

Explanation: This resolution of the Township Committee of the Township of Springfield, County of Union, State of New Jersey, authorizes the execution of a Redevelopment Agreement with Ridge Apartments Urban Renewal LLC d/b/a Gateway Manor as a Redeveloper.

**TOWNSHIP OF SPRINGFIELD
RESOLUTION NO. 2026-174**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, the Township Committee (“Township Committee”) of the Township of Springfield ("Township") adopted Ordinance No. 2025-12, then approved on May 13, 2025, a Redevelopment Plan; and,

WHEREAS, the Redevelopment Plan relates to an area in need of development at Block 505, Lot 1 in the Township of Springfield, NJ (the “Property”); and

WHEREAS, Ridge Apartments Urban Renewal LLC d/b/a Gateway Manor (“Ridge Apartments”), with offices located at 12 Newark Way, Maplewood, NJ 07040, as owner of the Property, has proposed to redevelop the Property with a thirty-eight (38) age-restricted unit (age 55+), residential building, including six (6) affordable age-restricted units, in accordance with the provisions of the Redevelopment Plan (the “Project”); and

WHEREAS, the Project was approved by the Township Planning Board pursuant to its Resolution No. 1-2026-S memorialized on March 8, 2026 (the “**Planning Board Resolution**”); and

WHEREAS, the Township Committee, has determined that Ridge Apartments is an experienced developer of housing within New Jersey and has the necessary expertise, skill and ability and financial resources to carry out or oversee and guarantee completion of the development of the Project; and

WHEREAS, in order to effectuate the Project, the Township Committee has determined designate Ridge Apartments as the redeveloper of the Property and enter into a Redevelopment Agreement with Ridge Apartments, substantially in the form attached hereto as **Exhibit A** (the “Agreement”), which Agreement specifies the respective rights and responsibilities of the parties for the Property and the Project.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF SPRINGFIELD AS FOLLOWS:

1. **Generally.** The foregoing recitals are incorporated herein as if fully set forth at length.
2. The Township Committee hereby designates Ridge Apartments Urban Renewal LLC d/b/a Gateway Manor as the exclusive redeveloper for the Property under the LRHL,

contingent upon the establishment and funding (and periodic replenishment if necessary) of an escrow to be held by the Township in such an amount as may be deemed appropriate by the Township's Business Administrator, in order to provide for the payment of any and all fees and expenses that may be incurred by the Township in connection with the Redevelopment Agreement and with the Project on the Property.

3. **Execution of Redevelopment Agreement.** The Township Committee hereby approves the Redevelopment Agreement for the Property in substantially the form attached hereto as **Exhibit A** and authorizes the Mayor to sign the Redevelopment Agreement with Ridge Apartments subject to modification or revision deemed necessary and appropriate in consultation with counsel and the Business Administrator.

4. All other resolutions or parts of resolutions in conflict or inconsistent with this resolution are hereby repealed, but only to the extent of such conflict or inconsistency.

5. **Severability.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

6. **Availability of the Resolution.** A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

7. **Effective Date.** This Resolution shall take effect immediately.

TAKE NOTE that the foregoing Resolution was adopted at the Regular Meeting by the Township Committee, of the Township of Springfield, County of Union, State of New Jersey, on Tuesday, June 9, 2026.

**Linda M. Donnelly, RMC
Township Clerk**

EXHIBIT A