



Township Council

1 Municipal Plaza
Bloomfield, NJ 07003

DeFeates

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 04/01/13 07:00 PM

2013 ORDINANCE NEW ORDINANCE

ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT WITH 192 BLOOMFIELD, LLC

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f) and N.J.S.A. 40A:12A-15, the Mayor and Council, by Resolution adopted on April 16, 2012, directed the Township Planning Board (the "Board") to prepare a redevelopment plan to govern the redevelopment and rehabilitation of property located at 196 Bloomfield Avenue, Block 64, Lot 1; 200 Bloomfield Avenue, Block 64, Lot 4; and 75 Federal Plaza, Block 63, Lot 77, which together comprise approximately 16.5 acres and which is commonly referred to as the Hartz Mountain Site (the "Hartz Mountain Redevelopment Area" or the "Redevelopment Area"); and

WHEREAS, at a meeting held on July 10, 2012, the Board reviewed the proposed redevelopment plan; and

WHEREAS, by resolution adopted by the Board on July 12, 2012, the Board recommended that the Mayor and Council adopt by ordinance the redevelopment plan for the Hartz Mountain Redevelopment Area to guide its redevelopment (the "Hartz Mountain Site Redevelopment Plan" or the "Redevelopment Plan"); and

WHEREAS, by way of ordinance approved on August 13, 2012, the Township adopted the Redevelopment Plan for the Redevelopment Area, as the same may be amended and supplemented pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

ED AS TO FORM AND PROCEDURE
ON BASIS OF FACTS SET FORTH

Bill A. Acosta
or of Law Township Attorney

WHEREAS, pursuant to the provisions of the Redevelopment Law and the Redevelopment Plan, the Township is authorized to designate redeveloper(s) of the Redevelopment Area; and

WHEREAS, pursuant to the Redevelopment Law and the Redevelopment Plan and by way of resolution, 192 Bloomfield, LLC (the "Entity") was designated as the redeveloper of the Redevelopment Area; and

WHEREAS, pursuant to the Redevelopment Law, a municipality is authorized to contract to acquire real property from any person, firm or corporation, public or private; and

WHEREAS, the Township Mayor and Council have determined that it is in its best interests of the Township to contract with the Entity for the acquisition of a parcel of property within the Redevelopment Area designated as Block 63, Lot 77 on the Township Tax Map (the "Parcel"); and

WHEREAS, the creation of the Parcel and the terms of the acquisition are set forth in a purchase and sale agreement, a copy of which is annexed hereto.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Bloomfield, State of New Jersey, as follows:

Section 1. The above WHEREAS paragraphs are hereby incorporated herein by reference as though specifically set forth herein below.

Section 2. The Township is hereby authorized to execute the purchase and sale agreement annexed hereto, to take any and all action and execute any and all additional documents in furtherance thereof to effectuate the acquisition of the Parcel. The Township shall be permitted to make minor modifications to the attached purchase and sale agreement as may be

required by Township Counsel provided that the modifications do not substantially impair or amend the overall intent and purpose thereof.

Section 3. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 4. All ordinances and resolutions or parts thereof inconsistent with the ordinance are hereby rescinded.

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

I hereby certify that the above ordinance was the subject of a first reading at a meeting of the Mayor and Council of the Township of Bloomfield held on the 1st day of April, 2013 and duly adopted after second reading at a meeting of said Township Council held on the 15th day of April, 2013.

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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

Municipal Clerk of the Township of Bloomfield

Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance 2655					
	Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt					
<input checked="" type="checkbox"/> Deny					
<input type="checkbox"/> Withdrawn					
<input type="checkbox"/> Table					
<input type="checkbox"/> Not Discussed					
<input type="checkbox"/> First Reading					
<input type="checkbox"/> Table with no Vote					
<input type="checkbox"/> Approve					
<input type="checkbox"/> Veto by Mayor					
<input type="checkbox"/> Discussion					
Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicholas Joanow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peggy O'Boyle Dunigan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bernard Hamilton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raymond McCarthy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>