

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

AN ORDINANCE AUTHORIZING A LEASE ON A PORTION OF MUNICIPALLY OWNED PROPERTY KNOWN AS BLOCK 73, LOT 15 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON TO RARITAN HEADWATERS ASSOCIATION, A NON-PROFIT ASSOCIATION

Ordinance #07-2023

WHEREAS, the Township is the owner of certain property known as Block 73, Lot 15 in the Township of Readington, having a street address of 5 Dart's Mill Road, and located within the historic community known as "Darts Mills" (the "Property"); and

WHEREAS, the Property contains a house which was formerly used a residence; and

WHEREAS, the Township seeks to enter into a lease *for a portion of* the house on the Property with the Raritan Headwaters Association, a non-profit 501C-3 organization of the State of New Jersey, for use as office and meeting purposes; and

WHEREAS, the Raritan Headwaters Association, as described in the mission statement and on its website, was formed for the purpose of protecting the North and South Branch Raritan watershed, which watershed covers 470 square miles and includes 38 municipalities in Hunterdon, Somerset and Warren Counties; and

WHEREAS, the activities of the Raritan Headwaters Association include protecting the North and South Branch Raritan watershed through science, education, land preservation, and advocacy; and

WHEREAS, the Property is located within and adjacent to the South Branch of the Raritan River; and

WHEREAS, the Township is authorized to enter into a lease for a public purpose with a non-profit organization pursuant to N.J.S.A. 40A:12-14(c) and any other applicable law, subject to conditions; and

WHEREAS, the Township believes that the activities conducted by the Raritan Headwaters Association in seeking to protect clean water, particularly in the North and South Branch Raritan watershed, serve the public purpose of promoting the health, safety, morals and general welfare of the community as set forth in N.J.S.A. 40A:12-15(i), both within Readington Township and its surrounding areas.

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

Section 1. The above preambles are made a part hereof without being repeated.

Section 2. The Township of Readington is authorized to enter into a lease with Raritan Headwaters Association for use of *a portion of the house (primarily second floor) and portion of the parking area* on the municipally owned property known as Block 73, Lot 15, located at 5 Dart's Mill Road *for a term of two years, beginning on July 1, 2023 and ending on June 30 2025, at the rate of \$450 per month, with the possibility of one or more yearly extensions, at a rental rate to be negotiated.*

Section 3. Among the other provisions and conditions set forth in the lease, as required by N.J.S.A. 40A: 12-14, the lease shall also contain the following provisions:

a. Municipal Clerk is in charge of enforcement of the lease conditions;

b. a requirement for the lessee to annually submit a report to the Township describing the uses and activities of the lessee in furtherance of the public purpose for which the lease was granted; the approximate value or cost, if any, of such activities in furtherance of the public purpose; and an affirmation of the continued tax-exempt status of the non-profit corporation pursuant to both State and federal law.

Section 4. The lease shall also be conditioned on the attaining all approvals, permits or certificates from the applicable Municipal, County, State and/or Federal agencies needed to rent the Property to the proposed Lessee.

Section 5. On behalf of the Township Committee of the Township of Readington, the Mayor, Deputy Mayor, Township Administrator/Clerk and Township Attorney, as appropriate, are authorized to prepare and sign any and all documentation necessary to effectuate the aforesaid lease with the Raritan Headwaters Association

Section 6. Severability.

If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 7. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **MARCH 6, 2023** 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 **MARCH 20, 2023** 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