

**A RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS
PLANNING/ZONING BOARD
AUTHORIZING DEVELOPER'S AGREEMENT WITH
RUKENSTEIN & ASSOCIATES, LLC**

WHEREAS, Rukenstein & Associates, LLC, as Developer, has proposed to construct a One Hundred Percent Affordable Housing Project consisting of a minimum of ten units of Low and Moderate Income Housing for Special Needs and Supportive Housing on a property known as Lot 6, Block 91 of the Borough Tax Maps; and

WHEREAS, the Developer has represented that it will ensure that each of the units to be constructed will be affordable to the region's low and moderate income households and will otherwise be creditworthy units in accordance with N.J.A.C. 5:97 and N.J.A.C. 5:80-26.01, et seq., and other applicable law, in order that the Borough may use such units as partial satisfaction of the Borough's affordable housing obligations; and

WHEREAS, the terms and conditions of this Agreement have been recommended by the Borough Solicitor and by the Borough's Special Counsel for Affordable Housing Matters.

NOW THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Woodbury Heights, County of Gloucester, State of New Jersey, that the Planning/Zoning Board hereby authorizes for execution the annexed "Developer's Agreement By and Between the Borough of Woodbury Heights Planning/Zoning Board and Rukenstein & Associates, LLC as Developer".

BE IT FURTHER RESOLVED, that the appropriate Board officials are hereby authorized and directed to take all appropriate actions to effectuate the intent and purpose of this resolution, including the execution of the aforesaid Developer's Agreement.

ROLL CALL VOTE


THOSE IN FAVOR: V. Holmstrom, Conley, Deeck, Hart, Tomasetti,
Martino and W. Holmstrom

THOSE OPPOSED: None

THOSE ABSTAINING: None

Dated: November 4, 2013

BOROUGH OF WOODBURY HEIGHTS
PLANNING/ZONING BOARD

By: 
William Holmstrom, Acting Chairman

ATTEST:



Anne Deeck, Secretary
Planning/Zoning Board

CERTIFICATION

The foregoing resolution was duly adopted by the Planning/Zoning Board of the Borough of Woodbury Heights at the regular meeting of said Board on November 4, 2013.



Anne Deeck, Secretary
Planning/Zoning Board