

The
MAYOR AND BOROUGH COUNCIL
of the
BOROUGH OF GLEN RIDGE
County of Essex
State of New Jersey



Monday, September 24, 2018.

RESOLUTION NO. 133-18

Offered By Councilor Morrow
Seconded By Councilor _____

**RESOLUTION AUTHORIZING MAYOR AND BOROUGH CLERK TO THE EXECUTE A
REDEVELOPMENT AGREEMENT BY AND BETWEEN THE BOROUGH OF GLEN RIDGE AND
GlenRidge ReDevelopers Urban Renewal Entity LLC**

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

WHEREAS, on May 22, 2017, the Borough Council of the Borough of Glen Ridge adopted Resolution No. 79-17 which authorized the Borough of Glen Ridge Planning Board (the "Board") to undertake a preliminary investigation to determine whether or not certain lands should be designated as an "Area in Need of Redevelopment" in accordance with N.J.S.A. 40A:12A-1, *et seq.* (the "Redevelopment Law"); and

WHEREAS, the study area consists of Block 72, Lots 2, 3, 4, 9 and 10 which encompasses approximately 2.1 acres on Baldwin Street (the "Study Area").

WHEREAS, after the conclusion of the public hearing before the Board described above, the Board adopted, on September 27, 2017 (the "Board Resolution") finding and concluding that Block 72, Lots 2, 3, 4, 9 and 10 of the Study Area should be designated as a "non-condemnation" area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on October 10, 2017, the Borough Council adopted Resolution No. 130-17 which designated Block 72, Lots 2, 3, 4, 9 and 10 as a "non-condemnation" area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6 of the Redevelopment Law and directed the Board to prepare a

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Redevelopment Plan for Block 72, Lots 2, 3, 4, 9 and 10 pursuant to N.J.S.A. 40A:12A-7.f of the Redevelopment Law; and

WHEREAS, on June 20, 2018, the Board recommended adoption of the Baldwin Street Redevelopment Plan as Amended Ordinance to the Borough Council by Resolution; and

WHEREAS, the Borough Council of the Borough of Glen Ridge adopted Ordinance No. 1684 on July 16, 2018 approving a Redevelopment Plan for the Baldwin Street Properties in accordance with N.J.S.A. 40A:12A-7 (the "Redevelopment Plan");

WHEREAS, the Redeveloper or its privy Glen Ridge Developers, LLC (an entity having common ownership with the Redeveloper) is the owner of the Baldwin Street Properties; and

WHEREAS, the Redeveloper submitted a proposal to the Borough Council for the redevelopment of the Baldwin Street Properties, which includes the demolition of existing structures and the construction thereon of an apartment complex of 110 residential rental units, including a set-aside of approximately fifteen percent (15%) of the units (that is, 17 rental units) affordable to the region's very low, low and moderate income households in accordance with Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. and other applicable laws, together with a garage facility providing 188 parking spaces to be built thereon; and

WHEREAS, the Board approved the Site Plan of the Project on August 15, 2018 which Resolution was memorialized on September 12, 2018; and

WHEREAS, the Historic Preservation Commission approved the elevation plans on September 5, 2018; and

WHEREAS, on September 24, 2018 the Borough Council of the Borough of Glen Ridge adopted Resolution No. 128 - 18 designating GlenRidge ReDevelopers Urban Renewal Entity LLC as the Redeveloper to redevelop the Baldwin Street Properties in accordance with Ordinance No. 1684; and

WHEREAS, the Borough has determined that the Project is consistent with and meets the goals of the Redevelopment Plan and is in the best interest of the community; and

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WHEREAS, the Act authorizes the Borough to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in a redevelopment area; and

WHEREAS, the Borough and the Redeveloper have engaged in negotiations, and the Borough has determined that in furtherance of the Borough's goals and objectives to implement the Redevelopment Plan, it is in the Borough's best interest to enter into a redevelopment agreement (the "Redevelopment Agreement") with the Redeveloper to redevelop the Project Site (as defined in the Redevelopment Agreement) in the form annexed hereto.

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Glen Ridge, County of Essex, State of New Jersey, as follows:

1. The Mayor and Borough Clerk are hereby authorized to execute the Redevelopment Agreement in the form annexed hereto, subject to non-substantive changes recommended and agreed to by Glen Ridge's counsel.
2. The Borough Clerk is directed to forward two (2) executed copies of the Redevelopment Agreement to the Borough Attorney so that he may retain one (1) copy for his records and forward one (1) copy to counsel for the Redeveloper.

ATTEST:

**BOROUGH COUNCIL OF
THE BOROUGH OF GLEN RIDGE**

Michael J. Rohal, RMC
Borough Administrator/Clerk

Stuart K. Patrick, Mayor

I, Michael J. Rohal, hereby certify that the foregoing Resolution is a true, complete and accurate copy of a Resolution adopted by the Borough Council of the Borough of Glen Ridge at a meeting held on September 24, 2018.

Michael J. Rohal, RMC/
Borough Administrator/Clerk