

**BOROUGH OF ROSELLE  
MAYOR AND COUNCIL SITTING AS THE ROSELLE  
REDEVELOPMENT AGENCY  
SPECIAL MEETING – AGENDA  
MAY 20, 2020 – 5:30 p.m.  
[Subject to Change]**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**INVOCATION**

**STATEMENT OF COMPLIANCE**

This is to state for the record that this meeting is being held according to the requirements of the Open Public Meetings Act, Section 5, Chapter 231, P.L. 1975, by emailing Notice to the Home News Tribune, and the Star Ledger Newspaper, by posting on the Borough Hall Bulletin Board and the Borough of Roselle Website, and by filing said notice in the Office of the Municipal Clerk.

**ROLL CALL**

Councilwoman Wilkerson, Councilman Bernier, Councilwoman Thomas, Councilwoman Sousa, Councilman Fortuna, Councilwoman Johnson and Mayor Dansereau

**CLOSED EXECUTIVE SESSION**

- 2020-151      Resolution Authorizing A Closed Executive Session
- Contract Negotiations

**RESOLUTIONS**

2020-152	Resolution of Need for the Borough of Roselle
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**PUBLIC COMMENT**

**COUNCIL COMMENT**

**MAYOR'S COMMENTS**

**ADJOURNMENT**

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2020-151**

**RESOLUTION AUTHORIZING A CLOSED (EXECUTIVE SESSION)**

**WHEREAS**, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough of Roselle Council, County of Union, State of New Jersey, as follows:

1. The public shall be excluded from discussions of and action hereinafter specified as:

- Contract Negotiations

2. It is anticipated at this time, the above stated subject matters will be made public when it is determined that the need for confidentiality no longer exists.

This resolution shall take effect immediately.

I, Lydia D. Massey, Acting Municipal Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Special meeting of said Council held May 20, 2020.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 20<sup>th</sup> day of May 2020.

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Lydia Massey, Acting Municipal Clerk

# **BOROUGH OF ROSELLE**



## **RESOLUTION NUMBER 2020-152**

### **RESOLUTION OF NEED FROM BOROUGH OF ROSELLE**

WHEREAS, Conifer Realty, LLC or a Limited Liability Company in which Conifer will be a managing member (hereinafter referred to as the "Sponsor") proposes to construct a 60 unit senior housing development (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.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirement") within the Borough of Roselle (hereinafter referred to as the "Municipality") on a site described as Block 2601, Lots 10,12,13 and Block 2602, Lots 7,9,10,11,12,13,15,16,17 as shown on the Official Assessment Map of the Borough of Roselle, Union County and commonly known as Warren Street and E St. Georges Avenue, Roselle, New Jersey; and

WHEREAS, the Project will be subject to the HMFA Requirements 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 Project will be subject to requirements of the New Jersey Department of Community Affairs (hereinafter referred to as the "Department of Community Affairs"), Neighborhood Preservation Balanced Housing Program in accordance with N.J.S.A. 52:27D-320 and applicable rules promulgated thereunder at N.J.A.C. 5:43-1.1 et seq., and the mortgage and other loan documents executed between the Sponsor and the Commissioner of the Department of Community Affairs; and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Roselle (the "Council") that:

- (1) The Council finds and determines that the 60-unit senior development Project proposed by the Sponsor meets or will meet an existing housing need;
- (2) The Council finds and determines that the Project proposed by the Sponsor meets or will meet all or part of the municipality's low and moderate-income housing obligation;
- (3) The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

I, Lydia Massey, Acting Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey, at a Special meeting of said Council held May 20, 2020.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 20<sup>th</sup> day of May, 2020.

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Lydia Massey, Acting Borough Clerk