

Riverside, N.J.
Monday Evening
June 13, 2016
Special Meeting
6:00pm

STATEMENT:

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Riverside Township Committee in the following manner:

1. Posting written notice at the Riverside Township Administrative Office Building on June 8, 2016.
2. Written notice was delivered to the Burlington County Times and to the Courier Post on June 8, 2016.
3. Filed written notice with the Clerk of the Township of Riverside on June 8, 2016.

The Special Meeting of the Riverside Township Committee was held on the above date at the Riverside Township Municipal Building with the following members present: Messrs. Prisco, Le Coney and Conard. The following people were also present: Municipal Clerk Dydek and Administrator Jack.

Mr. Bienkowski and Mrs. Hatcher were not in attendance.

OPEN PORTION:

Mayor Conard opened the meeting to the public for agenda items only.

Hearing nothing further from the public, **motion made by Mr. Prisco and Mr. Le Coney Public Portion (Agenda Items Only) carried.**

RESOLUTIONS:

Mr. Le Coney made a motion to adopt Resolution 2016-#66 entitled, "A RESOLUTION OF THE TOWNSHIP OF RIVERSIDE PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-1." seconded by Mr. Prisco. Upon roll call, the vote was as followed: Ayes – Messrs. Prisco, Le Coney, and Conard. Nays – None. Motion carried.

Mr. Bienkowski arrived at 6:08pm.

Motion made by Mr. Prisco and Mr. Bienkowski to reopen the meeting carried.

RESOLUTION 2016- #66
A RESOLUTION OF THE TOWNSHIP OF RIVERSIDE PROVIDING FOR A
MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE
PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT,
N.J.S.A. 10:4-12

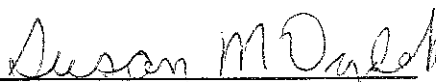
WHEREAS, the Township Committee of the Township of Riverside is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Township Committee of the Township of Riverside to discuss in a session not open to the public certain matters relating to the discussion of the purchase, lease or acquisition of Real Property with public funds.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Riverside, assembled in public session on June 13, 2016 that an Executive Session closed to the public shall be held during the Regular Meeting of the Township Committee on June 13, 2016 in the Township Municipal Building, 1 West Scott Street Riverside, New Jersey for the discussion of matters relating to the specific items designated above. It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Township Committee of the Township of Riverside, County of Burlington, State of New Jersey, at a Regular Meeting held on June 13, 2016



Susan M. Dydek, RMC
Municipal Clerk

RESOLUTION NO.: 2016 - #67

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RIVERSIDE AUTHORIZING EXECUTION OF THE PURCHASE AND SALE AGREEMENT BETWEEN THE TOWNSHIP OF RIVERSIDE AND RIVERHEAD ASSET GROUP, INC.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented ("Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment, including the acquisition of, and disposition of, real property; and

WHEREAS, in order to stimulate redevelopment, the Township Committee by Resolution designated certain properties in the Golden Triangle Redevelopment Area of the Township (known as Block 601, Lots 1, 1.01, 1.02 and Lots 2 through 5 inclusive; Block 602, Lots 1, 2, 2.01, 2.02, 2.03, 2.04, 3, 4 and 4.01; Block 703, Lots 1, 3 and 4; Block 705, Lots 18 through 24 inclusive; Block 801, Lot 7, 7.01 and Lots 8 through 15 inclusive; Block 803, Lots 1, 8, 8.01, 8.02 and Lots 9 through 18 inclusive; Block 804, Lots 11 through 14 inclusive; and Lots 5 through 7 inclusive; Block 3201, Lots 1 through 10 inclusive; Block 3202, Lots 1 through 3 inclusive; Block 3203, Lots 1 through 8 inclusive, Lot 8.01, Lots 9 through 12 inclusive, Lots 28 through 32 inclusive, Lots 32.01, 32.2 and 33; Block 3204, Lot 1; Block 3205, Lots 1, 1.01, 1.02, 2, 3 and Lots 5 through 14 inclusive; Block 3206, Lots 1 and 2; Block 3207, Lots 1 through 10 inclusive; and Block 3301, Lot 32; on the Township of Riverside Tax Map) as a redevelopment area in accordance with the Redevelopment Law ("Redevelopment Area"); and

WHEREAS, The Township Committee by ordinance adopted the Golden Triangle Redevelopment Plan, as amended ("Redevelopment Plan"), which sets forth, inter alia, the plan for the redevelopment of the Redevelopment Area; and

WHEREAS, the Township desires that the property known as Block 602, Lot, 2 on the Township of Riverside Tax Map (the "Property"), located within the Redevelopment Area, be redeveloped in accordance with the Redevelopment Plan; and

WHEREAS, in order to facilitate the redevelopment of the Property, the Township has entered into a Memorandum of Understanding (the "MOU") with the current owner of the Property, Watchcase Office Complex ("WOC") and the designated redeveloper for the Property, Riverhead Asset Group, Inc. ("Purchaser" and/or "Redeveloper") whereby the Township will simultaneously purchase the Property from WOC and transfer the Property to Purchaser; and

WHEREAS, the Township has agreed to the above referenced MOU and any subsequent Purchase and Sale Agreement for the Property solely for the purposes of redevelopment of the Property; and

WHEREAS, in order to facilitate the redevelopment of the Property and the terms of the MOU, the Township has negotiated the terms of Purchase and Sale Agreements with both WOC and Purchaser; and

WHEREAS, the Purchaser/Redeveloper and the Township have determined that it is in the best interest of the Parties to formally enter into the Purchase and Sale Agreement in the form as attached to this Resolution; and

WHEREAS, the Parties understand the Township must comply with all requirements of New Jersey's Local Lands and Building Law (N.J.S.A. 40A:12-1, et seq.) prior to facilitating this transaction; and

NOW, THEREFORE, for and in consideration of the mutual promises and of the mutual representations, covenants and agreements herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, and for the benefit of the Parties and the general public, and further to implement the purposes of the Redevelopment Law and the redevelopment of the Property, the Parties hereto, each binding itself, its successors and assigns, do mutually agree to the terms of the Purchase and Sale Agreement which is attached to this Resolution; and

NOW THEREFORE, BE IT RESOLVED that the Township Committee authorizes the following:

1. The execution of the Purchase and Sale Agreement between Riverhead Asset Group, Inc. and the Township, as attached to this resolution.
2. That a copy of the fully executed Purchase and Sale Agreement shall remain on file in the office of the Township Clerk.

Effective Date: This Resolution shall take effect immediately upon adoption.

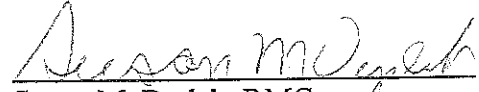
Adopted by the Township Committee of the Township of Riverside on this the 13th day of June, 2016.



George Conard, Sr, Mayor
Riverside Township

Certification

Susan Dydek, Municipal Clerk of the Township of Riverside, hereby certifies the foregoing to be a true copy of a Resolution adopted by the Township Committee of the Township of Riverside, in the County of Burlington and State of New Jersey, at a meeting held on this the 13th day of JUNE 2016.


Susan M. Dydek, RMC
Township Clerk

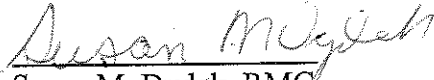
Mr. Prisco made a motion to adopt Resolution 2016-#67 entitled, **“A RESOLUTION OF THE TOWNSHIP OF RIVERSIDE AUTHORIZING THE EXECUTION OF THE PURCHASED AND SALE AGREEMENT BETWEEN THE TOWNSHIP OF RIVERSIDE AND RIVERHEAD ASSET GROUP INC.”** seconded by Mr. Le Coney. Upon roll call, the vote was as followed: Ayes – Messrs. Bienkowski, Prisco, Le Coney and Conard. Nays – None. Motion carried.

PUBLIC PORTION:

Mayor Conard opened Public Portion.

In seeing that no members of the Public wished to speak, motion made by Mr. Le Coney and Mr. Prisco carried: Public Portion be closed.

There being no further business to attend to, motion made by Mr. Prisco and Mr. Le Coney that the meeting be adjourned, and so declared by Mayor Conard.


Susan M. Dydek, RMC
Municipal Clerk