

TOWNSHIP OF FLORENCE

ORDINANCE 2016-32

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY KNOWN AS BLOCK 165.01, LOT 2.01, BLOCK 165.04, LOT 63 AND BLOCK 165.07, LOT 17 IN THE TOWNSHIP OF FLORENCE FOR OPEN SPACE, REDEVELOPMENT AND POTENTIAL ROAD IMPROVEMENT PURPOSES

**WHEREAS**, there is within the Township of Florence ("Township"), certain real property known as Block 165.01, Lot 2.01 on the official tax map of the Township ("Parcel One") and consists of +/- 8.34 acres, which the Township believes is appropriate for acquisition for potential public roadway expansion projects; and

**WHEREAS**, there is within the Township, certain real property known as Block 165.04, Lot 63 on the official tax map of the Township ("Parcel Two") and consists of +/- 8.87 acres, which the Township believes is appropriate for acquisition for redevelopment purposes; and

**WHEREAS**, there is within the Township, certain real property known as Block 165.07, Lot 17 on the official tax map of the Township ("Parcel Three") and consists of +/- 11.15 acres, which the Township believes is appropriate for acquisition for open space 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 appraisals for the properties to establish their fair market values; and

**WHEREAS**, the Township has determined that there is a need to acquire the parcels to preserve open space within the community and ensure adequate land for potential roadway improvements and other public improvements;

**WHEREAS**, the Township and the record owner of the three parcels 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 an

amount not to exceed \$2,900,000.00 in order to acquire the three parcels; and

**WHEREAS**, the Township is acquiring the property 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 property consistent with law and pursuant to this Ordinance; and

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

**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 purchase and acquires the above referenced parcels, 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 property, with a purchase price up to \$2,900.000.00, and subject to the conditions set forth in this Ordinance above.

**THEODORE J. LOVENDUSKI**  
**COUNCIL PRESIDENT**

**JOY M. WEILER, RMC/MMC**  
**TOWNSHIP CLERK**

**TOWNSHIP OF FLORENCE  
NOTICE OF PENDING ORDINANCE  
Ordinance No. 2016-32**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
KNOWN AS BLOCK 165.01, LOT 2.01, BLOCK 165.04, LOT 63 AND  
BLOCK 165.07, LOT 17 IN THE TOWNSHIP OF FLORENCE FOR OPEN  
SPACE, REDEVELOPMENT AND POTENTIAL ROAD IMPROVEMENT  
PURPOSES**

**Take Notice** that the Ordinance identified above which authorizes the Township to acquire certain real property, has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on October 5, 2016. It will be considered for final passage after public hearing to be held on October 19, 2016, 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