

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, Council President

RECORDED VOTE – INTRODUCTION – February 6, 2023						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Siegel		X	X			
Councilman Dipierro			X			
Councilman Schneider			X			
Council V. President Van Dzura	X		X			
Council President Cohen			X			

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						
Councilman Dipierro						
Councilman Schneider						
Council V. President Van Dzura						
Council President Cohen						

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319 SPOTSWOOD GRAVEL HILL ROAD**

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: _____