

**TOWNSHIP OF READINGTON**

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

***AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY KNOWN AS BLOCK 73, LOTS 23.01 AND 25 IN THE TOWNSHIP OF READINGTON AND BLOCK 37, LOT 1 AND BLOCK 28, LOT 1 IN RARITAN TOWNSHIP, HUNTERDON COUNTY AND STATE OF NEW JERSEY FROM BEITZ AND APPROPRIATING THE SUM OF \$26,000 FROM THE OPEN SPACE TRUST FUND OF THE TOWNSHIP OF READINGTON***

***ORDINANCE #10-2023***

***WHEREAS***, there exists certain real property known as Block 73, Lots 23.01 and 25 on the official tax map of in the Township of Readington consisting of approximately 12.25+/- acres, and known as Block 28, Lot 1 and Block 37, Lot 1, consisting of 3.77+/- acres, which property is commonly known as 24 River Road, Flemington, NJ (hereinafter the "Property"), which Property is owned by Frank J. and Sita Beitz, and the Estate of Ruth E. Beitz (hereinafter referred to collectively as "Beitz"); and

***WHEREAS***, the Township of Readington (hereinafter the "Township") has determined that there is a beneficial public interest in acquiring the Property and the riparian rights pertaining to it, 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, 12-4 and 12-5 et seq. to acquire the Property for public purposes; and

***WHEREAS***, the amount of \$ 26,000.00 is hereby authorized and appropriated from Readington Township's Open Space Trust Fund in order to fund the Township's share of the cost of acquiring the Property, which sum also includes advancements for certain acquisition costs and expenditures related to the purchase ; and

***WHEREAS***, the remainder of the funding for this purchase is anticipated to come from a joint acquisition and funding agreement with grants/funding to be provided by certain non-profit conservation entities, adjacent Raritan Township, the County of Hunterdon, and the NJ Green Acres program; and

***WHEREAS***, in the interest of negotiating a timely and mutually acceptable voluntary transaction between the Township and the owner of the Property, the purchase price of the Property has been negotiated with the owner of the Property on the basis of fair market value; and

***WHEREAS***, the purchase is subject to and in accordance with the conditions set forth in

the Agreement of Sale on file with the Township Clerk's Office, and any agreed-upon amendments thereto, for the negotiated price of \$ 692,000.00, and, is further, contingent upon the consent and approval of all participating funding entities, and the successful completion of a funding agreement among the Township and the anticipated funding entities, and, if necessary, the assignment of this Agreement of Sale to one or more of those entities, in order to acquire the Property and provide the costs of closing.

**WHEREAS**, the transaction is subject to a satisfactory deed and other closing documents for the Property being submitted by the Sellers to the Township at closing of title on the Property.

**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, Township Committee hereby authorizes the purchase of Block 73, Lots 23.01 and 25 on the official tax map of the Township of Readington, and Block 37, Lot 1 and Block 38, Lot 1 on the official tax map of the Township of Raritan, owned by Beitz for the purchase price of \$692,000.00, conditioned on the successful completion of a funding agreement among the Township and anticipated funding non-profit conservation partners, the County of Hunterdon, and the Township of Raritan, State of New Jersey Green Acres, and the receipt of the required funding necessary to complete the transaction, the adoption of any necessary funding ordinance(s), and the fulfillment of the terms of the Agreement of Sale, and any amendments thereto. In the event assignment of the Agreement of Sale to one or more funding partners is required in order for funding and acquisition to take place, the Township hereby authorizes same.

Section Two. The amount of \$ 26,000.00 is hereby authorized and appropriated from Readington Township's Open Space Trust Fund in order to partially fund the Township's share of the cost of acquiring the Property, which sum also includes advancements for certain acquisition costs and expenditures related to the purchase.

Section Three. The Mayor, Deputy Mayor, Administrator/ Clerk of the Township and 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 negotiated 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 Four. All ordinances or parts of ordinances deemed to be inconsistent with this Ordinance are hereby repealed.

Section Five. 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 **MAY 1, 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 **MAY 15, 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