

TOWNSHIP OF FLORENCE
ORDINANCE 2015-13

AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN REAL PROPERTY LOCATED WITHIN A DESIGNATED REDEVELOPMENT AREA AND OWNED BY THE TOWNSHIP OF FLORENCE AND IDENTIFIED ON THE MUNICIPAL TAX MAP AS BLOCK 160.01, LOT 14 AND BLOCK 160.01 LOT 15

WHEREAS, on October 21, 2009, the Township Council of the Township of Florence, in the County of Burlington, New Jersey (the "Township") adopted Resolution 2009-225 declaring designated blocks and lots fronting Route 130 within the Township to be "areas in need of redevelopment" within the meaning of the New Jersey Housing and Redevelopment Law, N.J.S.A. 40A: 12A-1 et seq. (the Redevelopment Law");

WHEREAS, by Ordinance 2013-10, duly adopted July 17, 2013, the Township Council adopted a Redevelopment Plan for certain property, including land identified on the municipal tax map of the Township of Florence as Block 160.01, Lot 14 and Block 160.01, Lot 15 (the "Redevelopment Plan"), and

WHEREAS, the Township of Florence is the owner of real property identified as Block 160.01, Lot 4 and Block 160.01, Lot 15 on the official tax map of the Township of Florence (collectively referred to as "the Property"); and

WHEREAS, Section 8(g) of the Redevelopment Law permits a municipality to convey property or improvements to any other party, without public bidding and at such price or prices as it deems reasonable, provided such conveyance is made in conjunction with a redevelopment plan; and

WHEREAS, the Township has determined that the sale of the Property to the Purchaser (as defined below) will further the goals of the Redevelopment Plan; and

WHEREAS, the Burlington Coat Factory Warehouse Corporation (the "Purchaser"), which owns and has developed property in direct proximity to the Property and desires to develop or cause to be developed the Property in accordance with the Redevelopment Plan following its acquisition of the Property; and

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 authorizes the sale of the property designated on the official tax map of the Township of Florence as Block 160.01, Lot 14 and Block 160.01, Lot 15 to the Burlington Coat Factory Warehouse Corporation or their successors and assigns subject to the terms of the agreement of sale.
2. The Buyers of the property are required to merge the purchased lot into their contiguous lot upon closing of title.
3. Any use of the property shall be consistent with Township land use ordinances and the Redevelopment Plan.
4. The Township is offering the property for sale in its present condition. The property is sold "as is" and the Township makes no representations or warranties regarding the condition of the property or its suitability for any purpose.
5. Title shall be transferred by way of a bargain and sale deed with covenants as to grantor acts and the property shall be conveyed subject to all the conditions of this ordinance. The Township is conveying this property subject to any easements, restrictions of record and the conditions of this ordinance.
6. 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 sale of the property, with a purchase price in the amount of \$775,000.00.

JERRY SANDUSKY
COUNCIL PRESIDENT

JOY M. WEILER, RMC/MMC
TOWNSHIP CLERK

TOWNSHIP OF FLORENCE
NOTICE OF PENDING ORDINANCE

Ordinance No. 2015-13

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PROPERTY LOCATED WITHIN A DESIGNATED REDEVELOPMENT AREA
AND OWNED BY THE TOWNSHIP OF FLORENCE AND IDENTIFIED ON
THE MUNICIPAL TAX MAP AS BLOCK 160.01, LOT 14 AND BLOCK
160.01 LOT 15

Take Notice that the Ordinance identified above which authorizes the Township to sell certain vacant real property no longer needed for public use, has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on May 20, 2015. It will be considered for final passage after public hearing to be held on June 3, 2015, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

The Ordinance will take effect immediately upon adoption and publication as required by law.

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 free of charge on request 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