

TOWNSHIP OF READINGTON

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF
CERTAIN REAL PROPERTY KNOWN AS BLOCK 21, LOT 4 IN THE TOWNSHIP OF
READINGTON, HUNTERDON COUNTY FROM SOLIS**

Ordinance #13-2024

WHEREAS, there exists certain real property known as Block 21, Lot 4 on the official tax map of in the Township of Readington consisting of approximately 4.4 +/- acres lands and structures owned by Mario R. Solis, which is commonly known as 520 Mountain Road (“the Property”); and

WHEREAS, the Township of Readington (hereinafter the “Township”) has determined that there is a beneficial public interest in acquiring the Property for open space, conservation, passive recreation and/or other public purposes; and

WHEREAS, the Township is authorized pursuant to N.J.S.A. 40A:12-1 et seq. to acquire the Property for public purposes; and

WHEREAS, funding for this purchase is anticipated to come from a Hunterdon County Open Space Trust Fund Grant, and/or from the Township’s Open Space Trust Fund, and/or NJDEP Green Acres, or other available grant source; and

WHEREAS, sufficient funding from the proposed purchase and costs thereof is available from the Township's Open Space Trust Fund; and

WHEREAS, in the interest of negotiating a timely and mutually acceptable voluntary transaction between the Township and the owner of the Property, it is and has been the policy of the Township to negotiate with the owner of the Property on the basis of fair market value; and

WHEREAS, the purchase shall be made subject to and in accordance with the conditions set forth in the Contract of Sale on file with the Township Clerk’s Office, and any agreed-upon amendments thereto, for a negotiated price of \$ 300,000, plus acquisition and closing costs of approximately \$20,000 for an estimated total of \$320,000; and

WHEREAS, the transaction is subject to Seller's demolition and removal of all structures and debris on the property at Seller's expense, and satisfaction of other conditions as set forth in the contract, a satisfactory deed and other conveyance documents for the Property being submitted to the Township at closing of title on the Property, County, and Green Acres’ approval, as may be necessary for initial funding, or reimbursement thereof, as applicable.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Readington in the County of Hunterdon and State of New Jersey, as follows:

Section One. For the reasons set forth above, which are incorporated herewith as if fully repeated herein, the Township Committee hereby authorizes the purchase of the property known as Block 21, Lot 4 on the official tax map of the Township of Readington (520 Mountain Road) from Mario R. Solis for a purchase price of \$300,000, plus \$20,000 in anticipated acquisition and closing costs, and conditioned upon satisfaction of the conditions set forth in the contract, and the receipt of a grant from the Hunterdon County Open Space Trust, or grant source. A maximum up to \$320,000 including acquisition and closing costs, is authorized to be appropriated from the Township's Open Space Trust Fund, as applicable or as necessary to complete the transaction. The Township is authorized to accept and record the Sellers' deed with the Office of the Hunterdon County Clerk following the closing of title on the Property.

Section Two. The Mayor, Deputy Mayor, Administrator, Township Clerk of the Township and designated Township Attorney are hereby authorized and directed to take all reasonable, necessary and lawful steps including execution of any and all necessary documents, toward the acquisition of said Property, in the manner and subject to the terms and conditions specified above, and are further authorized and directed to make the aforesaid payment to the owners of the Property.

Section Three. All ordinances or parts of ordinances deemed to be inconsistent with this Ordinance are hereby repealed.

Section Four. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **APRIL 15, 2024** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **MAY 6, 2024** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK