

RESOLUTION R:60-2022

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE
AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT BY AND
BETWEEN THE TOWNSHIP OF MONROE (“TOWNSHIP”) AND
MONROE DEVELOPMENT ASSOCIATES, LLC (“REDEVELOPER”)**

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Act”), the Township has undertaken a program for the redevelopment of certain property identified as a portion of Block 2201, Lots 5 through 11, located at Mink Lane and Sicklerville Road in Monroe Township (the “Project Site” or “Property”). Monroe Development Associates, LLC, is the owner of the Property. The Redeveloper intends to redevelop the Project Site as a warehouse facility and a residential development; and

WHEREAS, the Council of the Township of Monroe has determined that the revitalization of the Project Site will promote job creation and economic redevelopment within the municipality and the County of Gloucester, and be an attractive project. The Township further duly adopted Ordinance No. O:02-2022 on February 14, 2022, adopting the Redevelopment Plan in accordance with the Act; and

WHEREAS, the Township Council has been authorized to act as a Redevelopment Entity to oversee the implementation of such Redevelopment Plan; and

WHEREAS, the Redeveloper maintains that it has the financial ability, experience and expertise to redevelop the Property in accordance with the provisions of the Redevelopment Agreement. The Township and Redeveloper understand, acknowledge and agree that the Project will consist of the construction of a warehouse facility and a residential development in accordance with the Redevelopment Agreement; and

WHEREAS, as a material inducement to the Township, the Redeveloper has agreed, among other things, to: (i) act as a “master redeveloper” of the Property and shall have the exclusive right to design, construct and operate the Redevelopment Project; (ii) improve and rehabilitate the Property in accordance with the Redevelopment Plan as amended and this Redevelopment Agreement to construct a warehouse facility and residential development; (iii) that all improvements of the Property shall be performed consistent with the Redevelopment Agreement and in accordance with the Redevelopment Plan; and (iv) manage all development and improvements and to be responsible to engage and manage all professionals and consultants, the construction manager and contractors and obtain all required governmental approvals and permits for the Redeveloper Property as required pursuant to the Redevelopment Plan and consistent with the terms and conditions of the Redevelopment Agreement; and

WHEREAS, to effectuate the purposes of the Act, the Township and Redeveloper agree to enter into a Redevelopment Agreement attached hereto as Exhibit “A” in order to further the Project.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Monroe, County of Gloucester and State of New Jersey that it hereby authorizes and approves the Redevelopment Agreement between Monroe Development Associates, LLC (“Redeveloper”), and the Township of Monroe, attached hereto as Exhibit “A;” and

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BE IT FURTHER RESOLVED that the Mayor of the Township is authorized to execute the Redevelopment Agreement on behalf of the Township and the appropriate Township officials are hereby authorized to take the necessary action in furtherance of the Redevelopment Agreement

ADOPTED at a meeting of the Township Council of the Township of Monroe on February 2, 2022.

TOWNSHIP OF MONROE

CNCL. PRES., GREGORY A. WOLFE

ATTEST:

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

CERTIFICATION OF CLERK

The foregoing Resolution was duly adopted at a meeting of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, held on the 2nd day of February 2022 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Falcone				
Cncl. Fox				
Cncl. Garbowski				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Valcourt				
Cncl. Pres. Wolfe				
Tally:				