

RESOLUTION OF THE TOWNSHIP OF IRVINGTON, NJ

No. UEZ 14-1125-5Date of Adoption NOV. 25, 2014

APPROVED AS TO FORM AND LEGALITY ON THE BASIS OF FACTS SET FORTH BY


Legislative Research Officer

PRESENTED BY COUNCIL MEMBER

JONES

SECONDED BY

LYONSAUTHORIZE THE DESIGNATION OF MALCOM SHABAZZ URBAN RENEWAL 875 LLC
AS REDEVELOPER OF 863 AND 875 18TH AVENUE WHICH IS WITHIN THE UEZ REHABILITATION AREA.

WHEREAS, The Municipal Council of the Township of Irvington designated the Urban Enterprise Zone (the UEZ) on August 9, 1994; and
WHEREAS, the Municipal Council, by Resolution No. UEZ 07-0227-5 adopted on February 27, 2007 designated certain parcels located within and contiguous to the UEZ as an "area in need of rehabilitation" pursuant to N.J.S.A. 40A:12A-7 (the "Rehabilitation Area"); and

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40A:12A-4(a)(3) and 7, is empowered to adopt a redevelopment plan pursuant to which redevelopment projects are to be undertaken or carried out within the UEZ Rehabilitation Area, and pursuant to that authority the Governing Body has caused a redevelopment plan to be prepared for the UEZ Rehabilitation Area (the "Redevelopment Plan"); and

WHEREAS, the Municipal Council, by Resolution No. UEZ 07-0123-2 adopted on January 23, 2007, referred the Redevelopment Plan to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, the Planning Board, by Resolution adopted July 26, 2007 recommended that the Municipal Council adopt the UEZ Redevelopment Plan for the Rehabilitation Area; and

WHEREAS, the Council has authorized the preparation of a redevelopment plan (the "Plan") for the UEZ Redevelopment Area and having reviewed the Plan adopted it on July 16, 2002, and subsequently adopted two revisions dated September 13, 2005 and September 11, 2007

WHEREAS, Malcom Shabazz Urban Renewal 875, LLC whose address is 7 Glenwood Avenue, Suite 311C, East Orange, New Jersey is proposing to redevelop said parcels which is located within the UEZ Rehabilitation Area

WHEREAS, Malcom Shabazz Urban Renewal 875, LLC has filed an application with the Township to be designated as redeveloper of 863 and 875 18th Avenue aka Block 56 Lots 1 and 2, whereby the firm would rehabilitate two existing apartment buildings consistent with the Plan.

NOW THEREFORE, BE IT RESOLVED by the Municipal Council of the Township of Irvington as follows:

Section 1. The above recitals are incorporated herein by reference.

Section 2. The Township is hereby authorized to enter into a redevelopment agreement with Malcom Shabazz Urban Renewal 875, LLC (the "Redevelopment Agreement") in connection with the design, development, financing and construction of the project consistent with the Plan and the Mayor of the Township is hereby authorized to execute the Redevelopment Agreement with Malcom Shabazz Urban Renewal 875, LLC to effectuate the same.

Section 3. Malcom Shabazz Urban Renewal 875, LLC whose address is 7 Glenwood Avenue, Suite 311C, LLC is hereby designated as redeveloper of 863 and 875 18th Avenue pursuant to Section 8 of the Act for a period not to exceed one (1) year from the date of adoption of this Resolution within which time Malcom Shabazz Urban Renewal 875, LLC shall be required to secure Planning Board approval and a certificate of completion for the commercial building to be reconstructed consistent with the Plan.

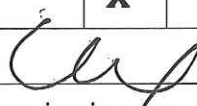
Section 4. This resolution shall take effect immediately.

RECORD OF COUNCIL VOTE

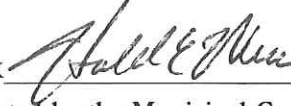
X = Indicates Vote N.V. = No Vote A.B. = Absent

COUNCIL MEMBER	YES	NO	N.V.	A.B.	COUNCIL MEMBER	YES	NO	N.V.	A.B.
BURGESS, 1ST VICE PRESIDENT	X				JONES, 2ND VICEPRESIDENT	X			
COX	X				LYONS	X			
HUDLEY	X				FREDERIC, PRESIDENT	X			
INMAN	X								

PRESIDENT OF COUNCIL



MUNICIPAL CLERK

DATE NOV. 25, 2014

I hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Municipal Council. In witness whereof I have hereunto set my hand and the Corporate Seal of the Township of Irvington.

MUNICIPAL CLERK

DATE NOV. 25, 2014

BA ☐ BLDG ☐ CFO ☐ COURT ☐ DHS ☐ DHW ☐ DPW ☐ ENG ☐ FIRE ☐ INIC ☐ JUDGE ☐ LIBR ☐ LICEN ☐ LEGAL ☐ MAYOR ☐ OCDP~DIR ☐
OCDP~AD ☐ P&R ☐ PAYROLL ☐ POL~DIR ☐ POL~CF ☐ PURCH ☐ SEC~PB/BA ☐ TA ☐ TAX~AS ☐ TAX~COL ☐ TRAFFIC ☐ UEZ ☐
ZONING~OFF ☐ DLGS ☐ GNCD ☐ OTHER(S): General Scattered Sites Redevelopment Fee