

RESOLUTION R:92-2022

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE
AUTHORIZING AND APPOINTING CONDITIONAL REDEVELOPER
AND APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN
HEXA BUILDERS AND THE TOWNSHIP OF MONROE**

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

WHEREAS, pursuant to Resolution No. R:221-2019 adopted by the Township Council of the Township of Monroe (the “Township Council”) on September 23, 2019, that numerous parcels within the Township of Monroe were declared “an area in need of rehabilitation” under the Redevelopment Law and designated to be known as the “Commercial Corridor Rehabilitation Area”; and

WHEREAS, the Township has been in discussion with Hexa Builders (the “Conditional Redeveloper”) regarding the rehabilitation and redevelopment of Block 8401, Lot(s) 8, 9 and 10 (the “Property”) which are located within the Commercial Corridor Rehabilitation Area; and

WHEREAS, the Township and Conditional Redeveloper desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding (attached hereto as Exhibit “A”) that evidences the Parties’ statement of intent; and

WHEREAS, Conditional Redeveloper has presented its rehabilitation and redevelopment concepts to the Township, and the Township and Conditional Redeveloper desire that the Property be rehabilitated and redeveloped in accordance with a Redevelopment Plan and any amendments thereto; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for redevelopment entities to enter agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, the Township and Conditional Redeveloper intend to commence exclusive negotiations toward the formulation of a Redevelopment Agreement to develop the Property in accordance with the requirements of a Redevelopment Plan and any amendments thereto; and

WHEREAS, in such event, the Township desires to designate Hexa Builders as Conditional Redeveloper and to negotiate with Conditional Redeveloper for a period of one hundred and eighty (180) days in an effort to agree upon a Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Monroe, County of Gloucester, State of New Jersey, that it hereby authorizes and approves the Memorandum of Understanding between Hexa Builders (the Conditional Redeveloper), and the Township of Monroe, attached hereto as Exhibit “A;” and

NOW, THEREFORE, BE IT FURTHER RESOLVED as follows:

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

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2. That Hexa Builders is hereby designated as “Conditional Redeveloper” for the Property and the Mayor of the Township is hereby authorized to execute a the Memorandum of Understanding on behalf of the Township and the appropriate Township officials are hereby authorized to take the necessary action in furtherance of the Memorandum of Understanding between the Township and Conditional Redeveloper evidencing the Parties’ agreement to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the Property.

3. This Resolution shall take effect immediately.

ADOPTED at a meeting of the Township Council of the Township of Monroe on March 14, 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 14th day of March 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:				