.011, 1.012, and 1.013; and

**WHEREAS**, Morris Avenel Associates Urban Renewal, LLC and Morris Rahway Avenue Associates, LLC (collectively, the “**Morris Companies**”) propose to develop and construct an approximately 1,200,000 square foot industrial warehouse logistics facility on the property known as Block 867, Lot 1.011 and 4, and Block 872, Lot 4, and in addition to deliver the parcel adjacent thereto, Block 867, Lot 1.06, for the construction of a school, and to investigate the feasibility of acquiring land and/or constructing a medical office building on Block 867, Lot 1.012, and to take additional steps to improve Rahway Avenue (the “**Project**”); and

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

**WHEREAS**, the Agency desires to enter into an agreement by and between the Agency and the Morris Companies, which shall establish the Morris Companies as the redeveloper of the Property in furtherance of the Redevelopment Law (the “**Redevelopment Agreement**”), and the terms and conditions for the development of the Project.

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

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, designating the Morris Companies as the redeveloper of the Redevelopment Area, subject to such additions, deletions, modifications or amendments to the Redevelopment Agreement deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not substantively decrease the obligations owed to the Agency or increase the obligations undertaken by the Agency, such designation terminating if the Redevelopment Agreement as finalized is not fully executed within forty five (45) days of the date of this Resolution, unless otherwise extended by the Executive Director in her sole discretion.

2. The Executive Director is further authorized to take all other necessary and appropriate action including without limitation executing any additional agreements needed to effectuate the Redevelopment Agreement.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **December 17, 2019** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on December 17, 2019, heard a presentation in regards to an application submitted by Morris Avenel Urban Renewal, LLC for a proposed project in the Silver Oaks Redevelopment Area; and

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

**ADOPTED: DECEMBER 17, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted on **December 17, 2019** by the Woodbridge Redevelopment Agency.

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

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY NAMING A REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 542.01, LOT 16, BLOCK 542, LOT 1, THE POILLON STREET RIGHT-OF-WAY AND THOSE CERTAIN AIR RIGHTS ABOVE THE PIOLLON STREET RIGHT-OF-WAY ON THE TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the municipal council of the Township (“**Municipal Council**”) directed the Township planning board (“**Planning Board**”) to investigate whether that certain area of the Township commonly known as a portion of Block 542, Lot 1, Block 542.01, Lot 16 and the Poillon Street right-of-way, on the tax maps of the Township, constitutes an “area in need of redevelopment” as defined in the Redevelopment Law (“**Study Area**”); and

**WHEREAS**, on July 25, 2018, the Planning Board conducted an investigation and prepared a study and map of the boundaries of the Township and made a recommendation to the Municipal Council to designate the Study Area as an area in need of redevelopment; and

**WHEREAS**, on August 7, 2018, based upon the recommendation of the Planning Board, the Municipal Council adopted a resolution to designate the Study Area as an “area in need of redevelopment” in accordance with the Redevelopment Law (and the Study Area is hereinafter referred to as the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Redevelopment Law, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled “Downtown Woodbridge Area 2 Redevelopment Plan” dated April 2019 (the “**Redevelopment Plan**”) for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Municipal Council; and

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

**WHEREAS**, after reviewing the Planning Board’s recommendation, the Municipal Council adopted the Redevelopment Plan by Ordinance No. 19-72 on June 25, 2019; 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**, Woodbridge 10 Main Urban Renewal, LLC (the “**Entity**”), is the owner or contract purchaser of the property within the Redevelopment Area, and desires to be designated by the Township as the redeveloper for the Redevelopment Area, in association with the construction of 279 residential, rental units

within the Redevelopment Area, including 42 affordable units, approximately 5,600 square feet of commercial space, two (2) parking garages including approximately 414 parking spaces, and any additional work incidental thereto (the "Project"), and has provided information consisting of documentation evidencing financial responsibility and capability with respect thereto, estimated total project costs, and estimated time schedule for commencement and completion of construction; and

**WHEREAS**, the Entity desires to be designated as the redeveloper of the Redevelopment Area; and

**WHEREAS**, the Agency desires to enter into an agreement by and between the Agency and the Entity, which shall establish the Entity as the redeveloper of the Redevelopment Area in furtherance of the Redevelopment Law (the "**Redevelopment Agreement**"), and the terms and conditions for the development of the Project.

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

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, designating 10 Main Urban Renewal, LLC as the redeveloper of the Redevelopment Area, subject to such additions, deletions, modifications or amendments to the Redevelopment Agreement deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not substantively decrease the obligations owed to the Agency or increase the obligations undertaken by the Agency, such designation terminating if the Redevelopment Agreement as finalized is not fully executed within sixty (60) days of the date of this Resolution, unless otherwise extended by the Executive Director in her sole discretion.

2. The Executive Director is further authorized to take all other necessary and appropriate action including without limitation executing any additional agreements needed to effectuate the Redevelopment Agreement.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **December 17, 2019** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on December 17, 2019, heard a presentation in regards to an application submitted by Woodbridge 10 Main Urban Renewal, LLC for a proposed project in the Downtown Woodbridge Area 2 Redevelopment Area; and

**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Downtown Woodbridge 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 Downtown Woodbridge Area 2 Redevelopment Plan;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: DECEMBER 17, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted on **December 17, 2019** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
NAMING A REDEVELOPER FOR THE PROPERTY  
COMMONLY KNOWN AS BLOCK 5.11, LOTS 47 AND 73  
ON THE TAX MAPS OF THE TOWNSHIP AND  
AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT**

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

**WHEREAS**, the Township Council of the Township (“**Township Council**”) directed the Township planning board (“**Planning Board**”) to investigate whether that certain area of the Township commonly known as 112 New Brunswick Avenue which is designated as Block 5.11, Lots 47 and 73 on the tax maps of the Township, constitutes as an “area in need of redevelopment, non-condemnation” as defined in the Redevelopment Law (“**Study Area**”); and

**WHEREAS**, on May 7, 2019, the Planning Board conducted an investigation and prepared a study and map of the boundaries of the Township and made a recommendation to the Township Council to designate the Study Area as an “area in need of redevelopment, non-condemnation”; and

**WHEREAS**, based upon the recommendation of the Planning Board, the Township Council on June 25, 2019, adopted a resolution to designate the Study Area as an “area in need of redevelopment, non-condemnation” in accordance with the Redevelopment Law (the “**Redevelopment Area**”); and

**WHEREAS**, in accordance with the Redevelopment Law, a redevelopment plan prepared by the Township’s Department of Planning and Development entitled “New Brunswick Avenue North: Area 1 (112 New Brunswick Avenue & 105 Juliette Street) Redevelopment Plan,” dated September 2019 (the “**Redevelopment Plan**”), for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; 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 Extended Redevelopment Area and to exercise the powers contained in the Act to facilitate the development of the Project (as defined herein); and

**WHEREAS**, 112 New Brunswick Properties Urban Renewal, LLC (the “**Entity**”), is the owner of the property within the Redevelopment Area, and desires to be designated by the Township as the redeveloper for the Redevelopment Area, in association with the construction of an approximately 104,550 square self-storage and rental facility, with approximately 3,600 square feet of retail tenant space, approximately 28 parking spaces, and other typical and ancillary site improvements (the “**Project**”), and has provided information consisting of documentation evidencing financial responsibility and capability with respect thereto, estimated total project costs, and estimated time schedule for commencement and completion of construction; and

**WHEREAS**, the Entity desires to be designated as the redeveloper of the Redevelopment Area; and

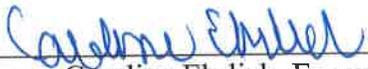
**WHEREAS**, the Agency desires to enter into an agreement by and between the Agency and the Entity, which shall establish the Entity as the redeveloper of the Redevelopment Area in furtherance of the Redevelopment Law (the “**Redevelopment Agreement**”), and the terms and conditions for the development of the Project.

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

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, designating 112 New Brunswick Properties Urban Renewal, LLC as the redeveloper of the Redevelopment Area, subject to such additions, deletions, modifications or amendments to the Redevelopment Agreement deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not substantively decrease the obligations owed to the Agency or increase the obligations undertaken by the Agency, such designation terminating if the Redevelopment Agreement as finalized is not fully executed within forty five (45) days of the date of this Resolution, unless otherwise extended by the Executive Director in her sole discretion.

2. The Executive Director is further authorized to take all other necessary and appropriate action including without limitation executing any additional agreements needed to effectuate the Redevelopment Agreement.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on December 17, 2019 by the Woodbridge Redevelopment Agency.

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

Woodbridge Redevelopment Agency

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on December 17, 2019, heard a presentation in regards to an application submitted by 112 New Brunswick Properties Urban Renewal, LLC for a proposed project in the New Brunswick Avenue North, Area 1 Redevelopment Area; and

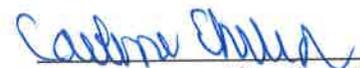
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the New Brunswick Avenue North, Area 1 Redevelopment Plan; and

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

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

**ADOPTED: DECEMBER 17, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted on **December 17, 2019** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE  
REDEVELOPMENT AGENCY, TOWNSHIP OF  
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY  
NAMING A REDEVELOPER FOR THE PROPERTY  
COMMONLY KNOWN AS BLOCK 531, LOTS 1 AND 2,  
AND BLOCK 523, LOT 1 ON THE TAX MAPS OF THE  
TOWNSHIP AND AUTHORIZING THE EXECUTION OF A  
REDEVELOPMENT AGREEMENT**

**WHEREAS**, the Township Council (the "**Council**") adopted a resolution directing the Township Planning Board the ("**Planning Board**") to undertake a preliminary investigation to determine if certain real property appearing on the official tax maps of the Township as Block 523, Lots 1, 2 and 4; Block 523, Lot 3; Block 531, Lot 1; Block 531, Lot 2; Block 531.01, Lots 1, 1-A, 2, 3, Block 531 Lot 3; Block 531.02, Lot 1.021; Block 531.02, Lot 1.03; Block 531.02, 100; Block 540.07, Lot 10; Block 541, Lot 8; Block 541, Lots 10.01 & 12; Block 541, Lot 11; Block 730, Lots 1 and 1-B (the "**Study Area**") as an area in need of redevelopment as defined in the Redevelopment Law; and

**WHEREAS**, the Planning Board, by resolution dated March 19, 2008, recommended that the Study Area be designated by the Council as an area in need of redevelopment, as defined by the Redevelopment Law; and

**WHEREAS**, on April 1, 2008, the Council adopted a resolution designating the Study Area as an area in need of redevelopment, pursuant to the Redevelopment Law (the "**Initial Redevelopment Area**"); and

**WHEREAS**, in furtherance of the redevelopment of the Initial Redevelopment Area, a redevelopment plan was prepared by Heyer, Gruel & Associates for the Initial Redevelopment Area (the "**Pennval Road Redevelopment Plan**"); and

**WHEREAS**, the Council adopted a resolution on December 2, 2008, referring the Pennval Road Redevelopment Plan to the Planning Board for its review and recommendation; and

**WHEREAS**, the Planning Board, by resolution, recommended that the Council adopt the Pennval Road Redevelopment Plan; and

**WHEREAS**, the Council adopted Ordinance 09-06 on January 20, 2009, approving and adopting the Pennval Road Redevelopment Plan; and

**WHEREAS**, thereafter, Council adopted a Resolution directing the Planning Board to study whether certain additional parcels, namely Block 531.02, Lot 1.022, Block 541, Lots 9.01

and 12, Block 729, Lot 3, Block 729.01, Lot 1 and Block 731, Lot 1.02 (the “**Extended Study Area**”), would qualify as an area in need of redevelopment under the Redevelopment Law; and

**WHEREAS**, the Planning Board held a hearing on the Extended Study Area, and by resolution, dated December 16, 2009, recommended the Extended Study Area be designated by the Council as an area in need of redevelopment; and

**WHEREAS**, on January 5, 2010, pursuant to the recommendation of the Planning Board, the Council adopted a Resolution designating the Extended Study Area as an area in need of redevelopment (the “**Extended Redevelopment Area**,” and together with the Initial Redevelopment Area, the “**Redevelopment Area**”); and

**WHEREAS**, Council adopted Ordinance 10-03 on January 19, 2010, amending the Redevelopment Plan to include those certain, additional parcels (the “**Amended Pennval Road Redevelopment Plan**”); and

**WHEREAS**, in furtherance of the redevelopment of the Property, the Township Planner prepared a Redevelopment Plan entitled “**Cutters Dock Road Redevelopment Plan**” dated August 2019 (the “**Redevelopment Plan**”); and

**WHEREAS**, on August 20, 2019 the Council adopted a resolution referring the Redevelopment Plan to the Planning Board for its review and recommendation; and

**WHEREAS**, the Planning Board by resolution recommended that the Council adopt the Redevelopment Plan; and

**WHEREAS**, the Council adopted an ordinance on September 3, 2019 approving and adopting the Redevelopment Plan; and

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

**WHEREAS**, SEI Cutters Dock LLC, is the owner of the property within the Redevelopment Area known as Block 531, Lots 1 and 2 and Block 523, Lot 1 (the “**Cutters Dock Property**”), and desires to be designated by the Township as the redeveloper for the Cutters Dock Property, to include the construction of a 360,106 square foot industrial building, of which approximately 26,000 square feet will be for office use, and which will include approximately 46 truck loading berths, approximately 64 trailer parking spaces and 198 regular vehicle parking spaces (the “**Project**”), and has provided information consisting of documentation evidencing financial responsibility and capability with respect thereto, estimated total project costs, and estimated time schedule for commencement and completion of construction; and

**WHEREAS**, SEI Cutters Dock, LLC is the contract purchaser of Lot 1 in Block 531.01 and Lots 1.021 and 1.022 in Block 531.02 (formerly Lots 1, 1A, 2 and 3 in Block 531A) (the “**Additional Property**”) and desires to be designated by the Township as redeveloper for the Additional Property; and

**WHEREAS**, the Redeveloper desires to be designated as the redeveloper of the following property, which is located within the Extended Redevelopment Area: Lot 100 in Block 531.02, Lot 10 in Block 540.07, Lot 9.01 in Block 1.55, Lot 10.01 in Block 541 and Lot 11 in Block 541 (the “**Ancillary Property**”) (the Cutters Dock Property, Additional Property, together with the Ancillary Property, the “**Property**”); and

**WHEREAS**, the Agency desires to enter into an agreement by and between the Agency and the Entity, which shall establish the Entity as the redeveloper of the Cutters Dock Property in furtherance of the LRHL (the “**Redevelopment Agreement**”), and the terms and conditions for the development of the Project.

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

1. The Executive Director is hereby authorized to execute the Redevelopment Agreement substantially in the form as attached hereto as Exhibit A, designating SEI Cutters Dock, LLC as the redeveloper of the Property, subject to such additions, deletions, modifications or amendments to the Redevelopment Agreement deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not substantively decrease the obligations owed to the Agency or increase the obligations undertaken by the Agency, such designation terminating if the Redevelopment Agreement as finalized is not fully executed within forty five (45) days of the date of this Resolution, unless otherwise extended by the Executive Director in her sole discretion.

2. The Executive Director is further authorized to take all other necessary and appropriate action including without limitation executing any additional agreements needed to effectuate the Redevelopment Agreement.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on December 17, 2019 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director  
Woodbridge Redevelopment Agency

**EXHIBIT A**

Redevelopment Agreement

**RESOLUTION**

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

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on December 17, 2019, heard a presentation in regards to an application submitted by SEI Cutters Dock, LLC for a proposed project in the Amended Pennval Road Redevelopment Area and Cutters Dock Road Redevelopment Area; and

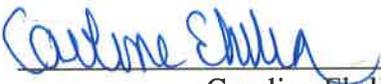
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Amended Pennval Road Redevelopment Plan and Cutters Dock Road Redevelopment Plan; and

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

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

**ADOPTED: DECEMBER 17, 2019**

I hereby certify the foregoing to be a true copy of a Resolution adopted on **December 17, 2019** 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 Pennval and Cutters Dock Roads, Keasbey, New Jersey are located within the Pennval Road Redevelopment Area, and;

**WHEREAS**, SEI Cutters Dock, LLC has been named redeveloper and will redevelop the area in accordance with the Pennval Road Redevelopment Plan, and;

**WHEREAS**, the area 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 proposal # P19840 dated, December 6, 2019, pursuant to a fair and open process for such professional site remediation and consulting services from Excel Environmental Resources, Inc.

**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 the Pennval and Cutters Dock Roads Keasbey, New Jersey for a cost not to exceed \$ 6,763.00 to be paid by the SEI Cutters Dock, LLC escrow account as stated in their Proposal # P19840, dated December 6, 2019, in the form substantially similar to that attached hereto.

**ADOPTED: DECEMBER 17, 2019**

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 17, 2019.

  
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 821; Lots 8, 10, 12, 14, 24, and 26, (the "Property") as an area in need of redevelopment; and

**WHEREAS**, QuickChek, LLC, (the "Redeveloper"), seeks to build a convenience store and automobile gas station (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

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

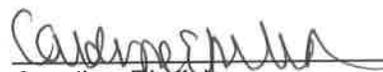
**WHEREAS**, the Township of Woodbridge issued the Certificate of Occupancy, October 12, 2018; and

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

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

**ADOPTED: DECEMBER 17, 2019**

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on December 17, 2019.



Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge