

AGENDA
Woodbridge Redevelopment Agency
Township of Woodbridge

June 22, 2021 – 5:00 P.M.
3rd Floor Conference Room - Municipal Building - Woodbridge, New Jersey

The regular meeting of the Woodbridge Redevelopment Agency of the Township of Woodbridge will be held on Tuesday, **June 22, 2021**, at 5:00 P.M. in the 3rd Floor Conference Room, Municipal Building; 1 Main Street, Woodbridge, New Jersey.

I. CALL TO ORDER

II STATE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

III. ROLL CALL

IV. ADOPTION OF MINUTES May 18, 2021

V. PUBLIC SESSIONS

VI PRESENTATIONS

VII EXECUTIVE DIRECTOR'S REPORT

VIII PLANNERS REPORT

IX RESOLUTIONS:

- | | |
|------|---|
| # 47 | Resolution approving Bill List from May 13, 2021 to June 17, 2021 in the amount of \$ 170,064.37. |
| # 48 | Resolution adopting FY 2022 Budget. |
| # 49 | Resolution approving personnel and salary detail for FY 2022. |
| # 50 | Resolution to appoint the law firm of McManimon, Scotland & Baumann, LLC as General Counsel for the year commencing on July 1, 2021 and ending on June 30, 2022. |
| # 51 | Resolution to appoint the law firm of DeCotiis, Fitzpatrick, Cole & Giblin, LLP as Special Counsel for the year commencing on July 1, 2021 and ending on June 30, 2022. |

- # 52 Resolution authorizing the Executive Director to approve a proposal from Greener by Design for professional services including the evaluation of redevelopment properties regarding the feasibility and implementation of energy and environmental activities and an advisory level of such services commencing on July 1, 2021 and ending on June 30, 2022.
- # 53 Resolution accepting amended proposal from Sockler Realty for updated appraisal services dated, 6/16/21, for Block 545, Lot 40.02 on the Woodbridge Tax Maps at a cost not to exceed \$1,500.
- # 54 Resolution accepting amended proposal from Sockler Realty for updated appraisal services dated, 6/16/21, for Block 538.01, Lot 7.01 on the Woodbridge Tax Maps at a cost not to exceed \$1,500.
- # 55 Resolution of the Woodbridge Redevelopment Agency, Township of Woodbridge, County of Middlesex, New Jersey naming a redeveloper for the property commonly known as block 544, lot 89 on the tax maps of the township and authorizing the execution of a redevelopment agreement
- # 56 Resolution recommending Wick project at 106 Main Street to PB.

X NEW BUSINESS

XI ADJOURNMENT

**REDEVELOPMENT AGENCY
TOWNSHIP OF WOODBRIDGE**

Minutes of June 22, 2021 Regular Meeting

The meeting of the Redevelopment Agency of the Township of Woodbridge was held on Tuesday, June 22, 2021 at 5:00 P.M., in the Third Floor Conference Room of the Municipal Building, 1 Main Street, Woodbridge, New Jersey and via conference call.

Members Present: Bob Gillespie, Cory Spillar, Vincent Coughlin, Brian Small, John Ur,
Hank Haidacher

Members Excused:

Also Present: William Opel, Esq. – Redevelopment Attorney
Caroline Ehrlich – Executive Director
Marta Lefsky – Director of Planning and Development
Heather LaMotta – Deputy Director, Custodian of Records

The Chairman, Hank Haidacher, called the meeting to order at 5:00 P.M.

Following the Salute to the Flag and a moment of silence, Mr. Haidacher announced that all requirements of the Open Public Meetings Act relative to this session had been met.

Roll Call

The Secretary called the roll. There was a quorum present.

Adoption of Minutes

The minutes of the May 18, 2021 Regular Meeting was adopted by motion from Mr. Gillespie and seconded by Mr. Ur and carried unanimously.

Public Hearing:

The hearing was opened to the public upon a motion made Mr. Ur and seconded by Mr. Coughlin.

With no members of the public present, Mr. Gillespie made a motion to close the hearing to the public, seconded by Mr. Ur.

Presentation

No Presentations

Executive Director's Report

Cambria
Dr. Swan
906 US 1, LLC
Sansone
Woodmont I & II
Hampshire
Senior Housing
Stricklands
Albani Property

Counsel Report

No Report

Planners Report

No Report

Resolutions

- | | |
|------|---|
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- # 56 Resolution recommending Wick project at 106 Main Street to PB.

A motion to adopt was made by Mr. Ur and seconded by Mr. Gillespie and carried unanimously.

New Business

There was no new business.

Adjournment

The meeting was adjourned at 5:22pm upon a motion made by Mr. Gillespie, and seconded by Mr. Ur.

Submitted by Heather LaMotta

Total	Charged Lines:	4	Total List Amount:	170,064.37	Total Void Amount:
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Account	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
P.O. Id	Item	Vendor							

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
WB REDEVELOPMENT TRUST FUND (0299)	0-22	12,000.00	0.00	0.00	12,000.00
WB REDEVELOPMENT TRUST FUND (0299)	1-22	158,064.37	0.00	0.00	158,064.37
Total of All Funds:		<u>170,064.37</u>	<u>0.00</u>	<u>0.00</u>	<u>170,064.37</u>

RESOLUTION

WHEREAS, the Executive Director is required to provide the Bills List Report at each Regular Meeting of the Agency, for review and ratification by the Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY the Bills List for May 13, 2021 to June 17, 2021, is hereby approved and the Executive Director is authorized to execute payments on behalf of the Woodbridge Redevelopment Agency in the following amounts;

<u>Bill List date</u>	<u>Amount</u>
June 17, 2021	\$ 1,513.00
June 17, 2021 (tracks unlimited)	\$ 156,551.37
Total	\$ 158,064.37

ADOPTED: JUNE 22, 2021

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Redevelopment Agency on June 22, 2021.



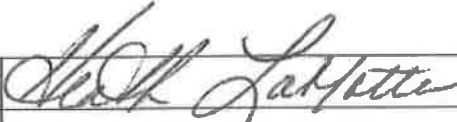
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

(2021-2022) ADOPTION CERTIFICATION**Woodbridge Redevelopment Agency**

(Name)

AUTHORITY BUDGET**FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022**

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Woodbridge Redevelopment Agency, pursuant to N.J.A.C. 5:31-2.3, on the 22nd day of, June, 2021.

Officer's Signature:			
Name:	Heather LaMotta		
Title:	Secretary		
Address:	Woodbridge Redevelopment Agency One Main Street Woodbridge, NJ 07095		
Phone Number:	732-602-6006	Fax Number:	732-602-6016
E-mail address	Heather.lamotta@twp.woodbridge.nj.us		

(2021-2022) ADOPTED BUDGET RESOLUTION**Woodbridge Redevelopment Agency**

(Name)

AUTHORITY**FISCAL YEAR: FROM: July 1, 2021 TO: June 30, 2022**

WHEREAS, the Annual Budget and Capital Budget/Program for the Woodbridge Redevelopment Agency for the fiscal year beginning July 1, 2021 and ending, June 30, 2022 has been presented for adoption before the governing body of the Woodbridge Redevelopment Agency at its open public meeting of June 22, 2021; and

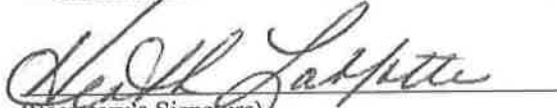
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$10,526,600, Total Appropriations, including any Accumulated Deficit, if any, of \$10,715,965 and Total Unrestricted Net Position utilized of \$189,365; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$-0- and Total Unrestricted Net Position planned to be utilized of \$-0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Woodbridge Redevelopment Agency, at an open public meeting held on June 22, 2021 that the Annual Budget and Capital Budget/Program of the Woodbridge Redevelopment Agency for the fiscal year beginning, July 1, 2021 and, ending, June 30, 2022 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


(Secretary's Signature)

June 22, 2021
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Henry Haidacher (Chairman)	✓			
Bob Gillespie (Vice Chairman)	✓			
Brian Small	✓			
Cory Spillar	✓			
John Ur	✓			
Vincent Coughlin	✓			

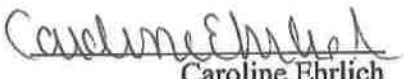
RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, that the budget that was introduced on May 18, 2021 included the following personnel and salaries:

Executive Director	168,192
Public Inspector	28,356
Bookkeeper	11,717
Administrative Assistant	4,200
Deputy Director	25,000

ADOPTED: June 22, 2021

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Meeting held on June 22, 2021.

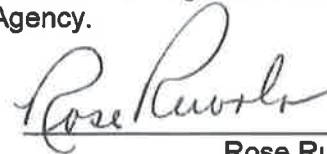

Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, McManimon, Scotland & Baumann LLC be and hereby appointed General Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2021 and terminating on June 30, 2022 at a cost not to exceed \$ 50,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2022 Budget, funds will be committed and encumbered for the above items under Account # 2-22-850-8000-000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.



Rose Ruvo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 22, 2021

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on June 22, 2021.



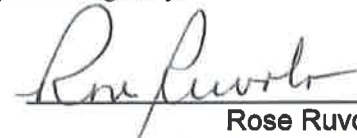
Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE, DeCotiis, Fitzpatrick, Cole & Giblin, LLP be and hereby appointed Special Counsel of the Redevelopment Agency of the Township of Woodbridge for a term, commencing July 1, 2021 and terminating on June 30, 2022 at a cost not to exceed \$ 15,000.00.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2022 Budget, funds will be committed and encumbered for the above items under Account # 2-22-850-8000-0000-4825. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.


Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 22, 2021

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Redevelopment Agency of the Township of Woodbridge at their Regular Meeting held on June 22, 2021.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge desires to have designated redevelopment properties or other areas of the municipality evaluated regarding the feasibility and implementation of energy, environmental, or other activities; and

WHEREAS the Township of Woodbridge also desires an advisory level of such services including review of key documents, energy related issues including energy aggregation, facilitation of meetings with key stakeholders, and oversight of specific actions of the Township's Climate Action Plan such as the Green Office Competition; and

WHEREAS, the Woodbridge Redevelopment Agency on June 13, 2011, at its regularly scheduled meeting, adopted Resolution RDA 11 – 23 which authorized the Executive Director to enter into an agreement with Greener by Design, LLC, a leading Environmental Asset Management and Energy Investment Company, at rates specified in their submitted proposal for said professional services; and

WHEREAS, the Woodbridge Redevelopment Agency was provided an updated proposal from Greener by Design, LLC for FY2022 at a cost not to exceed \$21,000; and

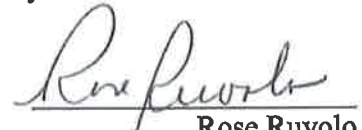
WHEREAS, it is necessary to encumber the funds necessary to cover the basic monthly stipend for the new year per the subject agreement

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT

1. The Certifying Officer of the Redevelopment Agency is hereby authorized and directed to encumber funds of \$21,000.00 to cover the basic monthly stipend per the subject agreement with Greener by Design, LLC.
2. The Executive Director is hereby authorized to execute proposal for FY2022.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2022 Budget, funds will be committed and encumbered for the above items under Account # 2-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.


Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: June 22, 2021

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on June 22, 2021.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional appraisal services;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional appraisal services from Sockler Realty Associates, Inc. Sockler will provide updated appraisal services in order to estimate the "as is" fee simple market value of 400 Amboy Avenue, Woodbridge, New Jersey, also known as Block 545, Lot 40.02 on the Woodbridge Township Tax Map;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Sockler Realty Associates, for professional appraisal services related to 400 Amboy Avenue, Woodbridge, New Jersey, also known as Block 545, Lot 40.02 on the Woodbridge Township Tax Map at a cost not to exceed \$1,500.00 as stated in their proposal dated May 17, 2021, in the form substantially similar to that attached hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2021 Budget, funds will be committed and encumbered for the above items under Account # 1-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.


Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: JUNE 22, 2021

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on June 22, 2021.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

RESOLUTION

WHEREAS, the Municipal Council of the Township of Woodbridge has commenced the process of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq., and;

WHEREAS, the Township has designated certain areas of the Township as areas in need of redevelopment, adopted redevelopment plans and designated the Redevelopment Agency as the entity responsible for the redevelopment of the subject properties, and;

WHEREAS the Township of Woodbridge and the Woodbridge Redevelopment Agency has a need for professional appraisal services;

WHEREAS, the Woodbridge Redevelopment Agency received a proposal pursuant to a fair and open process for said professional appraisal services from Sockler Realty Associates, Inc. Sockler will provide updated appraisal services in order to estimate the "as is" fee simple market value of 41 Main Street, Woodbridge, New Jersey, also known as Block 538.01, Lot 7.01 on the Woodbridge Township Tax Map;

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY THAT;

The Executive Director of the Redevelopment Agency is hereby authorized and directed to enter into an agreement with Sockler Realty Associates., for professional appraisal services related to 41 Main Street, Woodbridge, New Jersey, also known as Block 538.01, Lot 7.01 on the Woodbridge Township Tax Map at a cost not to exceed \$1,500.00 as stated in their proposal dated May 17, 2021, in the form substantially similar to that attached hereto.

CERTIFICATION AND AVAILABILITY OF FUNDS

I certify that subject to the Redevelopment Agency appropriating same in the FY 2021 Budget, funds will be committed and encumbered for the above items under Account # 1-22-850-8000-0000-4895. No items, more or less, shall be negotiated unless funds are available and approved by the Redevelopment Agency.


Rose Ruvolo
Certifying Officer
Redevelopment Agency
Township of Woodbridge

ADOPTED: JUNE 22, 2021

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Woodbridge Redevelopment Agency at their meeting held on June 22, 2021.



Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge

**RESOLUTION OF THE WOODBRIDGE
REDEVELOPMENT AGENCY, TOWNSHIP OF
WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY
NAMING A REDEVELOPER FOR THE PROPERTY
COMMONLY KNOWN AS BLOCK 544, LOT 89 ON THE
TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AGREEMENT**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the “**Act**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Township (the “**Council**” or “**Township Council**”) adopted an ordinance on September 3, 1996 designating the Woodbridge Redevelopment Agency (the “**Agency**”) as the “Redevelopment Entity”, as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Act to facilitate and implement the development of the redevelopment areas within the Township; and

WHEREAS, on April 6, 2021 the Council adopted a resolution designating the property commonly known as Block 544, Lot 76 and Lot 89 on the Tax Map of the Township of Woodbridge as an area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the requirements of the Act; and

WHEREAS, the Township of Woodbridge Department of Planning and Development (the “**Township Planner**”) prepared a redevelopment plan for the Redevelopment Area, entitled “Downtown Woodbridge, Area 7 Redevelopment Plan,” (the “**Redevelopment Plan**”); and

WHEREAS, on May 4, 2021, the Council, by ordinance, adopted the Redevelopment Plan to govern redevelopment of the Redevelopment Area; and

WHEREAS, the Agency is the owner of Block 544, Lot 89 in the Redevelopment Area (the “**Property**”); and

WHEREAS, Wick Companies, LLC, or an affiliate thereof (the “**Redeveloper**”) desires to be designated by the Agency as the redeveloper for the Property, and has provided information consisting of documentation evidencing financial responsibility and capability with respect to the acquisition of the Property, estimated total project costs, and estimated time schedule for commencement and completion of construction; and

WHEREAS, the Agency has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, expertise and project concept descriptions, and, as a result, has determined to engage exclusively in negotiations with Redeveloper for the purpose of

entering into a redevelopment agreement to designate Redeveloper as the exclusive redeveloper of the Property; and

WHEREAS, in order to further the redevelopment of the Property, the Agency has determined to enter into a redevelopment agreement with the Redeveloper, which shall establish the Redeveloper as the redeveloper of the Property, and the terms and conditions for the sale and redevelopment of the Property (the **"Redevelopment Agreement"**).

NOW, THEREFORE, BE IT RESOLVED BY THE WOODBRIDGE REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Agency hereby designates Wick Companies, LLC, or an affiliate thereof, as Redeveloper of the Property, and authorizes the sale of the Property to Redeveloper, pursuant to the terms set forth in the Redevelopment Agreement.

2. The Executive Director is hereby authorized to execute the Redevelopment Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Executive Director in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the Redevelopment Agreement.

3. This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a Resolution adopted on **June 22, 2021** by the Woodbridge Redevelopment Agency.



Caroline Ehrlich, Executive Director
Woodbridge Redevelopment Agency

RESOLUTION

WHEREAS, the Woodbridge Redevelopment Agency (the "Agency"), is an agency of the Township of Woodbridge in the State of New Jersey (the "Township") established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

WHEREAS, the Redevelopment Agency at its regularly scheduled meeting on June 22, 2021, heard a presentation in regards to an application submitted by Wick for a proposed project in the Downtown Woodbridge, Area 7 Redevelopment Area; and

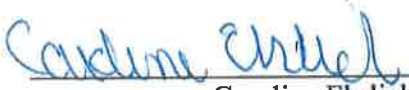
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the Downtown Woodbridge, Area 7 Redevelopment Plan; and

NOW THEREFORE, BE IT RESOLVED by the Woodbridge Redevelopment Agency as follows:

1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
 - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
 - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the Downtown Woodbridge, Area 7 Redevelopment Plan;
 - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

ADOPTED: JUNE 22, 2021

I hereby certify the foregoing to be a true copy of a Resolution adopted on **June 22, 2021** by the Woodbridge Redevelopment Agency.


Caroline Ehrlich
Executive Director
Redevelopment Agency
Township of Woodbridge