

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R15-128**

**RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER’S AGREEMENT BETWEEN THE BOROUGH OF WOODLAND PARK AND NOTCHWOOD COMMONS, LLC, SUCCESSOR TO NOTCHWOOD MANOR, LLC, FOR DEVELOPMENT OF THE REAL PROPERTY KNOWN AS BLOCK 125, LOT 1, ON THE OFFICIAL TAX MAP OF THE BOROUGH OF WOODLAND PARK, MORE COMMONLY KNOWN AS 590-608 LACKAWANNA AVENUE, WOODLAND PARK, NEW JERSEY**

**WHEREAS**, the Developer, Notchwood Commons, LLC, as successor to Notchwood Manor, LLC, with an address of 300 Lackawanna Avenue, LLC, received approval for construction of development on property known as Block 125, Lot 1, on the Official Tax Map of the Borough of Woodland Park, more commonly known as 300 Lackawanna Avenue, LLC (the “Property”); and

**WHEREAS**, the Property was previously the subject of hearings of the Planning Board of the Borough of Woodland Park, as described in the following resolutions: (i) Board Resolution Docket No. 02-03 adopted August 9, 2004, (ii) Board Resolution Docket No. 07-10 adopted August 13, 2007, memorialized September 10, 2007, (iii) Board Resolution Docket No. 11-08 adopted July 11, 2011, and memorialized August 8, 2011 (collectively, the “Resolutions”); and

**WHEREAS**, the Developer is required to enter into a Developer’s Agreement with the Borough of Woodland Park setting forth the rights, duties and obligations of the parties; and

**WHEREAS**, the Borough Professionals have negotiated and approved the terms and conditions of the Developer’s Agreement on behalf of the Borough; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodland Park as follows:

1. The Mayor and Borough are hereby authorized and directed to execute the attached Developer’s Agreement between the Borough of Woodland Park and Notchwood Commons, LLC.
2. The Borough hereby authorizes and approves any non-substantive modifications to the Developer’s Agreement, as may be recommended and approved by the Borough Engineer and/or Borough Attorney prior to its execution.
3. This Resolution shall take effect immediately.

**Record of Mayor and Council Vote on Passage**

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Kallert					Pascrell				
DeCesare					Spinelli				
Gatti					Mayor Kazmark				
Holloway									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a special meeting held on the 13th day of May, 2015. Signed and sealed before me.

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Kevin Galland, Municipal Clerk

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May 13, 2015  
Dated