



**Township Council**  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 09/09/19 07:00 PM

**2019 ORDINANCE PILOT**

**ORDINANCE OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, NEW JERSEY APPROVING THE APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH BLOOMFIELD SOUTH JUNIOR HIGH URBAN RENEWAL, LLC**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) authorizes municipalities, such as the Township of Bloomfield (the “Township”), to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, pursuant to the Redevelopment Law, and after investigation and recommendation by the Township Planning Board, on July 13, 2015 the Township Council, by Resolution, designated property identified on the Township’s Official Tax Map as Block 335, Lot 26 (formerly known as Lots 26, 30, 72-75) as the “South Junior High Redevelopment Area”(the “Redevelopment Area”); and

**WHEREAS**, by Ordinance No. 16-41 adopted on November 21, 2016, the Township Council approved and adopted a redevelopment plan known as the Redevelopment Plan for South Junior High School, as amended from time to time (the “Redevelopment Plan”), which governs the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Township Council duly adopted Resolution 14-1 on September 25, 2017 designating Urban Smart Growth, LLC (the “Redeveloper”) as redeveloper of the Redevelopment Area; and

**WHEREAS**, in accordance with the Long Term Exemption Law, N.J.S.A. 40A:20-1, et seq., as amended and supplemented (the “Long Term Exemption Law”), the Redeveloper formed an entity known as Bloomfield South Junior High Urban Renewal, LLC (the “Entity”), which is a wholly-owned subsidiary of the Redeveloper and a single-purpose entity formed for the purpose of undertaking the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Entity intends to redevelop the Redevelopment Area with the rehabilitation and renovation of the existing building located thereon into a 122-unit residential community which is comprised of 87% studio/loft units, 13% two-bedroom units, a 9,900 square foot community auditorium and approximately 171 surface parking spaces (the “Project”); and

**WHEREAS**, the Township and the Entity will enter into a redevelopment agreement (the “Redevelopment Agreement”) to set forth the terms and conditions pursuant to which the Entity will construct the Project; and

**WHEREAS**, pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, the Township is authorized to provide for and accept, in lieu of real property taxes, an annual service charge paid by the Entity to the Township; and

**WHEREAS**, the Entity, an urban renewal entity duly formed and qualified to do business under the provisions of the Exemption Law, submitted an application to the Township pursuant to N.J.S.A. 40A:20-8 (the "Exemption Application") requesting an exemption of the Project improvements from taxation as provided for therein, and a form of financial agreement (the "Financial Agreement," a copy of which is appended hereto as Attachment A) establishing the rights, responsibilities and obligations of the Entity pursuant to the Long Term Exemption Law; and

**WHEREAS**, the Township Council has determined that the Project represents an undertaking permitted by the Redevelopment Law and Long Term Exemption Law, and has further determined that the Project constitutes an urban renewal project for the purposes of clearing, re-planning, development or redevelopment of an area in need of redevelopment within the Township, as authorized by the Redevelopment Law and the Long Term Exemption Law.

**NOW, THEREOFRE, BE IT ORDAINED** by the Mayor and Council of the Township of Bloomfield, County of Essex, New Jersey as follows:

**Section 1.** The Exemption Application of the Entity recommended by the Mayor is hereby approved.

**Section 2.** The Mayor is hereby authorized to execute a Financial Agreement in substantially the form appended hereto as Attachment A, subject to minor modifications or revisions, as deemed necessary and appropriate after consultation with the Township Attorney.

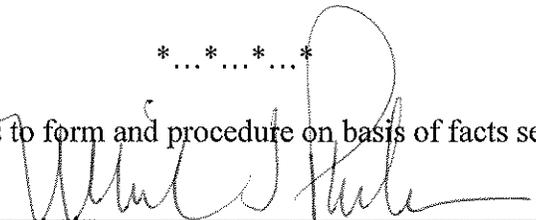
**Section 3.** The Township Clerk is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Township upon such document.

**Section 4.** The executed copy of the Financial Agreement shall be certified by and filed with the Township Clerk. Further, the Township Clerk shall file certified copies of this Ordinance and Financial Agreement with the Township Tax Assessor and the Director of the Division of Local Government Services, in accordance with Section 12 of the Exemption Law.

**Section 5.** This Ordinance shall take effect in accordance with applicable law.

\* \* \* \* \*

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

  
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Director of Law-Township Attorney

I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on SEPTEMBER 23, 2019.

  
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Municipal Clerk of the Township of Bloomfield

*MC*

Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt						
<input type="checkbox"/> Deny						
<input type="checkbox"/> Withdrawn	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Ted Gamble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve	Richard Rockwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Veto by Mayor	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						

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		Yes/Aye	No/Nay	Abstain	Absent	
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<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						