

RESOLUTION R:93-2022

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE
AUTHORIZING AND APPOINTING CONDITIONAL REDEVELOPER,
MJ VOORHEES SS, LLC FOR BLOCK 101, LOT 7**

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:172-2018 adopted by the Township Council of the Township of Monroe (the “Township Council”) on August 27, 2018, the property Block 101, Lot 7, was deemed within the area that is a non-condemnation redevelopment area pursuant to N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, MJ Voorhees SS, LLC, is the contract purchaser of the Property; and

WHEREAS, the Township has been in discussion with MJ Voorhees SS, LLC (the “Conditional Redeveloper”), regarding the rehabilitation and redevelopment Block 101, Lot 7, 470 Berlin-Cross Keys Road (the “Property”); and

WHEREAS, Conditional Redeveloper has presented its redevelopment concepts to the Township, and the Township and Conditional Redeveloper desire that the Property be 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 MJ Voorhees SS, LLC, 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 and State of New Jersey, that MJ Voorhees SS, LLC, is hereby designated as “Conditional Redeveloper” for the Property.

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**

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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: | | | | |