

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: 0-2-2023-009

ORDINANCE OF THE TOWNSHIP OF MONROE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AUTHORIZING THE ACQUISITION OF BLOCK 62, LOT 3.05 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE MORE COMMONLY KNOWN AS 319 SPOTSWOOD GRAVEL HILL ROAD

WHEREAS, pursuant to the Local Land and Building Law, N.J.S.A. 40A:12-1, et seq., the Township of Monroe (the "Township") has the power to acquire real property; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5, the Township has the power to acquire any real property for a public purpose through a negotiated agreement process; and

WHEREAS, in June of 2021, a former assisted living facility known as Meadowview Care Center, which was located at Block 62, Lot 3.05 on the Official Tax Map of the Township of Monroe, more commonly known as 319 Spotswood Gravel Hill Road, (the "Property"), was closed by order of the state due to health and safety concerns; and

WHEREAS, the Township determined that the potential now exists to acquire the Property and construct or have constructed a municipally sponsored 100% affordable housing project on the Property, the units of which may be applied towards the Township's ongoing and future constitutional obligation to provide its fair share of the regional need for low- and moderate-income housing or for other municipal public purposes; and

WHEREAS, Monroe Capital Partners, LLC, a New Jersey limited liability company, and the Township have agreed to the voluntary conveyance of Block 62, Lot 3.05 located at 319 Spotswood Gravel Hill Road to the Township for a consideration of \$3,000,000.00; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe as follows:

- 1. The acquisition by negotiated agreement of Block 62, Lot 3.05 located at 319 Spotswood Gravel Hill Road from Monroe Capital Partners, LLC is hereby authorized.
2. The Township Attorney and Business Administrator are hereby authorized to take all actions necessary to acquire the Property through voluntary negotiations.
3. The Mayor and Township Clerk are hereby authorized to sign and witness, respectively, any contract of sale or other documents necessary to acquire the interests in the Property, subject to the review by the Township Attorney.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

BE IT FURTHER ORDAINED, that any ordinance of parts thereof in conflict with the provision of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

SO, ORDAINED as aforesaid.

Miriam Cohen
MIRIAM COHEN, Council President

Table with 7 columns: COUNCIL, MOTION, SECOND, AYE, NAY, ABSTAIN, ABSENT. Rows include Councilman Siegel, Councilman Dipierro, Councilman Schneider, Council V. President Van Dzura, and Council President Cohen.

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on February 6, 2023. Said Ordinance will again be read and considered for final passage at the next scheduled meeting of the Monroe Township Council to be held on March 6, 2023 at 6:30 p.m. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.



PATRICIA REID, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – March 6, 2023						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Siegel		X	X			
Councilman Dipierro			X			
Councilman Schneider	X		X			
Council V. President Van Dzura			X			
Council President Cohen			X			

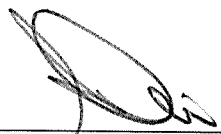
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MAYORAL APPROVAL

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.



STEPHEN DALINA, Mayor

Date signed: 3/7/2023



Township of Monroe

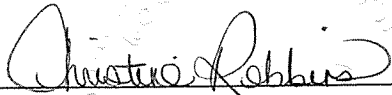
County of Middlesex

PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Christine Robbins, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on February 10, 2023.



Christine Robbins, Deputy Township Clerk

Ad Number: 0005588441

Run Dates: 02/10/2023

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-2-2023-009

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK 62, LOT 3.05 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE MORE COMMONLY KNOWN AS 319 SPOTSWOOD GRAVEL HILL ROAD", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on February 6, 2023 and will be further considered for final passage after a Public Hearing during the council meeting to be held on March 6, 2023 at 6:30 p.m. in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831. At said time and place, all persons will be granted the opportunity to be heard concerning this Ordinance prior to its consideration for adoption by Council.

The purpose of this Ordinance is to authorize the acquisition of the above mentioned property for consideration of \$3,000,000.00 to be used to construct a municipally sponsored 100% affordable housing project on the Property, the units of which may be applied towards the Township's ongoing and future constitutional obligation to provide its fair share of the regional need for low- and moderate-income housing or for other municipal public purposes.

The proposed Ordinance in its entirety can be viewed on the Township website, www.monroetwp.com and is on file in the Municipal Clerk's Office. Copies may be obtained without charge between the hours of 8:30am and 4:30pm. Monday through Friday.

Patricia Reid, Municipal Clerk
(\$26.52)

0005588441-01



Township of Monroe

County of Middlesex

PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
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Affidavit of Publication

I, Christine Robbins, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on March 13, 2023.

Christine Robbins, Deputy Township Clerk

Ad Number: 0005624394

Run Dates: 03/13/2023

MONROE TOWNSHIP, MIDDLESEX COUNTY NOTICE OF FINAL ADOPTION

Notice is hereby given that the following entitled Ordinance was introduced and passed on First Reading at the regular meeting of the Monroe Township Council held on February 6, 2023. Furthermore, this Ordinance was adopted after a Public Hearing was held at the March 6, 2023 meeting of the Monroe Township Council which was held in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831 and was thereafter approved and signed by the Mayor on March 7, 2023.

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CHRISTINE ROBBINS, R.M.C.
Monroe Township Deputy Municipal Clerk
(\$18.72)

0005624394-01