

CITY COUNCIL

The City of Orange Township, New Jersey

DATE April 16, 2024

NUMBER 243-2024

TITLE: **RESOLUTION DESIGNATING 53 ESSEX URBAN RENEWAL, LLC AS THE REDEVELOPER FOR THE PROPERTY LOCATED AT 53 NORTH ESSEX AVENUE IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY AS BLOCK 2102, LOT 27 AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 53 ESSEX URBAN RENEWAL, LLC FOR THE REDEVELOPMENT OF THIS PROPERTY**

WHEREAS, the property located at 53 North Essex Avenue in the City of Orange Township identified on the City tax map as Block 2102, Lot 27 (collectively, the **“Property”**) is located within the North Main Street Redevelopment Area (the **“Redevelopment Area”**) and is governed by the North Main Street Redevelopment and Rehabilitation Plan (the **“Redevelopment Plan”**); and

WHEREAS, the City of Orange Township, in the County of Essex, New Jersey (the **“City”**) has heretofore designated the Redevelopment Area and adopted the Redevelopment Plan in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the **“LRHL”**); and

WHEREAS, 53 Essex Urban Renewal, LLC has proposed a redevelopment project consisting of the demolition of the existing structures on the Property and the construction of a four (4) story residential building with fifteen (15) market-rate residential units and fifteen (15) off-street parking spaces (the **“Project”**); and

WHEREAS, the City has determined that 53 Essex Urban Renewal, LLC has the professional experience and financial capabilities to carry out the redevelopment of the Project on the Property in accordance with the Redevelopment Plan; and

WHEREAS, the City wishes to designate 53 Essex Urban Renewal, LLC to serve as the redeveloper of the Property in accordance with the LRHL and wishes to authorize the Mayor to sign a Redevelopment Agreement with 53 Essex Urban Renewal, LLC in substantially the form attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Orange Township that:

SECTION 1: The Municipal Council hereby designates 53 Essex Urban Renewal, LLC as the exclusive redeveloper for the Property under the LRHL, contingent upon the establishment and funding (and periodic replenishment if necessary) of an escrow to be held by the City in such an amount as may be deemed appropriate by the City’s Business Administrator, in order to provide for the payment of any and all fees and expenses that may be incurred by the City in connection with the Redevelopment Agreement and with the Project on the Property.

SECTION 2: The Municipal Council hereby approves the Redevelopment Agreement for the Property in substantially the form attached hereto and authorizes the Mayor to sign the Redevelopment Agreement with 53 Essex Urban Renewal, LLC on behalf of the City.

SECTION 3: All other resolutions or parts of resolutions in conflict or inconsistent with this resolution are hereby repealed, but only to the extent of such conflict or inconsistency.

SECTION 4: All headings within this resolution are for convenience only and are not deemed to be part of this resolution.

SECTION 5: This resolution shall take effect as provided by law.

Adopted: April 16, 2024

Joyce L. Lanier
Municipal Clerk

Tency A. Eason
Council President

IN WITNESS WHEREOF, the Parties hereto have caused this Redevelopment Agreement to be properly executed and their corporate seals affixed and attested as of the date first written above.

ATTEST:

**ORANGE DEVELOPMENT URBAN
RENEWAL, LLC**

Witness

By: _____
Mordechai Meisels, Managing Member

ATTEST:

THE CITY OF ORANGE TOWNSHIP

Clerk

By: _____
Dwayne D. Warren, Esq., Mayor

APPROVED AS TO FORM

City Attorney

STATE OF NEW JERSEY)
) SS:
COUNTY OF ESSEX)

BE IT REMEMBERED, that on _____, 2024, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Mordechai Meisels, who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is a Managing Member of ORANGE DEVELOPMENT URBAN RENEWAL, LLC, a limited liability company under the laws of New Jersey, and the company named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by this limited liability company; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument is the proper corporate seal and was thereto affixed and said instrument signed and delivered by the deponent as and for the voluntary act and deed of said body corporate and politic, in his presence, who thereupon subscribed his name thereto as attesting witness.

Sworn and subscribed to before me this ____ day
of _____, 2024.

Notary Public of the State of NJ
My Commission Expires _____
(Affix Notarial Seal)

EXHIBIT C
FORM DECLARATION OF COVENANTS AND RESTRICTIONS