

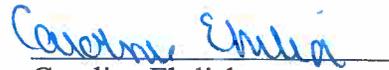
RDA 13-01

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, 2013 and terminating on December 31, 2013

ADOPTED FEBRUARY 5, 2013

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 5, 2013


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-02

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, 2013 and terminating on December 31, 2013

ADOPTED: FEBRUARY 5, 2013

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 5, 2013



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 2013.

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
MERRILL LYNCH SECURITIES	77 Broad Street Red Bank, NJ 07701
SOVEREIGN BANK	587 Main Street Woodbridge, NJ 07095
TD BANK	900 St. Georges Avenue Woodbridge, NJ 07095
NORTHFIELD BANK	1410 St. Georges Avenue Avenel, NJ 07001
AMBOY NATIONAL BANK	3590 US Route 9 South Old Bridge, NJ 08857
VALLEY NATIONAL BANK	540 Rahway Avenue Woodbridge, NJ 07095
INDUS AMERICAN BANK	1536 Oak Tree Road Iselin, NJ 08830

BCB COMMUNITY BANK

34 Main Street, Suite 1
Woodbridge, NJ 07095

RSI BANK

1500 Irving Street
Rahway, NJ 07065

ADOPTED: FEBRUARY 5, 2013

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 5, 2013



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 5, 2013

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 5, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-05

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 2013, for the purposes of publication of all legal notices, to the extent permitted by law, and to the extent each publication complies with the legal requirements for official newspapers for municipalities:

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

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

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

ADOPTED: FEBRUARY 5, 2013

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 5, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-06

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Joanne Gagnon be and hereby appointed Custodian of Record for the Redevelopment Agency of the Township of Woodbridge, commencing January 1, 2013.

ADOPTED: FEBRUARY 5, 2013

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 5, 2013



Caroline Ehrlich,
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
AUTHORIZING EXECUTION OF
THE MEMORANDUM OF UNDERSTANDING**

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

WHEREAS, in accordance with Section 121 (d) (2) (A) (ii) of the Workforce Investment Act of 1998, a consortium was formed between the NJ State Unemployment Insurance-New Brunswick Office, the NJ State Employment Service-New Brunswick Office, the NJ State Division of Vocational Rehabilitation-New Brunswick Office, and the Middlesex County Office of Workforce Development., Said consortium will be designated as the One-Stop Operator and has selected the Middlesex County Office of Workforce Development to be the team leader-One Stop Operator for the Middlesex County workforce investment system.

WHEREAS, the parties envision and shall continue to strive for a workforce service delivery system that will provide universal access in order to serve customers in an efficient fashion.

WHEREAS, this Memorandum of Understanding establishes the roles and responsibilities for Middlesex County One-Stop Career Centers' Partner Network for the Middlesex County Investment Board per chapter 3, section 121 © (2) of Title I of the Workforce Investment Act of 1998 and the State Employment and Training guidelines of 2009 and sets the policies and procedures for same.

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

1. The Executive Director is hereby authorized to execute the MOU 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 consultation with redevelopment counsel and in her discretion, which 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.

ADOPTED: FEBRUARY 5, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **February 5, 2013** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE that the following encumbrances shall be closed and the funds shall be released to the General Administrative Fund.

<u>Purchase Order #</u>	<u>Consultant</u>	<u>Purpose</u>	<u>Original Am't</u>	<u>Balance to Close</u>
20121421	McManimon & Scotland	Legal Services	\$ 30,000.00	\$8,485.87
20122933	Birdsall	Engineering Services	5,000.00	4,030.00
20113412	CME Associates	Engineering Services		11,281.80
20121423	Remington, Vernick	Engineering Services	5,000.00	2,000.00
20121003	Greener by Design	Environmental	5,000.00	3,000.00

ADOPTED: FEBRUARY 5, 2013

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 5, 2013..



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-09

RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Bills List for November 1, 2012 to January 31, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: FEBRUARY 5, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on February 5, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

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

WHEREAS, the Township has designated the Pennval Road Area as an area in need of redevelopment, has adopted a redevelopment plan on January 20, 2009 and has designated the Agency as the redevelopment entity responsible for the redevelopment of the subject property; and

WHEREAS, the Woodbridge Township Green Business and Technology Center (“GBTC”) is a business incubator and accelerator assisting companies with the development and marketing of innovative green products and services. The GBTC forms part of the Woodbridge Township Green Technology Park project which will be the hub of an emerging green industry cluster; and

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

WHEREAS, RCM Ceberio, LLC has submitted a proposal for the development and management of a Green Technology Incubator at a rate of \$ 7,500.00 a month.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into a contract with RCM Ceberio, LLC for the development and management of a Green Technology Incubator based on the rates contained in their proposal.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2013 Budget, funds will be committed and encumbered for the above items under Account # 0299-4895. 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 5, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **February 5, 2013** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-11

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
DESIGNATING CPV SHORE, LLC AS REDEVELOPER AND AUTHORIZING
THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR THE EPEC
REDEVELOPMENT AREA**

WHEREAS, on October 7, 2008, the Township Council of the Township of Woodbridge (the "Township Council") authorized the Planning Board of the Township of Woodbridge (the "Planning Board") to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq., (the "Act") to determine whether certain parcels of land in the Township of Woodbridge (the "Township") constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing on November 24, 2008, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties, including Block 62, Lots 2 and 3; Block 83, Lot 1; Block 93, Lot 100; Block 95 Lot 10.02; and Block 99, Lot 10 on the tax map of the Township (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, on December 16, 2008, the Township Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area");

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Marta E. Lefsky, A.I.C.P., P.P. dated May, 2012 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board its review and recommendation by the Township Council; and

WHEREAS, on June 27, 2012, in accordance with the Act, the Planning Board of the Township reviewed the Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board's recommendation, the Township Council adopted the Redevelopment Plan by ordinance on July 10, 2012 (the "Ordinance"); and

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

WHEREAS, Block 62, Lots 2 & 3 and Block 93, Lot 100 (the “Property”) is owned by EPEC Polymers (the “Interim Redeveloper”); and

WHEREAS, CPV SHORE, LLC (hereinafter referred to as the “Redeveloper”) is the contract purchaser of a portion of the Property, including Lot 100 in Block 93, and a portion of Lots 2 and 3 in Block 62, and seeks to construct and develop a natural gas powered generation facility (the “Project”) consistent with the Plan, after completion of the tasks assigned to the Interim Redeveloper pursuant to a redevelopment agreement between the Agency and Interim Redeveloper, and the consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

3. This Resolution shall take effect immediately.

ADOPTED: FEBRUARY 13, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on February 13, 2013 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

REDEVELOPMENT AGREEMENT

RDA 13-12

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
DESIGNATING STATION VILLAGE AT AVENEL URBAN RENEWAL, LLC
AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT FOR THE AVENEL ARTS VILLAGE
REDEVELOPMENT AREA**

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

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing on December 12, 2007, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties, including Block 867, Lot 1.081 and Block 859.01, Lot 1.01 on the tax map of the Township (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, on January 1, 2008, the Township Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area");

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Phillips Preiss Shapiro Associates, Inc. dated January, 2009 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board its review and recommendation by the Township Council; and

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

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

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

WHEREAS, Station Village at Avenel Urban Renewal, LLC (hereinafter referred to as the "Redeveloper") is the contract purchaser of the property commonly known as Block 867, Lot 1.081 and Block 859.01, Lot 1.01 on the tax maps of this Township (the "Property") and seeks to construct and develop a mixed use development of five hundred (500) residential units and twenty-five thousand (25,000) square feet of retail space (the "Project") consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

3. This Resolution shall take effect immediately.

ADOPTED: March 5, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on March 5, 2013 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

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

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

WHEREAS the Woodbridge Redevelopment Agency desires to retain special counsel to evaluate, and where appropriate to pursue, potential environmental and other claims that the Woodbridge Redevelopment Agency may have with respect to certain Township properties where the failure to address environmental conditions may be impeding redevelopment efforts.

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for said services from Bradley M. Campbell, LLC. These matters will be handled on a contingent fee basis.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Bradley M. Campbell, LLC for professional services related to evaluation and pursuance of potential environmental and other claims that the Woodbridge Redevelopment Agency may have with respect to certain Township properties where the failure to address environment conditions may be impeding redevelopment efforts. These matters will be handled on a contingent fee basis.

ADOPTED: MARCH 5, 2013

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 5, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-14

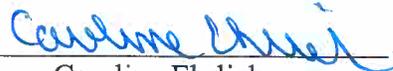
RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE that the following encumbrance shall be closed and the funds shall be released to the General Administrative Fund.

<u>Purchase Order #</u>	<u>Consultant</u>	<u>Balance to Close</u>
13-02256	Fusion Management	\$14,250.04

ADOPTED: MARCH 5, 2013

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 5, 2013..



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-15

RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Bills List for February 1, 2013 to February 28, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: MARCH 5, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on March 5, 2013



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 95, Lot 10.01 (the Property) as an area in need of redevelopment; and

WHEREAS, Viridian Partners having its offices at 1745 Shea Center Drive, Highlands Ranch, Colorado 80129 sought to redevelop the Property; and

WHEREAS, Viridian Partners intended to design, develop, finance and construct approximately 54,755 square feet of freight terminal and/or warehouse space on the property in accordance with the Agency's redevelopment plan for the Redevelopment Area; and

WHEREAS, Viridian Partners on July 8, 2008 established with the Agency an escrow account having an initial minimum balance of Twenty – Five Thousand Dollars (\$25,000.00) to cover the Agency costs; and

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow account and return to Viridian Partners the balance of the account in the amount of Ten Thousand, Two Hundred, Fifty-One Dollars and Sixty Cents (\$10,251.60).

ADOPTED: APRIL 9, 2013

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on April 9, 2013



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 February 13, 2013 heard a presentation in regards to a application submitted by CPV Shore LLC for a proposed project in the EPEC Redevelopment Zone; and

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

ADOPTED: APRIL 9, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted on April 9, 2013, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that Lerch, Vinci & Higgins LLP be and hereby appointed General Auditors of the Redevelopment Agency of the Township of Woodbridge for the fiscal year ending June 30, 2013 at a cost not to exceed \$9,100.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 2-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.


Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: APRIL 9, 2013

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 9, 2013

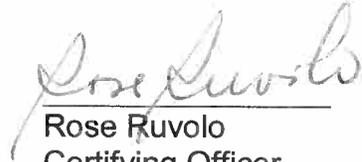

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

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, 2014 at their standard hourly rates at a cost not to exceed \$1,500.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

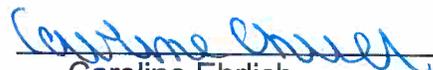
I certify that subject to the Redevelopment Agency appropriating same in the FY 2013 Budget, funds will be committed and encumbered for the above items under Account # 2-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: APRIL 9, 2013

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 9, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-20

RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Bills List for March 1, 2013 to March 31, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: APRIL 9, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on April 9, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**2014 Authority Budget Resolution
Woodbridge Redevelopment Agency**

FISCAL YEAR: FROM July 1, 2013 to June 30, 2014

WHEREAS, the Annual Budget and Capital Budget for the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2013 and ending, June 30, 2014 has been presented before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of May 7, 2013 and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$178,200, Total Appropriations, including any Accumulated Deficit if any, of \$313,200 and Total Unrestricted Net Assets utilized of \$135,000; and

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

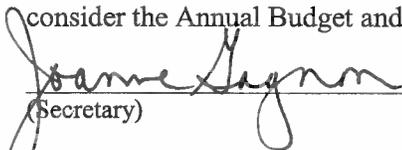
WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Woodbridge Redevelopment Agency, at an open public meeting held on May 7, 2013 that the Annual Budget, including appended Supplemental Schedules, for the fiscal year beginning July 1, 2013 and ending June 30, 2014 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Woodbridge Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on June 11, 2013



(Secretary)

5-7-13
(Date)

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

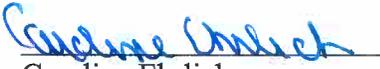
RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that the budget being introduced on May 7 2013 includes the following personnel and salaries:

Caroline Ehrlich	Executive Director	\$99,000
Joanne Gagnon	Secretary	\$3,000
Rose Ruvolo	Bookkeeper	\$10,000
Kelly Reidy	Administrative Assistant	\$36,000

ADOPTED: MAY 7, 2013

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Meeting held on May 7, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

WOODBIDGE REDEVELOPMENT AGENCY

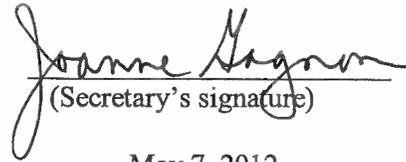
RE AUTHORITY BUDGET JUNE 30, 2014

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, 2013, the Agency was required to delay the introduction of the budget until the Agency's regularly scheduled meeting on May 7, 2013; and

WHEREAS, the Agency will subsequently approve and adopt the budget for the fiscal year ended June 30, 2014 on or before June 30, 2013.

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


(Secretary's signature)
May 7, 2012
(Date)

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

RDA 13-24

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
DESIGNATING KTR NJ III LLC AS REDEVELOPER AND AUTHORIZING
THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR THE BLAIR
ROAD/OMAR AVENUE REDEVELOPMENT AREA**

WHEREAS, on March 6, 2012, the Township Council of the Township of Woodbridge (the "Township Council") authorized the Planning Board of the Township of Woodbridge (the "Planning Board") to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq., (the "Act") to determine whether certain parcels of land in the Township of Woodbridge (the "Township") constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing on March 13, 2013, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties in the Township, including Block 1020.01, Lot 2 and Block 1020.02, Lot 4 on the tax map of the Township (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, on March 19, 2013, the Township Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Mart E. Lefsky, A.I.C.P., P.P., dated ____, 2013 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

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

WHEREAS, after reviewing the Planning Board's recommendation, the Township Council adopted the Redevelopment Plan by ordinance on ____, 2013 (the "Ordinance"); and

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

WHEREAS, KTR NJ III LLC (hereinafter referred to as the “Redeveloper”) is the owner of the property commonly known as Block 1020.02, Lot 4 on the tax maps of the Township (the “Property”) and seeks to construct and develop a 279,700 square foot warehouse and associated parking and project site improvements (the “Project”) consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

3. This Resolution shall take effect immediately.

ADOPTED: MAY 7, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **May 7, 2013** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

REDEVELOPMENT AGREEMENT

RESOLUTION

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

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on May 7, 2013 heard a presentation in regards to a application submitted by KTR NJ III, LLC for a proposed project in the Blair Road and Omar Avenue Redevelopment Zone; and

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

ADOPTED: May 7, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted on May 7, 2013, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-26

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
DESIGNATING FXG II URBAN RENEWAL CORPORATION AS
REDEVELOPER AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT FOR THE KEASBEY REDEVELOPMENT
AREA**

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

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing on July 17, 1996, all in accordance with *N.J.S.A.* 40A:12A-6, and found that several properties in the Port Reading and Keasbey sections (including Block 114, Lot 4) of the Township (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6 recommended its findings to the Township Council; and

WHEREAS, on August 6, 1996, the Township Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Mart E. Lefsky, A.I.C.P., P.P., dated July 1996 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

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

WHEREAS, after reviewing the Planning Board's recommendation, the Township Council adopted the Redevelopment Plan by ordinance on September 3, 1996 (the "Ordinance"); and

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

WHEREAS, FXG II Urban Renewal Corporation (hereinafter referred to as the “Redeveloper”) is the ground lessee of a portion of the property commonly known as Block 114, Lot 4 on the tax maps of the Township (the “Property”) and seeks to construct and develop 67,000 square feet of warehouse and distribution space, 66,000 square feet of warehouse/loading docks and related improvements (the “Project”) consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

3. This Resolution shall take effect immediately.

ADOPTED: May 7, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **May 7, 2013** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A
REDEVELOPMENT AGREEMENT

RESOLUTION

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

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on May 7, 2013 heard a presentation in regards to a application submitted by FXG II Urban Renewal Corporation for a proposed project in the KPR 96 (Kearsbey 3) Redevelopment Zone; and

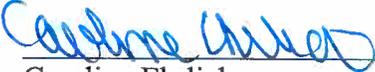
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the KPR 96 (Kearsbey 3) redevelopment plan; and

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 KPR 96 (Kearsbey 3) redevelopment plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: MAY 7, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted on May 7, 2013, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-28

RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Bills List for April 1, 2013 to April 30, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: MAY 7, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on May 7, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY
AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND
FUNDING AGREEMENT WITH RICHMOND PLAZA, LLC**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Act”) authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, the Township Council of the Township of Woodbridge (“the Township Council”) directed the Planning Board of the Township of Woodbridge (the “Planning Board”) to undertake a preliminary investigation in accordance with the Act, particularly N.J.S.A 40A:12A-6, to determine whether certain properties within the Township and known as the Route 1 Study Area 14 constituted an “area in need of redevelopment” in accordance with N.J.S.A 40A:12A-5, (collectively the “Study Area”) and the Planning Board determined to recommend that the following twenty (20) lots in the Study Area met the criteria to be determined areas in need of redevelopment, which lots are known as follows:

New Block	New Lot	Old Block	Old Lot	Additional Lots	Address
845.01	41	845-A	41	42	80 Tappen St
845.01	43.01	845-A	43-A	Thru 47A & 48 - 51	885 US Highway 1 & 9 S
845.01	52	845-A	52	53	Tappen St
846.03	1	846-C	1	2-5	1010 St Georges Ave
846.03	6	846-C	6	7	1010 St Georges Ave
846.03	8	846-C	8	9-11	1006 St Georges Ave
846.03	12	846-C	12	13-33&46	Richmond Ave
846.03	34	846-C	34	Thru 45	10 Greenwood Ave
846.04	1	846-D	1	2-4	Boston Ave
846.04	5	846-D	5	Thru 10, 11A & 12A	US Highway 1& Demorest
846.04	11.02	846-D	11-B	12B&24-29	Greenwood St
846.05	1	846-E	1	Thru17	Greenwood St
846.05	18	846-E	18	Thru 26 & 32B - 38B	385 US Highway 1 S
846.05	27	846-E	27	28 - 38A & 39 - 44	395 US Highway 1
846.05	45	846-E	45	46	Greenwood St
846.06	1	846-F	1	10	Redwood Street - off
846.06	11	846-F	11	12-13	845 US Highway 1 & 9 Pt
846.06	14	846-F	14	15-17	845 US Highway 1 & 9 Pt
846.06	18	846-F	18	-34 & B845A L43B-47B	845 US Highway 1 & 9 Pt
847.01	1	847-A	1	7-8 & 11-19 & 26-40	1000 St Georges Ave

And,

WHEREAS, based upon the Planning Board's recommendation, the Township Council designated the 20 parcels noted above as an area in need of redevelopment by resolution adopted on March 18, 2008; and

WHEREAS, thereafter, Colonia Investments, LLC and Judit Soltez-Decker instituted a lawsuit against the Mayor John E. McCormac, Individually and as the Mayor of the Township of Woodbridge, the Township of Woodbridge and Planning Board of the Township of Woodbridge (the "Defendants") in the Superior Court of New Jersey, Middlesex County bearing Docket #L-4800-08 and Docket #L 5069-09; and

WHEREAS, Colonia Investments, LLC and Judit Soltez-Decker wish to amicably resolve the aforementioned litigation against the Defendants and the Parties to the litigation have agreed to a settlement agreement that contemplates the redevelopment of a portion of the Study Area that is owned or under contract by Richmond Plaza, LLC (an entity related to Colonia Investments, LLC); and

WHEREAS, the Richmond Plaza LLC has agreed to the terms and conditions of the attached Redevelopment Agreement and Funding Agreement; and

WHEREAS, the execution of the execution of the Redevelopment and Funding Agreement is in the best interest of the Township and will lead to the redevelopment of the properties described in the Redevelopment Agreement.

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

- Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.
- Section 2. The Executive Director and Secretary are hereby authorized to execute the Redevelopment Agreement and Funding Agreement substantially in the forms attached hereto (subject to any non-material additions, corrections, or deletions that the Executive Director deems necessary after consultation with counsel) after the Township and Planning Board adopt resolutions settling the litigation with Colonia Investment, LLC and Judit Soltez-Decker.
- Section 3. This resolution shall take effect immediately.

ADOPTED: MAY 21, 2013

I hereby certify the above is a true and exact copy of the Resolution adopted by the Township of Woodbridge Redevelopment Agency at their regular meeting held on May 21, 2013.



Caroline Ehrlich
Executive Director

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

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

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

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

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

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

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

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

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

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

ADOPTED: May 21, 2013

I hereby certify the above is a true and exact copy of the Resolution adopted by the Township of Woodbridge Redevelopment Agency at their regular meeting held on May 21, 2013.



Caroline Ehrlich
Executive Director

2014 ADOPTED BUDGET RESOLUTION

Woodbridge Redevelopment Agency (Name)

AUTHORITY BUDGET

FISCAL YEAR: FROM JULY 1, 2013 TO JUNE 30, 2014

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2013 and ending, June 30, 2014 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 25, 2013; and

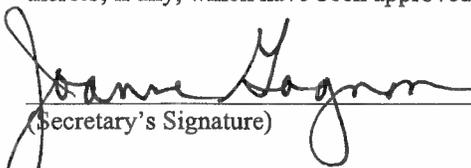
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$178,200, Total Appropriations, including any Accumulated Deficit, if any, of \$313,200 and Total Unrestricted Net Assets utilized of \$135,000; and

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of Woodbridge Redevelopment Agency, at an open public meeting held on June 25, 2013 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2013 and ending, June 30, 2014 is hereby adopted and shall constitute appropriations for the purposes stated; and

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



(Secretary's Signature)

June 25, 2013
(Date)

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

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, as part of their ongoing commitment to community involvement and corporate responsibility, EPEC Polymers, Inc has allocated money to an educational program featuring educational facilities that link the community to the brownfield-to-greenfield transformation occurring at the Woodbridge Waterfront Park.

WHEREAS, Woodbridge Township has allocated additional funding to this environmental education program through a bond mechanism, which combined with the donation from EPEC, Woodbridge will use to purchase greenhouse facilities to springboard an environmental education program that promotes environmental stewardship of the Woodbridge Waterfront Park.

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process for greenhouse management and environmental education program development from Great Ecology.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Great Ecology for professional services related to a greenhouse management and environmental education program development in relation to the Woodbridge Waterfront Park for a cost not to exceed \$ 18,180.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 3-22-850-8000-000-4825. 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 25, 2013

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 25, 2013



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, as part of their ongoing commitment to community involvement and corporate responsibility, EPEC Polymers, Inc has allocated money to an educational program featuring educational facilities that link the community to the brownfield-to-greenfield transformation occurring at the Woodbridge Waterfront Park.

WHEREAS, Woodbridge Township has allocated additional funding to this environmental education program through a bond mechanism, which combined with the donation from EPEC, Woodbridge will use to purchase greenhouse facilities to springboard an environmental education program that promotes environmental stewardship of the Woodbridge Waterfront Park.

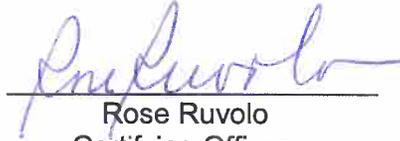
WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process from International Greenhouse Company for two academic greenhouse packages: greenhouse No 1) 22' x 36' of gothic arch design consisting of galvanized steel framework with aluminum extrusions and 8mm clear twinwall polycarbonate covering as shown in proposal No 285098-C and greenhouse No 2) 18' x 26' academic greenhouse package, of gothic arch design consisting of galvanized steel framework with aluminum extrusions and 8mm clear twinwall polycarbonate covering as shown in proposal No 285098-D.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with International Greenhouse Company for two academic greenhouses as described in the attached proposals for a cost not to exceed \$135,960.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 3-22-850-8000-000-4825. 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 25. 2013

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 25, 2013



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, as part of their ongoing commitment to community involvement and corporate responsibility, EPEC Polymers, Inc has allocated money to an educational program featuring educational facilities that link the community to the brownfield-to-greenfield transformation occurring at the Woodbridge Waterfront Park.

WHEREAS, Woodbridge Township has allocated additional funding to this environmental education program through a bond mechanism, which combined with the donation from EPEC, Woodbridge will use to purchase greenhouse facilities to springboard an environmental education program that promotes environmental stewardship of the Woodbridge Waterfront Park.

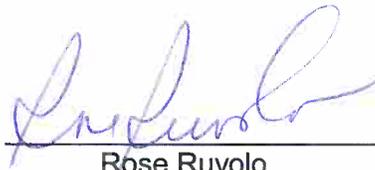
WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process from Spiezle Architectural Group for professional architectural and engineering services for the installation of greenhouses at two Woodbridge Township Schools.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Spiezle Architectural Group for professional architectural and engineering services related to the installation of greenhouses at two Woodbridge Township Schools for a cost not to exceed \$7,850.

CERTIFICATION AND AVAILABILITY OF FUNDS

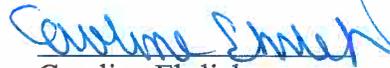
I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 3-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: JUNE 25. 2013

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 25, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-35

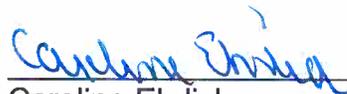
RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Bills List for May 1, 2013 to May 31, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: JUNE 25, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 25, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-36

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
DESIGNATING LEVIN PROPERTIES, LP AS REDEVELOPER AND
AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT
FOR THE ROUTE 1 CORRIDOR REDEVELOPMENT AREA**

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

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing on September 22, 1999, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties along the Route 1 corridor (including Block 396.03, Lots 7 and 11) of the Township (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

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

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Marta E. Lefsky, A.I.C.P., P.P., dated September 1999 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

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

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

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

WHEREAS, Levin Properties, LP (hereinafter referred to as the “Redeveloper”) is the contract purchaser of the property commonly known as Block 396.03, Lots 7 and 11 on the tax maps of the Township (the “Property”) and seeks to construct and develop a 23,800 square foot retail building thereon to be integrated into an existing shopping center (the “Project”) consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

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

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

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

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

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on August 6, 2013 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

REDEVELOPMENT AGREEMENT

RESOLUTION

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

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on August 6, 2013 heard a presentation in regards to a application submitted by Levin Properties, LP for a proposed project in the R1R Route One Redevelopment Zone; and

WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the R1R Route One 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 R1R Route One Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: AUGUST 6, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted on August 6, 2013, by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-38

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
AUTHORIZING THE EXECUTION OF CERTAIN CONSENTS RELATING TO
THE REDEVELOPMENT OF THE EPEC REDEVELOPMENT AREA AS
REQUESTED BY CPV SHORE, LLC, THE DESIGNATED REDEVELOPER**

WHEREAS, on October 7, 2008, the Municipal Council of the Township of Woodbridge (the "Municipal Council") authorized the Planning Board of the Township of Woodbridge (the "Planning Board") to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq., (the "Act") to determine whether certain parcels of land in the Township of Woodbridge (the "Township") constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing on November 24, 2008, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties in the EPEC Redevelopment Area, including Block 62, Lots 2 and 3; Block 83, Lot 1; Block 93, Lot 100; Block 95 Lot 10.02; and Block 99, Lot 10 on the tax map of the Township (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, on December 16, 2008, the Municipal Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Marta E. Lefsky, A.I.C.P., P.P. dated May, 2012 (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Municipal Council; and

WHEREAS, on June 27, 2012, in accordance with the Act, the Planning Board of the Township reviewed the Redevelopment Plan and recommended its adoption; and

WHEREAS, after reviewing the Planning Board's recommendation, the Municipal Council adopted the Redevelopment Plan by ordinance on July 10, 2012 (the "Ordinance"); and

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

WHEREAS, pursuant to a Redevelopment Agreement dated February, 2013 (the “Redevelopment Agreement”), the Agency designated CPV Shore, LLC (the “Redeveloper”) as the “redeveloper” pursuant to the Act for Block 62, Lots 2 & 3 and Block 93, Lot 100, which lots are located in the Redevelopment Area; and

WHEREAS, the Redeveloper has requested that the Agency execute certain consents to the assignment of various interests in the Redeveloper for the purposes of (i) facilitating the financing of the Project (as such term is defined in the Redevelopment Agreement; and (ii) modifying the Redeveloper’s ownership structure (the “Consents”); and

WHEREAS, the Consents requested by the Redeveloper are consistent with Article 9 of the Redevelopment Agreement.

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

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

3. This Resolution shall take effect immediately.

ADOPTED: AUGUST 6, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on August 6, 2013 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

REDEVELOPMENT AGREEMENT

RDA 13-39

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
AUTHORIZING A CERTIFICATE OF COMPLETION BE ISSUED TO
AMERICAN PROPERTIES REALTY, INC**

WHEREAS, in accordance with a Redevelopment Plan adopted by the Township of Woodbridge, American Properties Realty, Inc (the “Redeveloper”), sought designation from the Woodbridge Redevelopment Agency to design, develop, finance, construct and operate an approximately 8,106 sq. ft. restaurant (the “Project”) on property identified on the Tax Maps of the Township of Woodbridge as Block 369, Lot 100.02 C in the Route 1 Corridor Redevelopment Area;

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

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Agency entered into a redevelopment agreement with the Redeveloper (the “Redevelopment Agreement”) consistent with a Resolution approving same adopted by the Agency on or about February 19, 2008; and

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

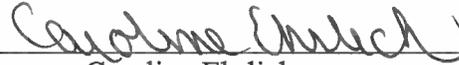
**NOW, THEREFORE, BE IT RESOLVED BY THE
WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:**

1. The Executive Director is hereby authorized to issue a Certificate of Completion to the Redeveloper substantially in the form as attached hereto as Exhibit A, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, and to take all other necessary and appropriate action to cause said Certificate of Completion to issue.

2. This Resolution shall take effect immediately.

ADOPTED AUGUST 6, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **August 6, 2013** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

RESOLUTION

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

WHEREAS, the governing body of the Township designated the property identified on the Tax Maps of the Township as Block 369, Lot 100.02 (the Property) as an area in need of redevelopment; and

WHEREAS, Woodbridge Place Associates (American Properties Realty, Inc.) proposed to design, develop, finance and construct approximately an 8,106 square foot restaurant on the Property consistent with the Plan; and

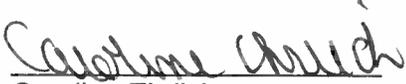
WHEREAS, Woodbridge Place Associates on December 11, 2007 executed a Funding Agreement with the Agency to provide funding for all out of pocket costs incurred by the Agency in connection with the Project and the Redeveloper has established with the Agency an escrow account having an initial minimum balance of Ten Thousand Dollars (\$10,000.00) to cover the Agency costs; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow account and return to Woodbridge Place Associates (American Properties Realty, Inc) the balance of the account in the amount of Four Hundred, Ninety-Four Dollars and Forty-Nine Cents (\$494.49)

ADOPTED: AUGUST 6, 2013

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on August 6, 2013

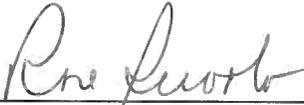

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

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, 2013 and terminating on June 30, 2014 for a cost not to exceed \$ 30,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

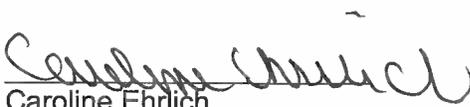
I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 3-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: AUGUST 6, 2013

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on August 6, 2013



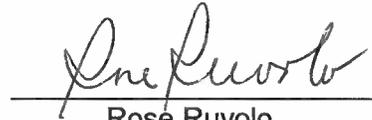
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, DeCotiis, Fitzpatrick & Cole, LLP be and hereby appointed Special Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2013 and terminating on June 30, 2014 for a cost not to exceed \$ 5,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 3-22-850-8000-0000-4825. 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: AUGUST 6, 2013

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on August 6, 2013.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-43

RESOLUTION

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

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

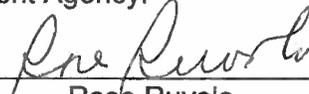
WHEREAS, Remington, Vernick and Vena, Engineers were qualified to receive contracts subject to the receipt and acceptance of specific scope and cost of service proposals; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Remington, Vernick and Vena Engineers for continuing professional engineering services for the fiscal year July 1, 2013 to June 30, 2014 for a cost not to exceed \$ 2,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 3-22-850-8000-0000-4895 No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: AUGUST 6, 2013

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on August 6, 2013.

A handwritten signature in cursive script, reading "Caroline Ehrlich", written over a horizontal line.

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-44

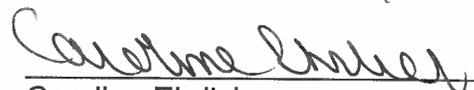
RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Bills List for June 1, 2013 to July 31, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: AUGUST 6, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on August 6, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY (THE
“AGENCY”) OF THE TOWNSHIP OF WOODBRIDGE (THE “TOWNSHIP”),
COUNTY OF MIDDLESEX, NEW JERSEY
DESIGNATING BLAIR ROAD URBAN RENEWAL I, LLC (THE “REDEVELOPER”)
AS REDEVELOPER AND AUTHORIZING EXECUTION OF A REDEVELOPMENT
AGREEMENT**

WHEREAS, the Township Council authorized the Township’s Planning Board (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 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

WHEREAS, thereafter the Planning Board found that the property known as Lot 4.01 in Block 1020.02 (the “**Property**”) satisfied certain statutory criteria and thus constituted an area in need of redevelopment in accordance with *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12-6; and

WHEREAS, the Township Council accepted the findings of the Planning Board and designated the Property as an area in need of redevelopment (the “**Redevelopment Area**”) and prepared, in accordance with the Act, the Blair Road & Homestead Avenue Redevelopment Plan (the “**Redevelopment Plan**”) for the Redevelopment Area; and

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

WHEREAS, on October 8, 2013, after reviewing the Planning Board’s recommendation, the Township Council adopted the Redevelopment Plan by Ordinance No. 13-46; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-11, the Township created the Agency; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-4, the Township has appointed 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 to exercise the powers contained in the Act; and

WHEREAS, the Redeveloper owns the Property and has submitted an application (the “**Application**”) to the Agency to be designated as the redeveloper of the

Property which Application consists of documentation evidencing financial responsibility and capability with respect to the Project, as hereinafter defined, including estimated total development costs, and estimated time schedule for commencement and completion of construction of the Project; and

WHEREAS, the Property is in the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, the Redeveloper proposes to redevelop the Property by building a structure containing approximately 192,400 sf. of warehouse and distribution space, approximately 15,000 sf. of office space, associated loading areas and surface parking, site preparation, and appropriate infrastructure, as well as conducting any required remediation (the “**Project**”); and

WHEREAS, in order to facilitate development, financing, construction, operation and management of the Project, the Agency proposes to enter into a Redevelopment Agreement (the “**Redevelopment Agreement**”) with the Redeveloper designating the Redeveloper as the “redeveloper” of the Project as that term is defined in the Redevelopment Law, and specifying the respective rights and responsibilities of the Borough and the Redeveloper with respect to the Project; and

WHEREAS, the Agency has determined, based upon the Application and other investigation, that the Redeveloper meets all necessary criteria, including financial capabilities, experience, and expertise and, as a result, has determined to enter into a Redevelopment Agreement to designate the Redeveloper as the exclusive redeveloper of the Property; and

WHEREAS, the Redeveloper has agreed to implement the Redevelopment Plan to effectuate the Project and in connection therewith, the Redeveloper has agreed to devote substantial assets, third party contributions and borrowed funds to complete the Project.

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

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

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

3. This Resolution shall take effect immediately.

ADOPTED NOVEMBER 12, 2013

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on November 12, 2013 by the Woodbridge Redevelopment Agency, of the Township of Woodbridge, Middlesex County, New Jersey.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

EXHIBIT A

REDEVELOPMENT AGREEMENT

RESOLUTION

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

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on November 12, 2013 heard a presentation in regards to a application submitted by Blair Road Urban Renewal I , LLC for a proposed project in the Blair Road and Homestead Avenue Redevelopment Zone; and

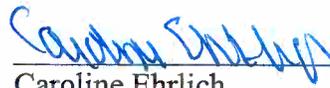
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Blair Road/Homestead Avenue Redevelopment Plan; and

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

ADOPTED: NOVEMBER 12, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted on November 12, 2013 by the Woodbridge Redevelopment Agency.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

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

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

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

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

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

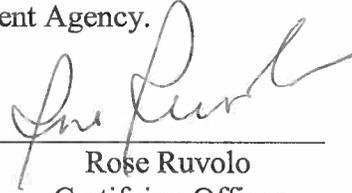
WHEREAS, it is necessary to encumber the funds necessary to cover the basic monthly stipend for the new year per the subject agreement

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

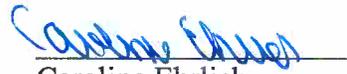
I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 3-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: NOVEMBER 12, 2013

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, 2013



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 905, Lots 10.02 and 10.03 (the Property) as an area in need of redevelopment; and

WHEREAS, Sansone Mall Realty, LLC having its offices at 90 – 100 Route 1, Avenel, New Jersey 07001 sought to redevelop the Property; and

WHEREAS, Sansone Mall Realty LLC intended to design, develop, finance and construct an automobile dealership sales and service building and parking lot on the property in accordance with the Agency's redevelopment plan for the Redevelopment Area; and

WHEREAS, Sansone Mall Realty LLC established with the Agency an escrow account having an initial minimum balance of Ten Thousand Dollars (\$10,000.00) to cover the Agency costs; and

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS: the Redevelopment Agency authorizes and directs the Executive Director to close the designated escrow account and return to Sansone Mall Realty LLC Partners the balance of the account in the amount of Sixteen Thousand, Sixty-Two Dollars and Sixty-Nine Cents (\$16,062.69).

ADOPTED: NOVEMBER 12, 2013

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, 2013



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, as part of their ongoing commitment to community involvement and corporate responsibility, EPEC Polymers, Inc has allocated money to an educational program featuring educational facilities that link the community to the brownfield-to-greenfield transformation occurring at the Woodbridge Waterfront Park.

WHEREAS, Woodbridge Township has allocated additional funding to this environmental education program through a bond mechanism, which combined with the donation from EPEC, Woodbridge will use to purchase greenhouse facilities to springboard an environmental education program that promotes environmental stewardship of the Woodbridge Waterfront Park.

WHEREAS, the Woodbridge Redevelopment Agency has recently received from Great Ecology an updated work/invoicing schedule for the Greenhouse Management Project.

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

1. The updated work/invoicing schedule from Great Ecology for the Greenhouse Management Project is hereby approved.

ADOPTED: NOVEMBER 12, 2013

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, 2013


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, as part of their ongoing commitment to community involvement and corporate responsibility, EPEC Polymers, Inc has allocated money to an educational program featuring educational facilities that link the community to the brownfield-to-greenfield transformation occurring at the Woodbridge Waterfront Park.

WHEREAS, Woodbridge Township has allocated additional funding to this environmental education program through a bond mechanism, which combined with the donation from EPEC, Woodbridge will use to purchase greenhouse facilities to springboard an environmental education program that promotes environmental stewardship of the Woodbridge Waterfront Park.

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process from Spiegle Architectural Group for professional architectural and engineering services for the installation of greenhouses at two Woodbridge Township Schools.

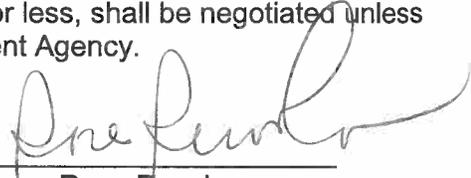
WHEREAS, the Woodbridge Redevelopment Agency has received an amended proposal pursuant to a fair and open process from Spiegle Architectural Group for additional plumbing, electrical and structural services.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an additional agreement with Spiegle Architectural Group for professional architectural and engineering services related to the installation of greenhouses at two Woodbridge Township Schools for an additional cost not to exceed \$9,500.00

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2014 Budget, funds will be committed and encumbered for the above items under Account # 3-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: NOVEMBER 12, 2013

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, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-51

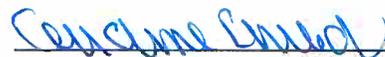
RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Bills List for August 1, 2013 to October 31, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: NOVEMBER 12, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on November 12, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

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

WHEREAS, the Annual Report of Audit for the year 2013 has been filed by a Registered Municipal Accountant with the Secretary to the Redevelopment Agency of the Township of Woodbridge pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

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

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

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

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

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

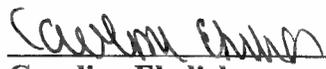
WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

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

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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON NOVEMBER 12, 2013




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, as part of their ongoing commitment to community involvement and corporate responsibility, EPEC Polymers, Inc has allocated money to an educational program featuring educational facilities that link the community to the brownfield-to-greenfield transformation occurring at the Woodbridge Waterfront Park.

WHEREAS, Woodbridge Township has allocated additional funding to this environmental education program through a bond mechanism, which combined with the donation from EPEC, Woodbridge will use to purchase greenhouse facilities to springboard an environmental education program that promotes environmental stewardship of the Woodbridge Waterfront Park.

WHEREAS, the Woodbridge Redevelopment Agency has previously received a proposal pursuant to a fair and open process from Nexus Corporation for two academic greenhouse packages: greenhouse No 1: (Colonia Middle School) 18' x 24' Vail style greenhouse shown in the proposal dated October 29, 2013 for \$62,638.00 and greenhouse No 2: (Colonia High School) 21' x 36' Vail style greenhouse as shown in the proposal dated October 30, 2013 for \$69, 643.00.

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

1. The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Nexus Corporation for two academic greenhouses as described in the attached proposals for a cost not to exceed \$132,281.00

CERTIFICATION AND AVAILABILITY OF FUNDS

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

Account # 3-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: NOVEMBER 12, 2013

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, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-54

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE that the following encumbrances shall be closed and the funds shall be released to the General Administrative Fund.

<u>Purchase Order #</u>		<u>Original Am't</u>	<u>Balance to Close</u>
14-00651	International Greenhouses	\$135,960.00	\$135,960.00

ADOPTED: NOVEMBER 12, 2013

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, 2013.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RDA 13-55

**RESOLUTION OF THE WOODBRIDGE REDEVELOPMENT AGENCY,
TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
DESIGNATING KTR NJ III LLC AS REDEVELOPER AND AUTHORIZING
THE EXECUTION OF A REVISED REDEVELOPMENT AGREEMENT FOR
THE BLAIR ROAD/OMAR AVENUE REDEVELOPMENT AREA**

WHEREAS, on March 6, 2012, the Township Council of the Township of Woodbridge (the "Township Council") authorized the Planning Board of the Township of Woodbridge (the "Planning Board") to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq., (the "Act") to determine whether certain parcels of land in the Township of Woodbridge (the "Township") constituted areas in need of redevelopment; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing on March 13, 2013, all in accordance with *N.J.S.A. 40A:12A-6*, and found that several properties in the Township, including Block 1020.01, Lot 2 and Block 1020.02, Lot 4 on the tax map of the Township (the "Land") satisfied certain statutory criteria and thus constituted an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* recommended its findings to the Township Council; and

WHEREAS, on March 19, 2013, the Township Council accepted the findings of the Planning Board and designated the Land as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, in accordance with the Act, a redevelopment plan prepared by Marta E. Lefsky, A.I.C.P., P.P. (the "Redevelopment Plan") for the Redevelopment Area was referred to the Planning Board for its review and recommendation by the Township Council; and

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

WHEREAS, after reviewing the Planning Board's recommendation, the Township Council adopted the Redevelopment Plan by ordinance on April 9, 2013 (the "Ordinance"); and

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

WHEREAS, KTR NJ III LLC (hereinafter referred to as the “Redeveloper”) is the owner of the property commonly known as Block 1020.02, Lot 4 on the tax maps of the Township (the “Property”) and seeks to construct and develop a 279,700 square foot warehouse and associated parking and project site improvements (the “Project”) consistent with the Plan, and consistent therewith wishes to be designated as redeveloper; and

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

WHEREAS, on May 7, 2013 the Agency, by Resolution RDA 13-24, resolved to enter into the Redevelopment Agreement with the Redeveloper and authorized the Executive Director to execute such agreement; and

WHEREAS, subsequently, and prior to the Redevelopment Agreement being executed, the Redeveloper requested certain revisions to the text thereof; and

WHEREAS, the Agency is desirous of entering into the Redevelopment Agreement in the revised form requested by the Redeveloper.

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

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

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **December 17, 2013** by the Woodbridge Redevelopment Agency.


Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

EXHIBIT A

REDEVELOPMENT AGREEMENT

RDA 13-56

RESOLUTION

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

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY that the Bills List for November 1, 2013 to November 30, 2013 is hereby approved and the Executive Director is authorized to execute checks for payment on behalf of the Woodbridge Redevelopment Agency

ADOPTED: DECEMBER 17, 2013

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on December 17, 2013



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge