

**TOWNSHIP OF WARREN
RESOLUTION NO. 2018-86**

**AUTHORIZING DESIGNATING
AMERICAN PROPERTIES AT MT. BETHEL ROAD, LLC
AS THE REDEVELOPER OF BLOCK 78, LOTS 15.01 AND 15.02**

WHEREAS, the Township of Warren is a political subdivision of the State of New Jersey, located in the County of Somerset; and

WHEREAS, the Township Committee of the Township of Warren (the "Township Committee"), by Resolution No. 2016-220 duly adopted on October 6, 2016, authorized the Planning Board to undertake a preliminary investigation to determine whether the area identified as Block 78, Lots 15.01 & 15.02 as shown on the Tax Map of the Township of Warren, Somerset County, New Jersey (the "Study Area"), should be declared "an area in need of redevelopment" according to the criteria set forth in Section 5 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (hereinafter "Redevelopment Law"); and

WHEREAS, John T. Chadwick, IV, P.P., Township Planner, submitted a report to the Planning Board entitled "Preliminary Redevelopment Area Study Mt. Bethel Road Block 78, Lots 15.01 and 15.02" dated October 2016 (the "Redevelopment Area Study"), detailing the statutory criteria for determining whether the Study Area constituted an "area in need of redevelopment," and which Redevelopment Study provided extensive information supporting a recommendation to the Planning Board that the aforesaid Study Area met the statutory criteria; and

WHEREAS, after a public hearing held on November 28, 2016 and in accordance with N.J.S.A. 40:12A-6, the Planning Board, on December 19, 2016, adopted a Resolution determining that the Study Area should be designated as an "area of redevelopment" and recommending that the Study Area be designated as an "area in need of redevelopment" pursuant to the Redevelopment Law; and

WHEREAS, after a review of the Study Area and the recommendation of the Planning Board, the Township Committee adopted Resolution No. 2017-59 on January 26, 2017, designating the Study Area as an "area in need of redevelopment" pursuant to the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, the Township Planner prepared and submitted a redevelopment plan entitled "Mt. Bethel Area (B78 L15.01 & 15.02) Redevelopment Plan" (the "Redevelopment Plan"), outlining the planning, development and redevelopment of the Redevelopment Area in accordance with the provisions of N.J.S.A. 40A:12A-7; and

WHEREAS, on October 5, 2017, the Township Committee adopted Ordinance No. 17-21 adopting the Redevelopment Plan for the Redevelopment Area; and

WHEREAS, the American Properties at Mt. Bethel Road, LLC (the "Redeveloper") proposes to redevelop Block 78 Lot 15.01 and 15.02 located in the Redevelopment Area (hereinafter referred to as the "Project Site"), through the development of a residential project consisting of the construction of not more than 105 total units, of which 25 shall be affordable rental units; and

WHEREAS, the Redeveloper (or an urban renewal entity controlled by the Redeveloper) owns the Project Site, and the Township Committee desires to conditionally designate **AMERICAN PROPERTIES AT MT. BETHEL ROAD, LLC** as the redeveloper of the Project Site.

NOW THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Warren, County of Somerset, State of New Jersey does hereby conditionally designate **AMERICAN PROPERTIES AT MT. BETHEL ROAD, LLC** (or an urban renewal entity controlled by the Redeveloper), subject to the Redeveloper's compliance with the following conditions:

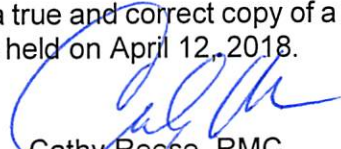
The Redeveloper enters into a Redevelopment Agreement with the Township of Warren, duly adopted by formal Resolution of the Township Committee in form and substance satisfactory to the Township Attorney; and

The Redeveloper secures preliminary and final site plan approval for the Project Site from the Planning Board and all agencies, boards, or bodies having jurisdiction over the Project Site or over the Redeveloper.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		LAZO	x			
x		MARION	x			
	x	GARAFOLA	x			
		DINARDO	x			
		SORDILLO	x			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on April 12, 2018.



Cathy Reese, RMC
Township Clerk