



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 11/10/25 07:00 PM

2025 RESOLUTION APPROVAL

B25427

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION TO ROYAL URBAN RENEWAL, LLC FOR THE REDEVELOPMENT PROJECT LOCATED ON PROPERTIES DESIGNATED AS BLOCK 227, LOTS 12 AND 24 (f/k/a Lots 1, 12, 24, 26, 30, 31, 32 and 35) ON THE TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD

WHEREAS, Royal Urban Renewal, LLC (the "**Redeveloper**"), pursuant to the Redevelopment Agreement with the Township of Bloomfield (the "**Township**"), dated as of October 15, 2018 (the "Redevelopment Agreement") undertook certain work at Block 227, Lots 12 and 24 (f/k/a Lots 1, 12, 24, 26, 30, 31, 32 and 35), in the Township of Bloomfield, County of Essex, New Jersey, as shown on the tax maps of the Township (collectively the "**Property**"); and

WHEREAS, the Redeveloper completed the redevelopment of the Property through the construction of fourteen (14) two-story townhomes, mixed-use building with approximately 7,170 square feet of ground floor retail space and 199 residential units on the upper floors, a parking garage with approximately 311 parking spaces, and related improvements (the "**Project**"); and

WHEREAS, the Redevelopment Agreement provides that upon completion of the Project, the Redeveloper may apply for a Certificate of Completion, which recognizes that the work has been completed and releases the Redeveloper from their responsibilities under the Redevelopment Agreement as to the Project; and

WHEREAS, the Redeveloper has requested that the Township issue a Certificate of Completion for the Project and submits that it has complied with all requirements of the Redevelopment Agreement, has completed the Project in accordance with the final site plan approved by the Township of Bloomfield Planning Board (the "**Planning Board**"), and has obtained Certificates of Occupancy with respect to the Project; and

WHEREAS, the Redeveloper undertook the necessary construction, and has complied with all requirements of the Redevelopment Agreement, Redevelopment Plan, and the final site plan approval issued by the Planning Board, and has obtained Certificates of Occupancy for the entirety of Project; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Bloomfield, New Jersey as follows:

Section 1. The recitals are hereby incorporated herein as if set forth at length.

Section 2. The Township Council hereby consents to the execution of a Certificate of Completion, as set forth herein, in accordance with the terms of the Redevelopment Agreement.

Section 3. The Township Council hereby authorizes and directs the Mayor to execute the Certificate of Completion on behalf of the Township, as necessary to further evidence or acknowledge the Township's consent.

Section 4. This resolution shall take effect immediately.

* * * * *

Approved as to form and procedure on basis of facts set forth.


Director of Law-Township Attorney

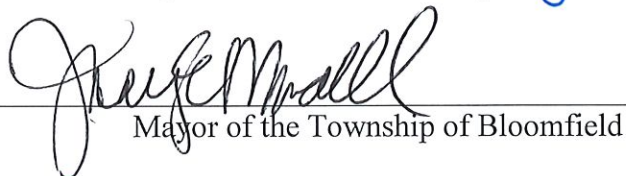
I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.



Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on November 10, 2025.


Municipal Clerk of the Township of Bloomfield


Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
☐ Adopt			Yes/Aye	No/Nay	Abstain	Absent
☐ Deny	Rosalee Gonzalez		☒	☐	☐	☐
☐ Withdrawn	Nicholas Joanow		☒	☐	☐	☐
☐ Table	Sarah Cruz		☒	☐	☐	☐
☐ Not Discussed	Monica Charris Tabares		☒	☐	☐	☐
☐ First Reading	Wartyna Davis		☒	☐	☐	☐
☐ Table with no Vote	Widney Polynice		☒	☐	☐	☐
☐ Approve						
☐ Veto by Mayor						
☐ Discussion						

☐ Defeated	Jenny Mundell		☒	☐	☐	☐
☐ Discussion No Vote						