

TOWNSHIP OF FLORENCE

ORDINANCE 2015-04

**AN ORDINANCE AUTHORIZING THE ACQUISITION
OF REAL PROPERTY KNOWN AS BLOCK 121 LOTS 7 AND 8
IN THE TOWNSHIP OF FLORENCE
FOR PUBLIC ROADWAY IMPROVEMENTS**

WHEREAS, there is within the Township of Florence (“Township”), certain real properties known as Block 121, Lots 7 and 8 on the official tax map of the Township (1740 and 1790 Hornberger Avenue) (hereinafter “the Properties”), and more particularly described on a legal description as provided by Maser Consulting prepared for and on behalf of the Township, attached hereto as Exhibit A, which the Township believes are appropriate for acquisition for possible open space and public roadway improvements; and

WHEREAS, the Township has ensured that the appropriate inspections have been conducted on the Properties in order to determine condition, and the Township authorized and commissioned an appraisal for the properties to establish fair market value; and

WHEREAS, the Township has determined that there is a need to acquire the Properties to promote the need for future roadway expansion; and

WHEREAS, the Township and the record owners of the properties concluded a bona fide negotiation process, whereby the Township will acquire the properties by way of mutual agreement and has agreed to pay the record owner of Block 121 Lot 7 the sum of \$160,000.00 and the record owner of Block 121 Lot 8 the sum of \$158,000.00 in order to acquire the properties; and

WHEREAS, the Township is acquiring the 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 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 does hereby purchase and acquires the properties, and
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 combined purchase price not to exceed \$318,000.00, and subject to the conditions set forth in this Ordinance above.

JERRY SANDUSKY
COUNCIL PRESIDENT

JOY M. WEILER, RMC/MMC
TOWNSHIP CLERK

The Ordinance has been approved on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on January 21, 2015. It will be considered for final passage after a public hearing to be held on February 4, 2015, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained on request at no cost and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

JOY M. WEILER, RMC/MMC
Township Clerk