

TOWNSHIP OF FLORENCE

ORDINANCE 2017-31

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY KNOWN AS BLOCK 147.01, LOTS 4.03 AND 4.01 AND BLOCK 10, LOT 3 LOTS 4.02 IN THE TOWNSHIP OF FLORENCE FOR REMEDIATION OF BLIGHT AND POTENTIAL ROADWAY EXPANSION PURPOSES

WHEREAS, there is within the Township of Florence ("Township"), certain real property known as Block 147.01, Lot 4.03 on the official tax map of the Township ("Parcel One") and consists of 0.088 +/- acre(s), which the Township believes is appropriate for acquisition for remediation of blight and potential roadway expansion purposes; and

WHEREAS, there is within the Township of Florence ("Township"), certain real property known as Block 147.01, Lot 4.01 on the official tax map of the Township ("Parcel Two") and consists of 0.111 +/- acre(s), which the Township believes is also appropriate for acquisition for remediation of blight and potential roadway expansion purposes; and

WHEREAS, there is within the Township of Florence ("Township"), certain real property known as Block 10, Lot 3 on the official tax map of the Township ("Parcel Three") and consists of 0.115 +/- acre(s), which the Township believes is also appropriate for acquisition for remediation of blight and potential roadway expansion purposes; and

WHEREAS, the Township has ensured that the appropriate inspections have been conducted on the above-referenced parcels in order to determine their current conditions, and the Township authorized and commissioned an appraisal for the properties to establish their fair market value; and

WHEREAS, the Township has determined that there is a need to acquire the parcels to remediate the blight and provide for the potential of roadway expansion; and

WHEREAS, the Township and the record owners of Parcel One concluded a bona fide negotiation process, whereby the Township will acquire Parcel One by way of mutual agreement and has agreed to pay the record owner the sum of \$117,000.00 in order to acquire Parcel One; and

WHEREAS, the Township and the record owners of Parcel Two concluded a bona fide negotiation process, whereby the Township will acquire Parcel Two by way of mutual agreement and has agreed to pay the record owner the sum of \$163,000.00 in order to acquire the Parcel Two; and

WHEREAS, the Township and the record owners of Parcel Three concluded a bona fide negotiation process, whereby the Township will acquire Parcel Three by way of mutual agreement and has agreed to pay the record owner the sum of \$36,000.00 in order to acquire the Parcel Three; and

WHEREAS, the Township is acquiring the above-referenced properties consistent with its authority to acquire privately-owned land for public purposes, pursuant to the Local Land and Buildings Law, N.J.S.A. 40A:12-1 et seq., and wishes to memorialize its authority to acquire the above-reference properties consistent with law and pursuant to this Ordinance; and

WHEREAS, sufficient funds have been appropriated by the Township in order to acquire the subject properties;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Florence in the County of Burlington, State of New Jersey that:

1. The Township of Florence hereby purchases and acquires Parcel One, Parcel Two and Parcel Three.
2. The Township Solicitor, on behalf of the governing body, along with Township staff, is authorized to take all steps necessary and legally required to conclude and close the purchase of the properties, with a purchase price up to \$316,000.00, and subject to the conditions set forth in this Ordinance above.

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TED LOVENDUSKI  
COUNCIL PRESIDENT

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NANCY ERLSTON, RMC  
TOWNSHIP CLERK