

**TOWNSHIP OF FLORENCE
ORDINANCE 2016-33**

**AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN
VACANT PROPERTY OWNED BY THE TOWNSHIP OF FLORENCE
NOT NEEDED FOR PUBLIC USE**

WHEREAS, the Township of Florence is the owner of real property identified as Block 165.04, Lot 63 on the official tax map of the Township of Florence and consists of +/- 8.87 acres (the "property"); and

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., permits the sale of municipal property at a private sale under certain circumstances, particularly when the property is no longer needed for public use; and

WHEREAS, the Township Council has determined that the property is not needed for public use and it is in the best interest of the Township to sell this 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 authorizes the sale of the property designated on the official tax map of the Township of Florence as Block 165.04, Lot 63 to Community Investment Strategies, Inc. or their successors and assigns subject to the terms of the agreement of sale.
2. Any use of the property shall be consistent with Township land use ordinances and a Redevelopment Plan that the Township intends to adopt specifically for this property and other properties.
3. 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.

4. 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.
5. 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 an amount up to \$1,100,000.00.

THEODORE J. LOVENDUSKI
COUNCIL PRESIDENT

JOY M. WEILER, RMC/MMC
TOWNSHIP CLERK

**TOWNSHIP OF FLORENCE
NOTICE OF PENDING ORDINANCE
Ordinance No. 2016- 33**

**AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN
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NOT NEEDED FOR PUBLIC USE**

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 October 5, 2016. It will be considered for final passage after public hearing to be held on December 7, 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