

RESOLUTION 2023:143

**RESOLUTION OF THE BOROUGH OF HADDON HEIGHTS, CAMDEN COUNTY
APPOINTING CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION
OF A MEMORANDUM OF UNDERSTANDING**

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

WHEREAS, the Mayor and Council of the Borough of Haddon Heights (the “Borough Council”) adopted Resolution 2022:74 declaring certain properties within the Borough of Haddon Heights, County of Camden, State of New Jersey (the “Borough”) as “Non-Condernation Areas in Need of Redevelopment” as well as “Areas in Need of Rehabilitation,” which Redevelopment Area includes Block 29, Lot 2 (the “Property”), pursuant to the Redevelopment Law; and

WHEREAS, by way of Ordinance No. 2022:1517, adopted on June 21, 2022, the Borough adopted a redevelopment plan for the Redevelopment and Rehabilitation Areas within the Borough entitled “Redevelopment Plan for the Borough of Haddon Heights” dated March 2022 (the “Redevelopment Plan”), which sets forth, inter alia, the plans for the rehabilitation and redevelopment of the Redevelopment and Rehabilitation Areas; and

WHEREAS, the Borough has been in discussion with GMMW, LLC, a New Jersey corporation (the “Conditional Redeveloper”) regarding the rehabilitation and redevelopment of the Property; and

WHEREAS, Conditional Redeveloper has presented its rehabilitation and redevelopment concepts to the Borough, and the Borough and Conditional Redeveloper desire that the Property be rehabilitated and redeveloped in accordance with the Redevelopment Plan and any amendments thereto; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for redevelopment entities to enter agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, in order to stimulate and encourage economic development of the Borough, the Borough and Conditional Redeveloper intend to enter into a Redevelopment Agreement for the Property; and

WHEREAS, in such event, the Borough desires to designate GMMW, LLC as Conditional Redeveloper in order to negotiate with Conditional Redeveloper for a period of one hundred and eighty (180) days in an effort to agree upon a Redevelopment Agreement for the rehabilitation and redevelopment of the Property; and

WHEREAS, the Borough and Conditional Redeveloper desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding that evidences the Parties' statement of intent.


NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Haddon Heights, County of Camden, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. That GMMW, LLC is hereby designated as "Conditional Redeveloper" for the Property and the Mayor and Borough Clerk are hereby authorized to execute a Memorandum of Understanding between the Borough and Conditional Redeveloper evidencing the Parties' agreement to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the rehabilitation and redevelopment of the Property.
3. This Resolution shall take effect immediately.

Date: August 2, 2023

ATTEST:

BOROUGH OF HADDON HEIGHTS



Kelly Santosusso, RMC
Borough Clerk



Councilwoman Regina Philipps

CERTIFICATION

I, Kelly Santosusso, Clerk of the Borough of Haddon Heights, do hereby certify the foregoing Resolution is a true and correct copy of a Resolution duly adopted during a regularly scheduled meeting of Borough Council held August 2, 2023.



Kelly Santosusso, RMC, Borough Clerk