7-15-03

RESOLUTION #2003-097
TOWNSHIP OF HADDON
COUNTY OF CAMDEN

SUBJECT: Appointing a Redeveloper for the Dy-Dee Site

WHEREAS, the Township of Haddon is empowered to designate redevelopers for specified properties within its jurisdiction; and

WHEREAS, one of those properties, known as the Dy-Dee Wash Site and surrounding adjacent properties Block 21.06, Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, and 31, are in the redevelopment area; and

WHEREAS, the Eagle Speed property, located at 1300 Collings Avenue, Block 2.07, Lot 1 and 2 have not yet formally been designated as a redevelopment area, pending adoption of the Redevelopment for that area, the Eagle Speed location and the adjacent site known as Chubby's Parking Lot, Block, 1.06, Lots 1 and additional adjacent properties Block 1.06, Lots 2, 3, 13, 14, and 15 are hereby included for redevelopment planning under this resolution;

WHEREAS, it is the desire of the Board of Commissioners to assign a redeveloper to that area; and

WHEREAS, the Board of Commissioners of the Township of Haddon, have selected Fieldstone Associates of Doylestown, Pennsylvania, to be the redeveloper/developer of the Dy-Dee Property in the Township Redevelopment Area as per the Township Redevelopment Plan subject to obtaining the appropriate Local, County and State approvals including tax credit and other financing; and

WHEREAS, the Board of Commissioners further designate architect, Arthur Corsini, Jr. and Steven Jaffe, property manager/owner; and

WHEREAS, the redeveloper's associates at PMK Environmental Remediation are further designated as participants of the redevelopment team; and

WHEREAS, the Board of Commissioners of the Township of Haddon has negotiated in good faith, that the redeveloper will proceed in due diligence for a period of three months, to secure all necessary options to purchase for the properties so noted; and

WHEREAS, the management of this project agrees to provide an appropriate list of milestones to be met in this three month period of time, to the Township for review and comment; and

WHEREAS, the parties to this redevelopment plan agree to schedule a meeting with the Governing Body to review the details of the recevelopment plan, said meeting to take place within two weeks after the execution of this resolution; and

WHEREAS, the redevelopment team agrees to work in conjunction with the State's Smart Growth Team and further agrees to meet in person with that group in Trenton, within two week of the signing of this Resolution; and

WHEREAS, the Redeveloper agrees to coordinate the efforts of their environmental cleanup professionals with the Township's Environmental Attorney, Catherine Ward, Esq in an effort to keep environmental cleanup costs to a minimum; and

WHEREAS, the Redevelopment Team further agrees to present the Governing Body with a Contract of Agreement within one week of the signing of this Resolution; and

WHEREAS, the Township of Haddon will review and comment on said Agreement within two weeks of receipt;

WHEREAS, the Township Commission has the authority to enter into said Agreement pursuant to the Redevelopment Act, N.J.S.A._40A:12A-1, et seq. and the Local Lands and Public Buildings Law, N.J.S.A. 40A:12-1, et seq.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Haddon, in the County of Camden and State of New Jersey, as follows:

1. Fieldstone Associates of Doylestown, Pennsylvania, in cooperation with Arthur Corsini, Jr., Steven Jaffe and PMK Environmental Remediation, is hereby designated as the redeveloper/developer of the Dy-Dee Wash site in the Township of Haddon.
2. Fieldstone Associates is further designated as redeveloper/developer of the Eagle Speed/Chubbys site, pending formal adoption of said site in the Township's Redevelopment Plan.
3. That the Mayor and Clerk to execute any and all documents in order to effectuate the terms of this Resolution.
4. In partnership with the redeveloper, the Township reserves the right to designate additional properties as may be needed, such action to be formally ratified by resolution at the next regularly scheduled Commissioner's Meeting.

William J. Park, Jr.

Kathleen V. Hogan

James T. Broderick, Sr.

I, hereby certify the foregoing to be a true copy of a Resolution adopted by the Board of Commissioners of the Township of Haddon at a meeting held on the 15th day of July 2003.

Denise P. White, Township Clerk