RESOLUTION OF THE BOROUGH OF DUNELLEN
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY
APPROVING CONCEPT PLAN

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Borough Council adopted by ordinance on August 9, 2004, the Dunellen Downtown Redevelopment Plan, Phase One, and subsequently amended by ordinance on June 9, 2011, August 5, 2013, November 3, 2014, and February 22, 2016 (the “Redevelopment Plan”) for an area designated on the Borough’s tax map as Block 69, Lots 1, 1.01, 2, 2.01 and 3; Block 70, Lots 13 and 13.01; Block 83, Lot 1; and Block 85, Lots 1 and 2 (the “Redevelopment Plan Area”); and

WHEREAS, a portion of the Redevelopment Plan Area, Site #3, South Washington Avenue between the New Jersey Transit Property and Columbia Street, is commonly known as the “Art Color Property” and consists of Block 85, Lots 1 and 2 and Block 83, Lot 1; and

WHEREAS, the Borough entered into a Redevelopment Agreement dated July 13, 2017 with Brudner Redevelopment Partners Urban Renewal, LLC (the “Redeveloper”); and

WHEREAS, pursuant to the terms of the Redevelopment Agreement, Redeveloper presented a proposed concept plan to the Borough Council on October 16, 2017, which concept plan is attached hereto as Exhibit A; and

WHEREAS, the members of the Borough Council have considered the proposed concept plan, finding, subject to the below resolutions, that it conforms to the Redevelopment Agreement and furthers the public purposes that the Redevelopment Plan addresses.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Dunellen, County of Middlesex, State of New Jersey, as follows:

1. That, subject to the conditions set forth below, the proposed concept plan submitted by Redeveloper for the Project is approved.

2. That the approval granted hereunder is specifically conditioned on (a) Redeveloper redesigning certain aspects of the retail and clubhouse portion of the concept plan to reflect a railroad motif to the satisfaction of the Borough, prior to the submission by Redeveloper of an application for site plan approval; (b) Redeveloper providing the Borough with additional details on project signage to the satisfaction of the Borough, prior to the submission by Redeveloper of an application for site plan approval; (c) prior to the commencement of demolition, Redeveloper providing the Borough with the opportunity to review and approve the demolition plan for the Art Color Property to assure that issues of interest to the Borough are satisfactorily addressed; and (d) Redeveloper agreeing to collaborate with representatives of the Borough in connection with identifying tenants for the retail space in the project.
3. That the Mayor and/or Borough Administrator are authorized to provide notice to Redevolver when the above items are found to be satisfactory.

Approved 11/6/12

[Signature]
Mayor of the Borough of Dunellen

I certify the foregoing to be a true and correct abstract of a resolution regularly passed at a meeting of the Common Council of the Borough of Dunellen, held

11/6/17

and in that respect a true and correct copy of its minutes.

[Signature]
Clerk of the Borough of Dunellen
EXHIBIT A
CONCEPT PLAN