

The
MAYOR AND BOROUGH COUNCIL
of the
BOROUGH OF GLEN RIDGE
County of Essex
State of New Jersey



Monday, September 12th, 2016.

RESOLUTION NO. 110 - 16

Offered By Councilperson DAWSON
Seconded By Councilperson _____

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF GLEN RIDGE, COUNTY OF ESSEX, STATE OF NEW JERSEY DESIGNATING HAMPSHIRE GROUP, LLC, and/or ITS ASSIGNS, AS THE REDEVELOPER OF BLOCK 91, LOT 1 AND BLOCK 106, LOT 15.

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the "Redevelopment Law") the Borough of Glen Ridge (the "Borough") by way of Resolution approved on May 26, 2016 designated at Block 91, Lot 1 and Block 6, Lot 15 as an "area in need of redevelopment"; **and**,

WHEREAS, the Borough adopted an ordinance on August 8, 2016, approving a redevelopment plan entitled the "HUMC/Mountainside Hospital Redevelopment Plan" for certain properties within the Borough pursuant to the Redevelopment Law, located at Block 91, Lot 1 and Block 6, Lot 15; **and**,

WHEREAS, Hampshire Group, LLC and/or its assigns signed an agreement for the development of the property located at Block 91, Lot 1 and Block 106, Lot 15, which is located within the redevelopment area, and intends to demolish the existing building on the site and seek approvals to develop a medical office building; **and**,

WHEREAS, the Borough's Mayor and Council have determined that it is in the best interest of the Borough to designate Hampshire Group, LLC and/or its assigns as the redeveloper of Block 91, Lot 1 and Block 106, Lot 15 and that the development of the site is subject to all the requirements of the Redevelopment Law and the Redevelopment Plan, including but not limited to the execution of a redevelopment agreement between the Borough and Hampshire Group, LLC and/or its assigns, and site plan approval by the Borough's Planning Board.

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WHEREAS, HPFVIII Montclair MOB LLC (“Hampshire”) by letter dated September 2016, has requested that the Borough Council designate said entity as redeveloper for the HUMC/Mountainside Redevelopment Area, with the exception of Lots 1, 2, 30 and 31 in Block 4207 (the “Redevelopment Site”), for the purpose of developing a medical office building pursuant to the Plan; and

WHEREAS, Hampshire has demonstrated that it has the resources and personnel to implement the Plan;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of The Borough Of Glen Ridge, County of Essex, State of New Jersey, as follows:

WHEREAS, Hampshire has demonstrated that it has the resources and personnel to implement the Plan; now, therefore, be it

RESOLVED, by the Township Council of the Township of Montclair that the Township designates Hampshire as the redevelopment entity to redevelop the Redevelopment Site for the purposes set forth in the Plan, subject to the following conditions:

1. Hampshire shall, prior to its execution of a Financial Agreement (for payment in lieu of taxes), be converted to an urban renewal entity in conformance with N.J.S.A. 40A:20-1, et seq., and upon such conversion said urban renewal entity shall be deemed to be the redeveloper;
2. A complete application for Preliminary and Final Site Plan Approval is submitted to the Planning Board; and
3. A Redevelopment Agreement is executed by all parties no later than 45 days after the Resolution granting Final Site Plan Approval is adopted by the Planning Board; and be it further

RESOLVED, that if the parties cannot arrive at a mutually-agreeable Redevelopment Agreement in the specified time after good-faith negotiations, Hampshire’s designation pursuant to this Resolution may be voided by either party on written notice to the other.

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

Section 2: Hampshire Group, LLC and/or its assigns is hereby designated as the redeveloper of Block 91, Lot 1 and Block 106, Lot 15, subject to

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the provisions of the Redevelopment Law, the Redevelopment Plan, and the Redevelopment Agreement to be concluded between the developer and the Borough Council, acting as the redevelopment entity.

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

Section 4: All resolutions or parts thereof inconsistent with this Resolution are hereby rescinded.

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

I, Michael J. Rohal, Municipal Clerk of The Borough of Glen Ridge, in The County of Essex and in The State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a "RESOLUTION" adopted by The Mayor and The Borough Council on Monday, September 12th, 2016.

Witness my hand and seal of The Borough Of Glen Ridge on this 12th day of September 2016.

Michael J. Rohal, Municipal Clerk