

RESOLUTION NO. 05- 2018
OF THE
REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP
“FRANKLIN JULIETTE, LLC – CERTIFICATE OF COMPLETION”
(FOR THE CONSTRUCTION OF A WAWA CONVENIENCE STORE WITH FILLING
STATION WITHIN THE RENAISSANCE 2000 REDEVELOPMENT AREA IN THE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY)

WHEREAS, the Township of Franklin (“**Township**”), pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 to -49 (“**LHRL**”), established an area in need of redevelopment designated as the Renaissance 2000 Plan Area (“**Redevelopment Area**”), adopted a redevelopment plan for the Redevelopment Area entitled the Renaissance 2000 Redevelopment Plan, as amended from time to time and as may be amended (“**Redevelopment Plan**”), and designated the Redevelopment Agency of Franklin Township (the “**Agency**”) to implement the Redevelopment Plan; and

WHEREAS, the Agency entered into an agreement with FRANKLIN JULIETTE, LLC as the redeveloper (“**Redeveloper**”) of Block 164, Lots 1-26 as shown and designated on the Township’s official tax maps, having frontage on Route 27 and Juliette Avenue (the “**Project Site**”) entitled “Redevelopment Agreement by and between The Redevelopment Agency of Franklin Township, acting as Redevelopment Entity and Franklin Juliette, LLC, as Redeveloper” executed as of March 26, 2015 (the “**Redevelopment Agreement**”), setting forth the terms and conditions for implementation of the Redevelopment Plan on the Project Site; and

WHEREAS, the Redevelopment Agreement provides, among other things, for the construction of a Wawa convenience store with filling station consisting of approximately a 5,000 square foot convenience store, approximately six fuel dispensers and approximately 52 parking spaces at the Project Site (the “**Project**”); and

WHEREAS, the Redevelopment Agreement provides that upon Substantial Completion of the Project and the acceptance of a written certification of the Redeveloper stating (i) that the Project has been completed in accordance with the final Site Plan approvals, (ii) that Redeveloper has obtained a certificate of occupancy or temporary certificate of occupancy and any other permissions required for the occupancy and use of the Project, (iii) that Redeveloper has paid to the Agency all outstanding Agency Costs not in dispute, and (iv) that Redeveloper has materially performed all of its duties and obligations under the Redevelopment Agreement, the Agency will issue a Certificate of Completion; and

WHEREAS, the Agency has received and reviewed the aforementioned written certification and determined that such written certification is acceptable and that the Redeveloper has substantially completed the Project and satisfied all its obligations under the Redevelopment Agreement as required for issuance of a Certificate of Completion; and

WHEREAS, pursuant to Article 6 of the Redevelopment Agreement, Redeveloper was to have recorded in the office of the Somerset County Clerk, a Declaration of Covenants and Restrictions for the Project (“**Declaration**”); and

WHEREAS, the parties hereto agree that as contemplated under the Redevelopment Agreement, once the Project is completed as evidenced by a Certificate of Completion, the

Declaration shall be terminated and the Certificate of Completion shall include a termination and discharge of such Declaration.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Franklin Township that:

1. The recitations set forth above are incorporated herein.
2. The Executive Director of the Agency is hereby authorized to execute the attached Certificate of Completion in substantially the form attached and deliver same to the Redeveloper.
3. This Resolution shall become effective immediately.



Mark Healey
Executive Director, Redevelopment Agency

DATE: January 22, 2018

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
Ike Agudosi	X		
Kimberly Francois, Councilwoman	X		
Michael Gianotto			X
Robert Mettler	X		
Nina Jordan			X
Dennis Sanders			X
Carl Wright, Councilman	X		

CERTIFICATE OF COMPLETION

PROJECT: Wawa convenience store with filling station consisting of approximately a 5,000 square foot convenience store, approximately six fuel dispensers and approximately 52 parking spaces at the Project Site (“**Project**”).

LOCATION: Block 164, Lots 1-26 as shown and designated on Franklin Township’s official tax maps, having frontage on Route 27 and Juliette Avenue (“**Project Site**”).

REDEVELOPER: FRANKLIN JULIETTE, LLC (“**Redeveloper**”)

DATE: January 22, 2018

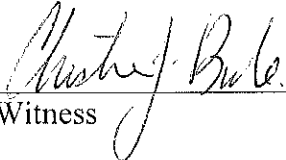
The Redevelopment Agency of Franklin Township (“**Agency**”), issues this Certificate of Completion with respect to the Project identified above, in accordance with the provisions of Sections 2.10 and 2.12 of that certain redevelopment agreement by and between the Agency and Redeveloper entitled “Redevelopment Agreement by and between The Redevelopment Agency of Franklin Township, acting as Redevelopment Entity and Franklin Juliette, LLC, as Redeveloper” executed as of March 26, 2015 (referred to as the “**Redevelopment Agreement**”).

The Agency issues this Certificate of Completion based upon its findings that:

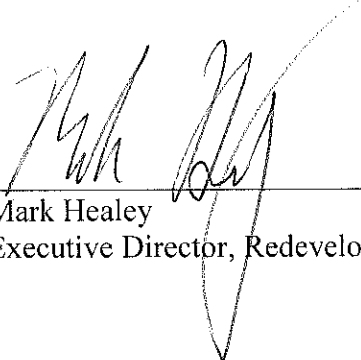
1. Pursuant to the Redevelopment Agreement, Redeveloper undertook development of a project consisting of approximately a 5,000 square foot convenience store, approximately six fuel dispensers and approximately 52 parking spaces, on Block 164, Lots 1-26 as shown and designated on Franklin Township’s official tax maps, having frontage on Route 27 and Juliet Avenue, being all of the lands described in that certain “Declaration of Covenants and Restrictions for Project,” which was to have been prepared and executed by Redeveloper and recorded in the office of the Somerset County Clerk (the “**Project Declaration**”).
2. The improvement of the Project Site and the construction of the Project have been completed substantially in accordance with the Redevelopment Agreement and the plans and specifications applicable thereto.
3. The Redeveloper has complied with all requirements of the Redevelopment Agreement.
4. The Project has been timely completed and Certificates of Occupancy have been issued by the Township of Franklin.

In accordance with the terms and provisions of the Redevelopment Agreement, the recording of this Certificate of Completion shall terminate the applicable covenants and restrictions of record affecting the Project Site and the Project Declaration is hereby terminated and discharged of record.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on behalf of the Agency, this 22nd day of January, 2018.



Witness

By: 

Mark Healey
Executive Director, Redevelopment Agency

