



BOROUGH OF LAWNSIDE

RESOLUTION NO. 64- 2021

APPROVING REFUND FOR TAX OVERPAYMENT

WHEREAS, Block 106 Lot 11 addressed 403 Company Street is assessed to Figueroa Lethisha & Erica; and

WHEREAS, Us Bank Custodian Tower DB remitted the first quarter 2021 in the amount of \$1289.93 for subsequent payment to be added to lien Certificate 19-00002 lien holder held on property; and

WHEREAS, lien was redeemed and first quarter was not included in check redemption of said certificate and in order to finalize redemption lien holder is requesting refund of first quarter 2021 remittance.

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Lawnside, County of Camden, State of New Jersey that \$1289.93 be approved and refunded to US Bank Custodian for Tower DB.

BOROUGH OF LAWNSIDE

Marsharee A. Wright
Acting Municipal Clerk

Mary Ann Wardlow
Mayor

Adopted: JUNE 2, 2021



BOROUGH OF LAWNSIDE

RESOLUTION NO. 65- 2021

APPROVING REFUND FOR TAX OVERPAYMENT

WHEREAS, Block 1004 Lot 5 addressed 103 E. Charleston Avenue is assessed to Francis Smith; and

WHEREAS, TFS CUST FOR FIG CAP INV NJ13 remitted the second thru fourth 2020 and first quarter 2021 in the amount of \$187.57 for subsequent payment to be added to lien Certificate 19-00057 lien holder held on property; and

WHEREAS, lien was redeemed and above quarters was not included in check redemption of said certificate and in order to finalize redemption lien holder is requesting refund of monies.

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Lawnside, County of Camden, State of New Jersey that \$187.57 be approved and refunded to TFS CUST FOR FIG CAP INV NJ13.

BOROUGH OF LAWNSIDE

Marsharee A. Wright
Acting Municipal Clerk

Mary Ann Wardlow
Mayor

Adopted: JUNE 2, 2021



**THE BOROUGH OF LAWNSIDE
RESOLUTION NO. 66- 2021**

APPROVING CANCELLATION OF SEWER BILLING

WHEREAS, Miriam Miller 7 W Hodges Avenue account number 783-0 has requested to cancel billing on account due to no water service document submitted from American Water Company; and

WHEREAS, American Water Company document states no active water service effective October 16, 2015 to present; and

WHEREAS, THE Sewer Department has billed 7 W Hodges Avenue due to documentation was received in 2021.

NOW THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Lawnside, County of Camden and the State of New Jersey, Municipal Sewer billing will be cancelled at 7 West Hodges Avenue Warwick Road Lawnside NJ 08045.

BOROUGH OF LAWNSIDE

**MARSHAREE A. WRIGHT
ACTING BOROUGH CLERK**

**MARY ANN WARDLOW
MAYOR**

ADOPTED: June 2, 2021



**BOROUGH OF LAWNSIDE
RESOLUTION NO. 67-2021**

**RESOLUTION AUTHORIZING THE RENEWAL OF
LIQUOR LICENSES FOR 2021-2022 LICENSE TERM**

WHEREAS, the following persons, corporation and clubs have applied to the Mayor and Borough Council of the Borough of Lawnside for Renewal of their Liquor Licenses for the Fiscal Year Beginning July 1, 2021 and Terminating June 30, 2022; and

WHEREAS, the statements in the application of the applicant listed below appear to meet all requirements and said application appear to be in proper form.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Lawnside, County of Camden and State of New Jersey that the applications are hereby approved and accepted and the Borough Clerk is hereby authorized to issue a license of the type applied for to each of the applicants herein mentioned, each license to be effective July 1, 2021 and terminating June 30, 2022, pending the approval of the Director of the State Division of Alcoholic Beverage Control.

PLENARY RETAIL CONSUMPTION LICENSE:

	LICENSE NO.	FEE
JEN-FAUL INC. T/A Oriental Palace 200 White Horse Pike Lawnside, NJ 08045	0421-33-002-004	\$2,500.00

PLENARY RETAIL DISTRIBUTION LICENSE:

	LICENSE NO.	FEE
JOSHASAR, INC. T/A VG Liquor Mart 116 N. White Horse Pike Lawnside, NJ 08045	0421-44-004-004	\$2,500.00

BOROUGH OF LAWNSIDE

**MARSHAREE A. WRIGHT
ACTING BOROUGH CLERK**

**MARY ANN WARDLOW
MAYOR**

ADOPTED: JUNE 2, 2021



BOROUGH OF LAWNSIDE RESOLUTION NO. 68-2021

AUTHORIZING THE BOROUGH OF LAWNSIDE TO TEMPORARILY CHANGE THE WORK SCHEDULE FOR ALL BOROUGH EMPLOYEES WITH THE EXCEPTION OF THE POLICE DEPARTMENT

WHEREAS, Borough Council has determined that it is in the best interest of the Borough to continue the temporarily changed work schedule for all Borough employees with the exception of the Police Department in an effort to effectuate cost savings to the Borough.

WHEREAS, the proposed changes to the work schedule have been discussed in advance with the employees both represented by unions and those not represented by unions and the employees and their representatives have consented to the continuation of these temporary changes.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Lawnside, County of Camden, State of New Jersey, that the work schedule for Borough employees with the exception of the Police Department shall continue to be temporarily changed to accommodate a four (4) day work week, Monday through Thursday, as follows:

- A. The Public Works Department employees shall work from 7:00 a.m. to 5:30 p.m. Monday through Thursday. The Public Works Department shall be closed on Friday.
- B. Two employees of the Public Works Department shall be on call each Friday in the event of an emergency which requires that work be performed. Said employees shall not be compensated for serving in this "on call" capacity unless the employee is actually called in to perform work on a Friday.
- C. The work schedule for all other Borough employees, with the exception of the Police Department, shall be Monday through Thursday from the hours of 8:30 a.m. to 5:45 p.m.
- D. The Borough Offices shall be closed on Fridays from June 4, 2021 – September 3, 2021.
- E. Due to the current pandemic, Borough employees will be working remotely and on a skeletal schedule until September 3rd, 2021 and available by phone and email up until stated date.

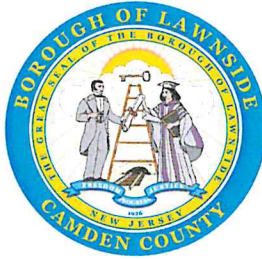
BE IT FURTHER RESOLVED that this temporary work schedule shall take effect on June 4, 2021 and shall continue until through September 3, 2021.

BOROUGH OF LAWNSIDE

**MARSHAREE A. WRIGHT
ACTING BOROUGH CLERK**

**MARY ANN WARDLOW
MAYOR**

ADOPTED: JUNE 2, 2021



**THE BOROUGH OF LAWNSIDE
RESOLUTION 69-2021**

**AWARDING A 3(THREE) MONTH CONTRACT FOR SOLID WASTE AND BULKY
WASTE COLLECTION SERVICE IN THE BOROUGH OF LAWNSIDE**

WHEREAS, the Borough of Lawnside is in need of the collection, removal and disposal of trash, and garbage, to provide for the health, safety and welfare of its citizens; and

WHEREAS, the 3(three) month contract will be effective July1, 2021 until September 30, 2021, giving such time that The Borough of Lawnside has been able to receive bids, and execute a new trash collection contract; and

WHEREAS, the Business Administrator and Borough Solicitor recommend that Mayor and Council award trash collection for a 3(three) month basis beginning April 1, 2021 and ending June 30, 2021 to **South Jersey Sanitation, 253 N. White Horse Pike, Hammonton, NJ 08037 at a rate of \$98.71 per ton for weekly trash collection.**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Lawnside that the Business Administrator and Borough Solicitor take any and all steps necessary to ensure the implementation of this agreement.

BOROUGH OF LAWNSIDE

Marsharee A. Wright
Acting Municipal Clerk

Mary Ann Wardlow
Mayor

ADOPTED: JUNE 2, 2021



**BOROUGH OF LAWNSIDE
RESOLUTION NO. 70-2021**

RESOLUTION GRANTING APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES – URBAN PARK

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the *Borough of Lawnside* desires to further the public interest by obtaining funding in the amount of \$300,000.00, in the form of a \$300,000.00 grant and, if available, a \$300,000.00 loan, from the State to fund the following project(s): Lawnside Recreational Splash Pad at a cost of \$382,237.00 (*project cost*);

NOW, THEREFORE, the governing body of the *Borough of Lawnside* resolves that Honorable Mary Ann Wardlow, Mayor or the successor to the office of the Mayor is hereby authorized to:

- (a) make application for such a loan and/or such a grant,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above-named applicant; and

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State’s funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, BE IT FURTHER RESOLVED by The Borough Council of The Borough of Lawnside

1. That the Honorable Mary Ann Wardlow, Mayor of the above named body or board is hereby authorized to execute an agreement and any amendment thereto with the State known as Lawnside Recreational Splash Pad;
2. That the applicant has its matching share of the project, if a match is required, in the amount of \$82,236.00;
3. That, in the event the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. That this resolution shall take effect immediately.

BOROUGH OF LAWNSIDE

**Marsharee A. Wright
Acting Municipal Clerk**

**Mary Ann Wardlow
Mayor**

ADOPTED: JUNE 2, 2021

CERTIFICATION OF CLERK

The foregoing Resolution was duly adopted at a meeting of the Mayor and Council of the Borough of Lawnside, County of Camden, and State of New Jersey, held on the 2nd day of JUNE 2021 via ZOOM Conference Call Pursuant to Executive Order Number 103 dated March 9, 2020, Governor Murphy declared a Public Health Emergency in New Jersey. On March 20, 2020 P.L. 2020 Chapter 11 amended the Open Public Meetings Act to allow local public bodies to conduct Remote Public Meetings by use of electronic communications technology during a period declared as a Public Health Emergency or a State of Emergency.

Municipal Clerk, Marsharee A. Wright



**BOROUGH OF LAWNSIDE
RESOLUTION NO. 71-2021**

**RESOLUTION FOR APPROVAL TO RE-ADVERTISE FOR PROPOSALS FROM REDEVELOPERS
FOR THE BELL AVENUE REDEVELOPMENT AREA**

WHEREAS, the Borough is seeking a Redeveloper with extensive experience in mixed-use development. The Redevelopers may form an interdisciplinary team to accomplish the full program for Bell Ave. Redevelopment, which includes mixed-use housing, single-family semi-detached housing, possible small retail, adult day care center or veteran's support services facility; and

WHEREAS, that Council of Lawnside formally approves the re-advertising the above stated project; and

WHEREAS, the Contractor's Qualification must be in the manner designated by the Project Specifications; and

BE IT FURTHER RESOLVED, Sealed Qualification Statements must be delivered to the Borough on or before the time and date stated in the Project Specifications. The Borough of Lawnside assumes no responsibility for Qualification Statements mailed incorrectly or misdirected in delivery.

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approved the execution of the grant agreement as authorized by the resolution above.

BOROUGH OF LAWNSIDE

Marsharee A. Wright
Acting Municipal Clerk

Mary Ann Wardlow
Mayor

ADOPTED: JUNE 2, 2021

ATTEST and AFFIX SEAL _____



**BOROUGH OF LAWNSIDE
RESOLUTION NO. 72 -2021**

**RESOLUTION APPROVING EXECUTION OF THE SECOND AMENDMENT TO THE
REDEVELOPMENT AGREEMENT BY AND BETWEEN THE BOROUGH OF LAWNSIDE AND
VINELAND CONSTRUCTION CO.**

WHEREAS, based on the statutory authority cited therein, the Borough and Redeveloper entered into a comprehensive agreement dated March 13, 2013 setting forth the terms and conditions pursuant to which the project site within the Oak Avenue Redevelopment Plan Area described therein was to be acquired and developed in accordance with the Local Redevelopment and Housing Law, and the Redeveloper agreed to implement the Project (as defined therein) in accordance with the terms and conditions of that Agreement (“Original Redevelopment Agreement”), as amended by the First Amendment executed on June 9, 2019 (“Redevelopment Agreement” or “Agreement”); and

WHEREAS, significant progress has been made with new residents soon to be welcomed to Station Place, jobs coming to the Historic Borough of Lawnside Station Business Park, and with the opening of Walter A. Gaines Way in the near future; and

WHEREAS, it is now appropriate to approve Concept Plan 3 (attached hereto) which will provide the comprehensive outline for the development of the portion of the Redevelopment Area between East Oak Avenue and Charleston Avenue (designated as Area 2 in the Redevelopment Plan) yet to be redeveloped, including: (i) compatible business facilities, (b) landscaped buffers between more intensive and less intensive uses, (c) a network of sidewalks and trails which will create uninterrupted pedestrian-friendly connections between existing and proposed uses, that is, commercial (Business Park, NJAW, Retail Center), residential (homeowners, Station Place), public transportation (PATCO Woodcrest Rapid Transit Station) and recreational (pocket parks, greenway) uses, and (d) an update of the Schedule to reflect recent progress and the anticipated redevelopment on the New Jersey American Regional Operations Center and the next phase of the Historic Borough of Lawnside Station Business Park.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Lawnside, County of Camden and State of New Jersey, that the Mayor and Council of the Borough of Lawnside does hereby:

- 1) Adopt the recitals set forth above as part of this Resolution; and
- 2) Authorize the Mayor, Mary Ann Wardlow, to execute the attached Second Amendment to the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the Second Amendment to the Redevelopment Agreement in furtherance of the Oak Avenue Redevelopment Plan; and except as expressly amended in the Second Amendment, all terms and conditions of the Redevelopment Agreement shall remain in full force and effect; and

- 3) Approve Concept Plan 3 attached to and made a part of the Second Amendment to the Redevelopment Agreement and determines that it will become the comprehensive Concept Plan for development of Area 2, and the Schedule attached to and made a part of the Second Amendment to the Redevelopment Agreement as Exhibit 1 Revised to the Redevelopment Agreement; and
- 4) Designate the Borough Engineer as the Borough representative who will be responsible to ensure that the Bike/Pedestrian Trail described in Concept Plan 3 will be constructed in a reasonably satisfactory manner, consistent with the requirements set forth in the Second Amendment to the Redevelopment Agreement.
- 5) This resolution shall take effect immediately.

BOROUGH OF LAWNSIDE



Marsharee A. Wright
Acting Borough Clerk



Mary Ann Wardlow
Mayor

ADOPTED: June 2, 2021

SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT (“Amendment”) made this 2nd day of June, 2021, by and between

THE BOROUGH OF LAWNSIDE, a body, corporate and politic of the State of New Jersey, County of Camden, with offices at 4 Dr. Martin Luther King Avenue, Lawnside, New Jersey 08045 (hereinafter called “Borough”);

And

VINELAND CONSTRUCTION CO., a New Jersey corporation having its office at 228 W. Landis Avenue, Suite 300, Vineland, NJ 08360 (“VCC” or “Redeveloper”).

WHEREAS, based on the statutory authority cited therein, the Borough and Redeveloper entered into a comprehensive agreement dated March 13, 2013 setting forth the terms and conditions pursuant to which the project site within the Oak Avenue Redevelopment Plan Area described therein was to be acquired and developed in accordance with the Local Redevelopment and Housing Law, and the Redeveloper agreed to implement the Project (as defined therein) in accordance with the terms and conditions of that Agreement (“Original Redevelopment Agreement”), as amended by the First Amendment executed on June 9, 2019 (“Redevelopment Agreement” or “Agreement”); and

WHEREAS, significant progress has been made with new residents soon to be welcomed to Station Place, jobs coming to the Historic Borough of Lawnside Station Business Park, and with the opening of Walter A. Gaines Way in the near future; and

WHEREAS, it is now appropriate to approve Concept Plan 3 (attached hereto) which will provide the comprehensive outline for the development of the portion of the Redevelopment Area between East Oak Avenue and Charleston Avenue (designated as Area 2 in the Redevelopment Plan) yet to be redeveloped, including: (i) compatible business facilities, (b) landscaped buffers between more intensive and less intensive uses, (c) a network of sidewalks and trails which will create uninterrupted pedestrian-friendly connections between existing and proposed uses, that is, commercial (Business Park, NJAW, Retail Center), residential (homeowners, Station Place), public transportation (PATCO Woodcrest Rapid Transit Station) and recreational (pocket parks, greenway) uses, and (d) an update of the Schedule to reflect recent progress and the anticipated redevelopment on the New Jersey American Regional Operations Center and the next phase of the Historic Borough of Lawnside Station Business Park.

NOW, THEREFORE, for and in consideration of the premises and of the mutual representations, covenants and agreements herein set forth, the parties hereto, each binding itself, its successors and assigns, do mutually promise, covenant and agree as follows:

1. Concept Plan 3. Pursuant to Section 2.01 of the Agreement, the Council has previously approved Concept Plan 1A by Resolution No 84-2017 and Concept Plan 2 by Resolution No 35-2018 and VCC’s has been proceeding with development and construction pursuant to those plans; Council now hereby approves Concept Plan 3 (attached hereto as Attachment A) which will replace the prior Concept Plans and will become the comprehensive Concept Plan for development of Area 2.

2. Schedule. Exhibit 1 to the Redevelopment Agreement is hereby amended to reflect the new dates included on Exhibit 1 Revised (attached hereto). It is agreed that depending on market conditions, Building E may be undertaken in Phase 2 and in that event Building D will be moved to Phase 3.

3. Bike/Pedestrian Trail (including Linear Park). Concept Plan 3 extends the network of sidewalks and trails, which were constructed along both Walter A. Gaines Way and Oak Avenue as part of the first phase of the redevelopment, around and through the Business Park. Further it creates a linear park for passive recreational activities along the Cooper River, thereby encouraging the preservation and enjoyment of this natural setting. Specifically the Redeveloper has agreed to undertake the construction of an asphalt (or equivalent) multi-use trail along the Cooper River from the easterly end of Ellis Avenue to the northerly boundary of the Business Park and then westerly until it intersects with Walter A. Gaines Way ("Bike/Pedestrian Trail"). The trails are intended for both pedestrian and bicycle uses. In accordance with the design guidelines of the Borough Engineer, the trails will be approximately 10 feet wide in order to safely accommodate two way traffic, feature lighting for safe evening use, and include benches and trash receptacles for pedestrians. To be constructed in a meandering style within the proposed right of way of what is designated on the Official Tax Map of the Borough of Lawnside as Cooper River Drive, the linear park portion of the Bike/Pedestrian Trail will be landscaped with trees, bushes, and flowering plants to augment the existing woodlands and feature signage highlighting the history of Lawnside. It will be in the purview of the Borough Engineer to ensure that the Bike/Pedestrian Trail will be constructed in a reasonably satisfactory manner, consistent with the above referenced requirements; the Bike/Pedestrian Trail will not be part of the site plan review process before the Planning Board, recognizing the majority of the Trail will be constructed on municipally owned property.

The unifying network of sidewalks and trails will enhance walkability throughout Area 2 and integrate the redevelopment of Area 2 with the surrounding community. People who live and/or work in or near Area 2 will have improved access to the PATCO Woodcrest Rapid Transit Station and the use of public open spaces for passive recreational activities.

The Borough will have responsibility for enforcement of local regulations and public safety, and for maintenance of the Bike/Pedestrian Trail and its amenities upon dedication. The Borough agrees to provide all necessary easements, licenses, authorizations to facilitate engineering and applications for approvals to allow the Redeveloper to undertake the work to construct the Bike/Pedestrian Trail, provided that Redeveloper produces evidence of adequate insurance to undertake such work. The Borough will also agree to join in any necessary easements or declarations to provide for public use and access upon completion.

The Borough will cooperate and join in efforts to obtain grant funding to mitigate the additional costs of enhancements to the Bike/Pedestrian Trail, such as additional landscaping, bio-fencing along the path, unique features in the pocket parks, and addition of certain retaining walls. If grant funding is obtained for a significant part of the basic elements described above, the Redeveloper agrees to fund the cost of the enhancements.

4. Greenway. The Borough's Redevelopment Plan states that the area along the Cooper River should be reserved for passive recreational activities ("Greenway Area"). Most of the property in that area is owned by the Borough of Lawnside. Consistent with that Borough objective, the Borough plans to continue to maintain that area generally bounded by the Cooper River and the strip of land that is indicated on the Official Tax Map of the Borough as Cooper River Drive as passive public open space for viewing the natural setting. To complete the Borough's objective, the Redeveloper hereby agrees that if it acquires Block 605, Lot 2 voluntarily, it will convey that lot and deed it to the Borough, at no cost to the Borough, for use as part of the Greenway Area. For the same purpose, the Redeveloper also agrees that it will convey Block 510, Lot 21 which it presently owns to the Borough at no cost to the Borough. In this manner the overall size of the Greenway Area will be maximized for public access.

5. Deletion of Certain Properties from the Redevelopment Project. The Borough and the Redeveloper have agreed to remove the following lots from the Project; namely Block 701, Lots 17- 21.

6. Correction of Concept Plan Section. To be consistent with the Redevelopment Plan, page 35, Section 2.02 of the Original Redevelopment Agreement is hereby amended to insert the word "use" before variance.

7. Community Center. The Redeveloper's agreement to fund the development of the Bike/Pedestrian Trail is in lieu of any further expansion of the Community Center.

8. Captions. The headings and captions in this Agreement are included for convenience of reference only and shall not limit or alter the terms of this Agreement or any Section hereof.

9. Counterparts. This Agreement may be executed in multiple counterparts and, when executed by all parties, shall be binding on the parties hereto notwithstanding that not all of the parties may have signed the same counterpart. This document shall not be binding or have any force or effect unless and until executed by each party.

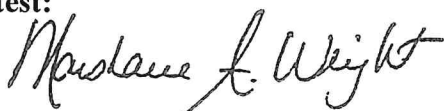
10. Entirety: No Binding Effect Prior To Execution. This Agreement and any exhibits attached hereto contain the entire agreement among the parties as to the matters contained herein. Any oral representations or oral modifications concerning this Agreement shall be of no force and effect. Notwithstanding any representations to the contrary, or other facts, the parties are not bound to the provisions of this Agreement prior to full and final execution of this document by all parties.

11. Full Force and Effect. Except as expressly amended in this First Amendment, all terms and conditions of the Original Redevelopment Agreement shall remain in full force and effect.


IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be properly executed and their corporate seals where applicable) affixed and attested to this 2ND day of June, 2021.

BOROUGH:
Borough of Lawnside

Attest:



Marsharee A. Wright
Acting Borough Clerk



Mary Ann Wardlow
Mayor

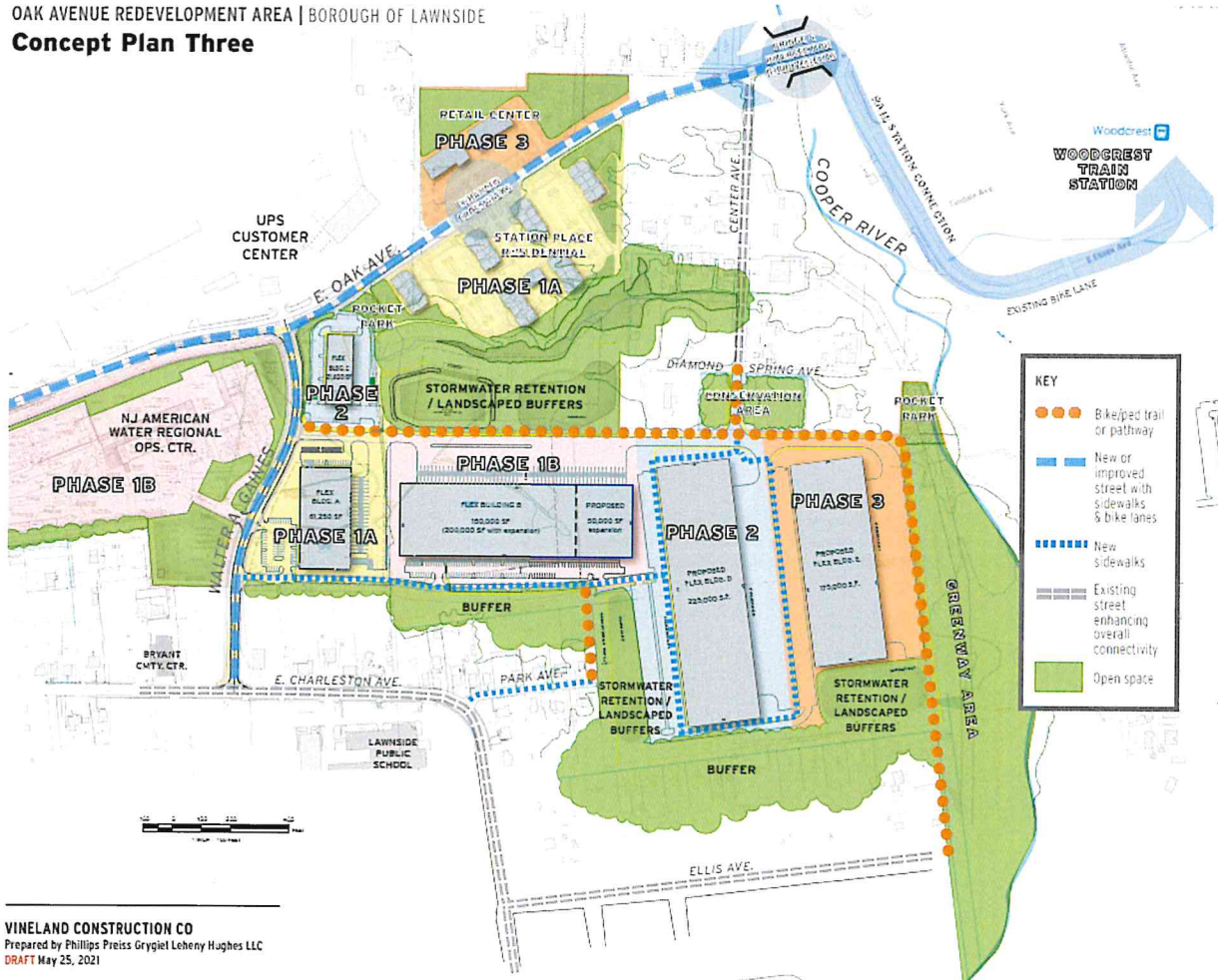
REDEVELOPER:
Vineland Construction Co.

Witness _____

By: _____
Anne E Koons, Chief Executive Officer

ATTACHMENT 1 (see attached Concept Plan 3)

OAK AVENUE REDEVELOPMENT AREA | BOROUGH OF LAWNSIDE
Concept Plan Three



VINELAND CONSTRUCTION CO
Prepared by Phillips Preiss Grygiel Leheny Hughes LLC
DRAFT May 25, 2021

EXHIBIT 1
Revised as of June 2021

PHASE I A – Residential; Walter A Gaines Way; First Flex Bldg (Building A)

During 24 months commencing with execution of Redevelopment Agreement.

Due Diligence— working with Borough and Experts on engineering, financial and market issues related to the Project, including the following areas of:

Surveys, soils and geotechnical analysis, traffic studies, engineering, architectural design, construction, environmental, wetlands and flood plain analysis, utilities and infrastructure analysis and design, financial feasibility and market analysis of the Property and the Project.

Property Acquisition Negotiations.

Seeking Public Input.

During 12 months after completion of Due Diligence.

For Phase I, make applications for all Governmental Approvals, other than Building Permit or other permits for which application cannot be made without prior approval of other applications.

For Phase I, commence obtaining of Financing, subject to obtaining of Approvals.

Within 180 days following obtaining of all Governmental Approvals.

Finalize Property Acquisitions for Phase I.

Finalize Financing for Phase I and for Infrastructure for Project in General to extent required for Phase I.

Commence Construction of Phase I for Infrastructure for Project in General to the extent required for Phase I.

PHASE I B Flex Building B¹; NJ American Water Operations Center

During 12 months after completion of prior Phase

Due Diligence— working with Borough and Experts on engineering, financial and market issues related to the Project, including the following areas of:

Surveys, soils and geotechnical analysis, traffic studies, engineering, architectural design, construction, environmental, wetlands and flood plain analysis, utilities and infrastructure analysis and design, financial feasibility and market analysis of the Property and the Project.

Seeking Public Input.

During 12 months after completion of Due Diligence.

For this Phase, make applications for all Governmental Approvals, other than Building Permit or other permits for which application cannot be made without prior approval of other applications.

For this Phase, commence obtaining of Financing, subject to obtaining of Approvals.

Within 180 days following obtaining of all Governmental Approvals.

Finalize Property Acquisitions for this Phase.

Finalize Financing for this Phase and for Infrastructure for Project in General to extent required for this Phase.

Commence Construction of Phase I for Infrastructure for Project in General to the extent required for this Phase.

¹ There may be an addition of 50,000 square feet to Building B at a later time.

PHASE II –Flex: Building C, Building D

During 12 months after completion of previous Phase.

Due Diligence— working with Borough and Experts on engineering, financial and market issues related to the Project, including the following areas of:

Surveys, soils and geotechnical analysis, traffic studies, engineering, architectural design, construction, environmental, wetlands and flood plain analysis, utilities and infrastructure analysis and design, financial feasibility and market analysis of the Property and the Project.

Seeking Public Input.

During 12 months after completion of Due Diligence.

For this Phase, make applications for all Governmental Approvals, other than Building Permit or other permits for which application cannot be made without prior approval of other applications.

For this Phase, commence obtaining of Financing, subject to obtaining of Approvals.

Within 180 days following obtaining of all Governmental Approvals.

Finalize Property Acquisition for this Phase.

Finalize Financing for this Phase.

Commence Construction of this Phase.

PHASE III – Remainder of Flex Development (Building E); Retail Center

During 12 months after completion of this Phase

For this Phase , make applications for all Governmental Approvals, other than Building Permit or other permits for which application cannot be made without prior approval of other applications.

For this Phase, commence obtaining of Financing, subject to obtaining of Approvals.

Within 180 days following obtaining of all Governmental Approvals.

Finalize Property Acquisition for this Phase.

Finalize Financing for this Phase.

Commence Construction of this Phase.

PHASE IV – Area 1

During construction of previous Phase:

Due Diligence regarding Area 1— working with Borough and Experts on engineering, financial and market issues related to the Project, including the following areas of:

Surveys, soils and geotechnical analysis, traffic studies, engineering, architectural design, construction, environmental, wetlands and flood plain analysis, utilities and infrastructure analysis and design, financial feasibility and market analysis of the Property and the Project.

Property Acquisition Negotiations (It is agreed that Redeveloper’s obligation to proceed with redevelopment of Area 1, other than the Retail Center, will be conditioned on its ability to acquire the property in Area 1 by voluntary transfer).

Seeking Public Input.

During 12 months after completion of previous Phase

For this Phase, make applications for All Governmental Approvals, other than Building Permit or other permits for which application cannot be made without prior approval of other applications.

For this Phase, commence obtaining of Financing, subject to obtaining of Approvals.

Within 180 days following obtaining of all Governmental Approvals.

Finalize Property Acquisition for this Phase.

Finalize Financing for this Phase.

Commence Construction of this Phase.



**BOROUGH OF LAWNSTIDE
RESOLUTION NO. 73-2021
STATE OF NEW JERSEY**

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES ENABLING RESOLUTION**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of Lawnside desires to further the public interest by obtaining funding in the amount of \$300,000.00, in the form of a \$300,00.00 grant and, if available, a \$300,000.00 loan, from the State to fund the following project(s): Lawnside Recreational Splash Pad at a cost of \$382,237.00 (*project cost*);

NOW, THEREFORE, the governing body/board resolves that Honorable Mary Ann Wardlow or the successor to the office of the Mayor is hereby authorized to:

- (a) make application for such a loan and/or such a grant,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above-named applicant; and

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State’s funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, BE IT FURTHER RESOLVED by The Borough Council of The Borough of Lawnside

1. That the Honorable Mary Ann Wardlow, Mayor of the above named body or board is hereby authorized to execute an agreement and any amendment thereto with the State known as Lawnside Recreational Splash Padd;
2. That the applicant has its matching share of the project, if a match is required, in the amount of \$82,236.00;
3. That, in the event the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. That this resolution shall take effect immediately.

BOROUGH OF LAWNSTIDE

Marsharee A. Wright

**Marsharee A. Wright
Acting Municipal Clerk**

Mary Ann Wardlow

**Mary Ann Wardlow
Mayor**

ADOPTED: JUNE 2, 2021

CERTIFICATION OF CLERK

The foregoing Resolution was duly adopted at a meeting of the Mayor and Council of the Borough of Lawnside, County of Camden, and State of New Jersey, held on the 2nd day of JUNE 2021 via ZOOM Conference Call Pursuant to Executive Order Number 103 dated March 9, 2020, Governor Murphy declared a Public Health Emergency in New Jersey. On March 20, 2020 P.L. 2020 Chapter 11 amended the Open Public Meetings Act to allow local public bodies to conduct Remote Public Meetings by use of electronic communications technology during a period declared as a Public Health Emergency or a State of Emergency.

Marsharee A. Wright

Municipal Clerk, Marsharee A. Wright