

**TOWNSHIP OF MANSFIELD  
BURLINGTON COUNTY**

**RESOLUTION 2019-4-13**

**RESOLUTION AUTHORIZING REDEVELOPMENT AGREEMENT WITH UPTOWN  
PROPERTIES, LLC AND EXECUTION OF CLOSING DOCUMENTS**

**WHEREAS**, the Township of Mansfield (the “Township”) has undertaken a program for the redevelopment of certain property currently owned in fee simple by the Township and identified as Block 28, Lot 6 and part of Block 28, Lot 5 (which, following filing of a subdivision deed, shall be known as Block 28, Lot 5.01) on the Township’s Official Tax Map (the “Property”); and

**WHEREAS**, the Township, pursuant to the Redevelopment Law has designated the Property as an area in need of redevelopment, and the Township has also adopted the Columbus Village/Former Municipal Complex Redevelopment Plan (“Redevelopment Plan”), as amended, for the Property; and

**WHEREAS**, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “LRHL”) the Township adopted Resolution 2017-10-12, on October 25, 2017, designating Jeffrey Grouser and Michael Michie or an entity to be formed by those individuals as redeveloper of the Property; and

**WHEREAS**, by Ordinance 2018-6 adopted on June 20, 2018, the Township authorized the sale of the Property to Saylor’s Pond Commons, LLC, an entity formed by Jeffrey Grouser and Michael Michie, or a designee thereof, for the purpose of redevelopment in accordance with the LRHL; and

**WHEREAS**, the Township and Saylor’s Pond Commons, LLC entered into that certain agreement of sale, dated July 18, 2019, whereby Saylor’s Pond Commons, LLC, or a designee thereof, agreed to purchase and the Township agreed to sell the Property on the condition that Saylor’s Pond Commons, LLC, or a designee thereof, enter into a redevelopment agreement consistent with the terms of the Redevelopment Plan and the requirements of the LRHL; and

**WHEREAS**, Saylor’s Pond Commons, LLC has named a related entity, Uptown Properties, LLC, as its designee to acquire and undertake the redevelopment of the Property in accordance with the LRHL; and

**WHEREAS**, to effectuate the purposes of the LRHL, and in anticipation of the acquisition of the Property by Uptown Properties, LLC, the Township and Uptown Properties, LLC have engaged in negotiations and the Township has determined that in furtherance of the Township’s goals and objectives to implement the Redevelopment Plan, it is in the Township’s best interest to

enter in a redevelopment agreement (the “Redevelopment Agreement”) with the Redeveloper to redevelop the Property in the form annexed hereto as Exhibit “A.”

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, that the Mayor and Township Clerk are hereby authorized to execute the Redevelopment Agreement in the form annexed hereto as Exhibit “A.”

**BE IT FURTHER RESOLVED**, that the Mayor and Clerk of the Township are hereby authorized to execute any and all documents necessary to conclude the subdivision and sale of the property to the Redeveloper including, but not limited to, a subdivision deed, deed transferring title, access easement agreements, license agreement and any other documents as may be deemed reasonable or necessary, with advice of counsel, and in substantially such form as counsel may advise, and to take such other action as may be necessary or appropriate in order to effectuate the execution and delivery thereof on behalf of the Township and as the act of the Township without any further approval of the Township Committee.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

**MOTION: DIGIUSEPPE SECOND: CAIN**

**ROLL CALL VOTE**

**AYES: DIGIUSEPPE, CAIN, GABLE**

**NAYS: ABSTAIN: HIGGINS, MAGEE**

**ABSENT:**

**CERTIFICATION**

**I, LINDA SEMUS, RMC, CMR**, Municipal Clerk of the Township of Mansfield, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, at their regular meeting held on April 17, 2019 at the Mansfield Township Municipal Complex, at 7:00 P.M.

---

**LINDA SEMUS, RMC, CMR, Municipal Clerk**