

RESOLUTION

WHEREAS, on October 2, 2019, Zufall Health Center Inc. (“Zufall”) was granted site plan approval for the construction of a new 15,000 square foot health center at 49 Mt. Pleasant Avenue, Block 88, Lots 29 and 31 in the Township of West Orange (the “Facility”); and

WHEREAS, on December 7, 2020, the Township issued a demolition permit for the existing structure to permit construction of the Facility; and

WHEREAS, on or about December 14, 2023, the Facility was completed; and

WHEREAS, on January 8, 2024, the Township issued a temporary certificate of occupancy for the Facility; and

WHEREAS, the Facility has received final approval from the New Jersey Department of Health to conduct patient care; and

WHEREAS, the Township has a non-residential development fee Ordinance pursuant to N.J.S.A. 40:55D-8.1 et seq.; and

WHEREAS, the non-residential development fee Statute set forth above provides an exemption for non-profit educational uses; and

WHEREAS, Zufall has indicated that the new Facility will include non-profit educational uses on a perpetual basis; and

WHEREAS, the Tax Assessor has reviewed this matter and determined that approximately one-third (1/3) of the new Facility will be used for the non-profit educational purposes which Zufall has confirmed; and

WHEREAS, based upon the above analysis, one-third (1/3) of the developer’s fee would be exempt from the non-residential development fee Statute and Ordinance; and

WHEREAS, the Township has negotiated the proposed agreement whereby Zufall will pay a non-residential developer’s fee in the amount of \$34,061.13 in full satisfaction of the claim;

NOW, BE IT HEREBY RESOLVED, by the Township Council of the Township of West Orange that the Township Business Administrator James P. Abbott be and is hereby authorized to execute the proposed NRDF Agreement by and between Zufall Health Center Inc. and the Township of West Orange; and it is further

RESOLVED, that the Municipal Clerk shall provide notice in accordance with the applicable laws.

Karen J. Carnevale, R.M.C.
Municipal Clerk

Bill Rutherford, Council President

Adopted : May 7, 2024