

RESOLUTION NO. 2016-75

**A RESOLUTION AUTHORIZING THE  
EXECUTION OF DEVELOPER'S AGREEMENT  
BETWEEN THE TOWNSHIP OF ABERDEEN  
AND C&M COUNTY ROAD, LLC AND  
WHITE OAK REALTY I URBAN RENEWAL, L.P.,**

**WHEREAS**, the Township of Aberdeen (the "Township"), a municipal corporation, desires to enter into a developer's agreement for the development, with a redevelopment component for certain Council on Affordable Housing units, of Block 228, Lots 1 & 2 and Block 196.04, Lot 27 in the Township ("Property") with C&M County Road, LLC and White Oak Realty I Urban Renewal, L.P. (collectively the "Developer"); and

**WHEREAS**, the Property was the subject of an application before the Township Planning Board ("Planning Board") for approval of a preliminary and final site plan with variances bearing Application No. SP-10-539; and

**WHEREAS**, the Planning Board granted preliminary and final site plan approval to the Developer as reflected on a preliminary and final site plan entitled "Site Plan of Block 228 Lots 1 & 2; Block 196.04, Lot 27 for C&M County Road, LLC" prepared by WJH Engineering dated June 15, 2010 and last revised January 12, 2012 ("Site Plan"), for the construction of 97 townhouse structures consisting of 115 dwelling units on the Property, of which 37 dwelling units will be restricted for affordable housing (the 37 affordable units will be located in 19 townhouse structures), for the development to be known as "The Bluffs at Aberdeen" (herein sometimes referred to as the "Project"); and

**WHEREAS**, the Planning Board reviewed various maps and presentations of the Developer and granted approval subject to compliance by the Developer with certain terms and conditions set forth in resolution of the Planning Board dated April 20, 2011, as amended on November 2, 2011; and

**WHEREAS**, as a portion of the performance guarantee for improvements, the Owner and Developer and the Township have agreed to enter into a Developer's Agreement (the "Agreement"), approved in form and substance by the Township Attorney, attached hereto as **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Township of Aberdeen, in the State of New Jersey, that it hereby approves and authorizes the execution of a Developer's Agreement, between the Township and C&M County Road, LLC and White Oak Realty I Urban Renewal, L.P., approved in form and substance by the Township Attorney, attached hereto as **Exhibit A**;

**BE IT FURTHER RESOLVED** that the Mayor and the Township Clerk are hereby authorized to execute any and all documents, substantially consistent with the form of agreement attached hereto, subject to the final review by the Township Attorney as to legal form and content.

ATTEST:

ADOPTED:

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KAREN A. VENTURA,  
TOWN CLERK

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FRED TAGLIARINI,  
MAYOR