

NOTICE OF INTRODUCTION

PUBLIC NOTICE is hereby given that the Ordinance 2026-22 entitled:

**ORDINANCE APPROVES APPLICATION FOR A LONG TERM TAX
EXEMPTION AND AUTHORIZES THE EXECUTION OF A FINANCIAL
AGREEMENT WITH RDIGE APARTMENTS URBAN RENEWAL LLC
D/B/A GATEWAY MANOR**

WHEREAS, the Township Committee of the Township of Springfield (the "Township"), in the County of Union, New Jersey (the "Township Committee") pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), and based upon the report and recommendation of the Springfield Planning Board (the "Planning Board"), designated, among others, that certain property identified on the official tax maps of the Township as Block 505, Lot 1 as an area in need of redevelopment (the "Property"); and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-7*, the Township Committee, in accordance with the applicable provisions and requirements of the Redevelopment Law, on May 13, 2025 adopted Ordinance 2025-12 enacting the 597 Morris Avenue Redevelopment Plan (as may be amended and supplemented from time to time, the "Redevelopment Plan"); and

WHEREAS, the Township and the Ridge Apartments Urban Renewal LLC d/b/a/ Gateway Manor (hereinafter referred to as the "Entity") a New Jersey limited liability company and urban renewal entity qualified to do business under the provisions of the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.*, as amended and supplemented (the "Exemption Law"), entered into that certain redevelopment agreement, which was approved by the Township Committee on June 9, 2026 pursuant to Resolution No. 2026-174 (the "Redevelopment Agreement"); and

WHEREAS, the Entity is the owner of Block 505, Lot 1, within the Redevelopment Area (the "Redevelopment Tract"); and

WHEREAS, the Redevelopment Agreement sets forth the terms and conditions by which the Entity will redevelop the Property with a thirty-eight (38) age-restricted rental unit (age 55+), residential building, including six (6) affordable age-restricted rental units (55+) in accordance with the provisions of the Redevelopment Plan (collectively, the "Project"); and

WHEREAS, the Project was granted preliminary and final site plan approval by the Township Planning Board pursuant to its Resolution No. 1-2026-S memorialized on March 8, 2026; and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Entity submitted to the Mayor an application (the "**Application**"), which is on file with the Township Clerk, seeking a tax exemption in connection with the Project

pursuant to the Exemption Law in exchange for which the Entity proposes to make payments to the Township of Annual Service Charges in lieu of taxes; and

WHEREAS, the Entity also submitted to the Mayor a form of financial agreement attached to the Application, establishing the rights, responsibilities and obligations of the Entity; and

WHEREAS, the Mayor submitted the Application and the financial agreement attached hereto as Exhibit A (the “**Financial Agreement**”) to the Township Committee with his recommendation for approval, a copy of which recommendation is on file with the Township Clerk; and

WHEREAS, the Township Committee has determined that the Project represents an undertaking permitted by the Exemption Law.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF SPRINGFIELD, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Application for tax exemption and Financial Agreement are hereby approved.

Section 3. The Mayor is hereby authorized and directed to execute the Financial Agreement substantially in the form attached as Exhibit A together with such additions, deletions and other modifications deemed necessary upon consultation with counsel to the Township, and prepare, amend or execute any other agreements necessary to effectuate this ordinance, subject to modification or revisions, as deemed necessary and appropriate.

Section 4. The Clerk of the Township is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Township upon such document.

Section 5. The Township Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Township in accordance with Section 12 of the Exemption Law.

Section 6. In accordance with P.L. 2015, c. 247, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Entity, the Township Clerk also shall transmit a certified copy of this Ordinance and the Financial Agreement to the chief financial officer of Union County and to the Union County Counsel for informational purposes.

Section 7. The Mayor and Township Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Township, in consultation with Township counsel, as is necessary to effectuate the terms of the Financial Agreement.

Section 8. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 9. This ordinance shall take effect in accordance with all applicable laws.

was introduced and passed on First Reading at the Regular Meeting of the Township Committee of the Township of Springfield, County of Union, State of New Jersey held on **October 13, 2026 at 7 p.m.** This Ordinance will be further considered for Final Passage, after public hearing, at the Regular Meeting of the Township Committee to be held in the Kenneth Faigenbaum Committee Chamber at the Township Municipal Building, 100 Mountain Avenue, Springfield, NJ, on **October 27, 2026, at 7 p.m.**, or as soon thereafter, as said matter can be reached. At which time and place, all persons who are interested therein will be given an opportunity to be heard and as questions concerning the same.

During the week prior to and up to the time of Public Hearing, copies of said Ordinance will be available at no cost in the Township Clerk's office, 100 Mountain Avenue, Springfield, NJ, and to members of the general public who shall request the same.

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

CERTIFICATION

I, Linda Donnelly, Municipal Clerk for the Township of Springfield, do hereby certify that the foregoing is a true copy of an Ordinance duly introduced by the Township Committee of the Township of Springfield at their October ____, 2026 meeting.

Linda Donnelly, Township Clerk
Township of Springfield, New Jersey

EXHIBIT A

Form of Financial Agreement