

RESOLUTION NO. 8- 2018
OF THE
REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP
APPROVING A RELOCATION AGREEMENT AND RELEASE WITH BUIST
INCORPORATED AND RPM DEVELOPMENT LLC IN CONNECTION WITH A CERTAIN
PROPERTY IN THE RENAISSANCE 2000 PLAN AREA

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 area entitled the Renaissance 2000 Redevelopment Plan (“**Redevelopment Plan**”), and designated the Redevelopment Agency of Franklin Township (the “**Agency**”) to implement the Redevelopment Plan; and

WHEREAS, the Agency, pursuant to N.J.S.A. 40A:12A-4, may exercise all powers, duties and functions relating to redevelopment, which powers include contracting with redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A(f); and

WHEREAS, pursuant to the provisions of the New Jersey Relocation Assistance Act, N.J.S.A. 20:4-1 et seq., the New Jersey Relocation Assistance Law, N.J.S.A. 52:31B-1 et seq. and the regulations that relate to the above referenced laws including, but not limited to, N.J.A.C. 5:11-3.1 et seq. (collectively, the “**Relocation Laws**”), the Agency may be responsible to pay relocation assistance to eligible persons and businesses that are displaced when the Agency acquires property to carry out redevelopment; and

WHEREAS, upon authorization by duly adopted resolutions of the Agency, the Agency entered into an agreement with Rpm Development L.L.C. (“**Redeveloper**”) to cause the Redevelopment Area, or portion thereof, to be redeveloped as a mixed use development; and

WHEREAS, the Agency engaged the services of Triad Advisory Services, Inc. (“**Triad**”), an outside third party specializing in relocation assistance to address the relocation assistance due to eligible parties; and

WHEREAS, the Agency submitted a Workable Relocation Assistance Plan (“**WRAP**”) contemplating the relocation of certain business(es) situated on the Property (hereinafter defined), to the New Jersey Department of Community Affairs (“**DCA**”) with same being approved by the DCA; and

WHEREAS, pursuant to the Redevelopment Agreement, the Agency acquired certain land and property within the Redevelopment Area located at 28 Voorhees Avenue, Franklin Township, New Jersey; 28-36 Voorhees Avenue, Franklin Township, New Jersey; 41 Berry Street, Franklin Township, New Jersey, and designated as Block 112, Lots 1, 25.01, 9.01 and 16.01 on the Official Tax Map of the Township of Franklin, County of Somerset, State of New Jersey (also known as or formerly designated as Block 112, Lot(s) 1-8, 42-49, 9.01, 16-28, 16.01 and 25.01), (collectively referred to herein as the “**Property**”); and

WHEREAS, a portion of the Property was occupied by Buist Incorporated (“**Buist**”) and Buist has claimed entitlement to and has sought relocation assistance; and

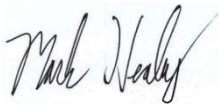
WHEREAS, the Agency has reached an agreement with Buist to provide relocation assistance to Buist consistent with the Relocation Laws; and

WHEREAS, special counsel to the Agency has prepared and negotiated with Buist a Relocation Agreement and Release (“**Relocation and Release Agreement**”), the form of which is attached to this Resolution; and

WHEREAS, the Agency having considered the proposed form of Relocation and Release Agreement and finding that it is consistent with the purpose and intent of the Redevelopment Agreement and Relocation Laws, have determined to approve same.

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

1. The recitations set forth above are incorporated herein.
2. The Agency hereby approves the proposed Relocation and Release Agreement in substantially the form attached to this Resolution.
3. The Executive Director of the Agency is hereby authorized and directed to execute the Relocation and Release Agreement, in substantially the form attached to this Resolution, as well as any other documents, instruments and/or agreements necessary to implement the Relocation and Release Agreement.
4. This Resolution shall take effect immediately.



Mark Healey
Executive Director, Redevelopment Agency

April 25, 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		