

**RESOLUTION NO. 2023-84**

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF ABERDEEN AUTHORIZING A DEVELOPER'S AGREEMENT BY AND BETWEEN ROGER MUMFORD HOMES LLC AND THE TOWNSHIP OF ABERDEEN CONCERNING THE DEVELOPMENT OF ELEVEN (11) SINGLE-FAMILY HOMES, A STORMWATER MANAGEMENT BASIN, AND VARIOUS RELATED IMPROVEMENTS AT BLOCK 198, LOTS 11 & 12**

**WHEREAS**, Roger Mumford Homes LLC (the "Developer") is the contract purchaser and developer of property located on Meinzer Street in the Township of Aberdeen (the "Township"), which is identified on the Township's official tax map as Block 198, Lots 11 & 12 (hereinafter referred to as the "Property"); and

**WHEREAS** the Developer was granted Preliminary and Final Major Subdivision approval by the Planning Board of the Township of Aberdeen (the "Planning Board") under Application No. SD 22-002 to construct eleven (11) single-family homes on the Property (the "Project"); and

**WHEREAS**, the Township is planning to undertake roadway and infrastructure improvements to multiple roadways in the Township, including Meinzer Street, Locust Street, Kort Street, and Van Cleaf Street, which will require an infiltration basin to offset an increase in impervious area created by the improvements; and

**WHEREAS**, the Developer also requires stormwater management for the site of the Project due to the proposed subdivision of Lot 11 of the Property, and, thus, in addition to agreeing to construct all improvements as shown on the approved plans and records set forth before the Planning Board, the Developer has agreed to construct a Stormwater Management Basin on Lot 12 of the Property, along with various improvements in connection with the Project; and

**WHEREAS**, the Township's Special Counsel has negotiated the Developer's Agreement attached hereto as Attachment A, which sets forth the respective obligations of the Developer and Township as to the Project and the construction of infrastructure improvements on the Project and in the vicinity of Meinzer Street, Locust Street, Kort Street and Van Cleaf Street; and

**WHEREAS**, after analysis and review, the Township has determined that it is in the Township's best interest to enter into a Developer's Agreement in a form substantially similar to the agreement attached hereto as Attachment A, subject to the approval of the Township Attorney and/or Special Counsel.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Aberdeen that the:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Mayor and/or Township Manager, and the Township Clerk, be and are hereby authorized to execute a Developer's Agreement with Roger Mumford Homes LLC in a form substantially similar to the form attached hereto as **Attachment A**, subject to the approval of the Township Attorney and/or Special Counsel, for the purpose of memorializing the obligations and commitments of Roger Mumford Homes LLC concerning the construction of a multi-family residential development at property located on Meinzer Street in the Township of Aberdeen, which is identified on the Township's official tax map as Block 198, Lots 11 & 12.
3. This Resolution shall take effect immediately.

**SO RESOLVED**, as aforesaid.

**ROLL CALL VOTE:**

Ayes: Councilmembers Cannon, Hirsch, Martucci, Montone, Swindle, Deputy Mayor Kelley,  
Mayor Tagliarini

Nays: None

Abstain: None

Absent: None

I hereby certify the foregoing to be a true copy  
of a Resolution adopted by the Township  
Council of the Township of Aberdeen on June 1, 2023

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**Melissa Pfeifer**

Melissa Pfeifer, Township Clerk

## **ATTACHMENT A**

Developer's Agreement between the  
Township of Aberdeen and Roger Mumford Homes LLC