

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION NO 10-188

RESOLUTION TO AMEND PRIOR RESOLUTION NO. 06-71 AND PRIOR RESOLUTION NO. 09-187 ENDORSING HOUSING AND MORTGAGE FINANCE AGENCY REHABILITATION APPLICATION ON BEHALF OF VESTA-SEABROOK URBAN RENEWAL III, LLC

WHEREAS, Vesta-Seabrook Urban Renewal III, LLC (hereinafter referred to as the “Sponsor”) proposed to construct a housing project (hereinafter referred to as the “Project”) pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq. (the foregoing hereinafter referred to as the “HMFA Law”) within the Township of Upper Deerfield (hereinafter referred to as the “Municipality”) on a site described as, or to be described as, Block 809, Lots 1 & 2, Block 812, Lots 1 & 3, and Block 806, Lot 1.01 as shown on the Official Tax Assessment Map of the Township of Upper Deerfield, Cumberland County and commonly known as Countryside Village Redevelopment, Phase III, Seabrook, New Jersey; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the “Agency”); and

WHEREAS, the Sponsor proposed to develop ninety-five housing units on property described as Block 809, Lots 1 & 2, and Block 812, Lots 1 & 3, as shown on the Official Assessment Map of the Township of Upper Deerfield, Cumberland County; and

WHEREAS, on April 6, 2006, and on November 5, 2009, pursuant to the provisions of the HMFA Law, the governing body of the Municipality determined that the Phase III Redevelopment of Countryside Village by the Sponsor will meet an existing housing need within the Township and, thereafter, adopted Resolution No. 06-71 and Resolution No. 09-187, respectively, memorializing those determinations; and

WHEREAS, on November 27, 2006, and subsequent to the adoption of Resolution No. 06-71 by the governing body of the Municipality, the Sponsor received Approvals from the Zoning Board of Adjustment of the Township of Upper Deerfield for the development of Phase III, limiting that development to ninety-three dwelling units; and

WHEREAS, the Zoning Board of Adjustment Approvals for Phase III on November 27, 2006, also allowed the subdivision of those lands comprising Phase III, resulting in the creation of an additional parcel of land known as Block 806, Lot 1.01 on the Official Assessment Map of the Township of Upper Deerfield; and

WHEREAS, the governing body of the Municipality hereby determined that there is a need for this housing project in the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper Deerfield; that;

- (1) The Township Committee finds and determines that the Phase III Redevelopment of Countryside Village will now include the construction of ninety-three dwelling

units, along with the parcel of land known as Block 806, Lot 1.01 on the Official Assessment Map of the Township of Upper Deerfield;

- (2) The Township Committee Resolution No. 06-71, Endorsing Housing and Mortgage Finance Agency Rehabilitation Application on behalf of Vesta-Seabrook Urban Renewal III, LLC, is hereby amended to include the construction of ninety-three dwelling units, along with the parcel of land known as Block 806, Lot 1.01 on the Official Assessment Map of the Township of Upper Deerfield within Phase III of the Countryside Village Redevelopment; and
- (3) The Township Committee Resolutions No. 06-71 and No. 09-187, Endorsing Housing and Mortgage Finance Agency Rehabilitation Application on behalf of Vesta-Seabrook Urban Renewal III, LLC, are hereby amended to include the Township Committee's findings and determinations that the Countryside Village Redevelopment, Phase III, Project proposed by the Sponsor meets or will meet all or a part of the Municipality's low and moderate income housing obligation.

Moved By: Bruce Peterson

Seconded By: John O'Neill

VOTING

James P. Crilley
John L. Daddario
John T. O'Neill, Sr.
Bruce T. Peterson
Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
X			
X			
X			
X			

CERTIFICATION

I hereby certify that the foregoing is a true copy of Resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held September 2, 2010

Roy J. Spoltore, Township Clerk