**VOORHEES TOWNSHIP COMMITTEE**

**AGENDA FOR THE SPECIAL MEETING OF JULY 29, 2019**

**REGULAR MEETING 7:00 PM**

**FLAG SALUTE**

**ROLL CALL** Committeeman Friedman, Committeeman Platt, Deputy Mayor Ravitz, Deputy Mayor Nocito, Mayor Mignogna

**SUNSHINE STATEMENT**

**PUBLIC COMMENT REGARDING MEDICAL MARIJUANA FACILITY OPERATION IN VOORHEES TOWNSHIP**

PUBLIC COMMENT FOR RESOLUTIONS ONLY

MOTION TO CLOSE

PUBLIC PORTION: AYES:

SECONDED: NAYS:

RESOLUTION NO. 195-19 AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF VOORHEES (“TOWNSHIP”) AND BRANDYWINE ACQUISITION AND DEVELOPMENT, LLC (“REDEVELOPER”)

RESOLUTION NO. 196-19 AUTHORIZING THE ADVERTISEMENT FOR THE SALE OF LAND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL LANDS AND BUILDINGS LAW

COMMENTS FROM COMMITTEE

COMMENTS FROM THE PUBLIC

MOTION TO CLOSE PUBLIC PORTION: AYES:

SECONDED: NAYS:

ADJOURNMENT

**RESOLUTION ­­­­­­­­­­ NO. ­195-19**

**RESOLUTION AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF VOORHEES (“TOWNSHIP”) AND BRANDYWINE ACQUISITION AND DEVELOPMENT, LLC (“REDEVELOPER”)**

**WHEREAS**, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq*. as amended and supplemented, (the “Act”) the Township has undertaken a program for the redevelopment of certain property identified as Block 150.01, Lots 1, 2, 5 and 5.01, located at the Voorhees Town Center (former Echelon Mall) (the “Project Site” or “Property”). The Redeveloper intends to rehabilitate the former Echelon Mall and construct a high quality, cost-efficient redevelopment project at the Project Site in a time frame that is practicable and commercially reasonable; and

**WHEREAS**, by virtue of Resolution No. 229-17, the Mayor and Township Committee of the Township of Voorhees authorized and directed the Voorhees Township Planning Board to undertake the preliminary investigation of property located at Block 150.01, Lots 1, 2, 3, 5 and 5.01 as a Condemnation Redevelopment Area; and

**WHEREAS**, in accordance with the Resolution adopted by the Mayor and Township Committee, the Planning Board conducted an investigation to determine whether the Study Area should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 150.01, Lots 1, 2, 3, 5 and 5.01, dated December 27, 2017, prepared by CME Associates; and

**WHEREAS,** Lots 1, 2C001 and 5.01 of the Study Area consists of a mall that has substantially declined and continues to decline at a rapid pace; and

**WHEREAS,** the mall has continued to have a high vacancy rate despite numerous attempts to improve such mall; and

**WHEREAS,** the Planning Board adopted Resolution No. 18-014 recommending that the Mayor and Township Committee designate Block 150.01 Lots 1, 2, 5 and 5.01 (not Lot 3) on the Official Tax Map of the Township of Voorhees as an Area in Need of Condemnation Redevelopment; and

**WHEREAS**, by virtue of Resolution No. 141-18, adopted on May 14, 2018, the Mayor and Township Committee determined that the ANR Area qualified as an Area in Need of Condemnation Redevelopment; and

**WHEREAS,** by virtue of Resolution No. 222-18, adopted on September 17, 2018, the Township appointed the Redeveloper as conditional redeveloper for the Voorhees Town Center – Phase 2 Redevelopment Project; and

**WHEREAS**, by virtue of Ordinance No. 339-19 adopted on January 28, 2019, the Township adopted a Redevelopment Plan for the Project Site; and

**WHEREAS**, Redeveloper maintains that it is in the business of owning, maintaining, and enhancing real property for commercial, residential and other purposes and that it has the financial ability, experience and expertise to redevelop the Property within a reasonable time in accordance with the provisions of the Redevelopment Agreement. The Township and Redeveloper both desire and anticipate that the Project will consist of at a minimum the rehabilitation of no less than 100,000 square feet of the former Echelon Mall to various commercial and retail uses, payment of an Affordable Housing Impact Fee of $500,351.00 together with the option for the Redeveloper to construct market rate residential units at the Project Site; and

**WHEREAS**, as a material inducement to the Township, the Redeveloper has agreed, among other things, to: (i) create a project at the Property that is both aesthetically pleasing and will spark revitalization and substantial investment in this area of the Township; (ii) redevelop the Property in accordance with the Redevelopment Agreement (as may be modified by the Parties, in writing, from time to time and pursuant to the Redevelopment Plan); (iii) reimburse the Township for costs and fees incurred as set forth in the Redevelopment Agreement; (iv) make certain representations and warranties as set forth therein; and (v) tender payment of such escrow, deposits and payments as set forth therein; and

**WHEREAS**, to effectuate the purposes of the Act, the Township and Redeveloper agree to enter into a Redevelopment Agreement attached hereto as Exhibit “A” in order to further the Project which said Redevelopment Agreement is subject to the final review and approval of Township legal counsel.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Voorhees, County of Camden and State of New Jersey that it hereby authorizes and approves the Redevelopment Agreement between Brandywine Acquisition and Development, LLC, the Redeveloper and the Township, attached hereto as Exhibit “A” further subject to the final review and approval of Township legal counsel; and

**BE IT FURTHER RESOLVED** that the Mayor of the Township is authorized to execute the Redevelopment Agreement on behalf of the Township and the appropriate Township officials are hereby authorized to take the necessary action in furtherance of the Redevelopment Agreement.

DATED: MOVED:

AYES: SECOND:

NAYS: APPROVED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael R. Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of July 29, 2019 in the Municipal Building, 2400 Voorhees Town Center, Voorhees, New Jersey.

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Dee Ober, RMC - Municipal Clerk

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE ADVERTISEMENT FOR**

**THE SALE OF LAND IN ACCORDANCE WITH**

**THE REQUIREMENTS OF THE LOCAL LANDS AND BUILDINGS LAW**

**WHEREAS**, a portion of Block 80, Lot 5, is currently owned by the Township of Voorhees is no longer needed for public purposes; and

**WHEREAS**, it is in the best interest of the Township of Voorhees to advertise this property for public sale to the highest bidder in accordance with the provisions of N.J.S.A. 40A:12-1 et seq.; and

**WHEREAS**, the property is identified as Block 80, Lot 5.02, on the draft minor subdivision plan and legal description attached hereto; and

**WHEREAS**, the Township of Voorhees is currently in the process of completing a minor subdivision, the sale of which is subject thereto; and

**WHEREAS**, the Township Assessor has reviewed the subject parcel and rendered a land value in the amount of $48,000.00;

**WHEREAS**, the Township Committee of the Township of Voorhees desires to establish minimum bid prices as set forth herein

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Voorhees, County of Camden, State of New Jersey, as follows:

1. The provisions of the WHEREAS clauses set forth above are incorporated herein by reference and made a part hereof.

2. The Mayor and/or Deputy Mayors, as well as the Municipal Clerk, are hereby authorized to execute any and all documents necessary to accomplish the tasks authorized herein.

3. The properties identified herein shall be advertised for public sale pursuant to all procedural and substantive requirements of the Local Lands and Buildings Law (N.J.S.A. 40A:12–1 et seq.) in a form to be drafted and prepared by the Township Solicitor for the minimum sum of forty-eight thousand dollars ($48,000.00).

DATED: MOVED:

AYES: SECOND:

NAYS: APPROVED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael R. Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee, at their meeting of July 29, 2019 in the Municipal Building, 2400 Voorhees Town Center, Voorhees, New Jersey.

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Dee Ober, RMC - Municipal Clerk