

**TOWNSHIP OF READINGTON**

**AN ORDINANCE AMENDING ORDINANCE #13-2024 AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY KNOWN AS BLOCK 21, LOT 4 IN THE TOWNSHIP OF READINGTON, HUNTERDON COUNTY FROM SOLIS**

**Ordinance #25-2024**

**WHEREAS**, the Township Committee of the Township of Readington adopted Ordinance #13-2024 on May 6, 2024 ("Ordinance") for the acquisition of real certain property consisting of approximately 4.4 +/- acres owned by Mario R. Solis, located 520 Mountain Road, and known as Block 21, Lot 4 of the official tax map of the Township of Readington ("the Property"), and

**WHEREAS**, as stated in the Ordinance, the Township of Readington (hereinafter the "Township") has determined that there is a beneficial interest in acquiring the Property 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 et seq. to acquire the Property for public purposes; and

**WHEREAS**, pursuant to the Ordinance, the Township entered into a contract to purchase the property dated April 15, 2024; and

**WHEREAS**, since the adoption of the aforesaid Ordinance, additional partnership and funding opportunities to purchase the property have become available thereby reducing the acquisition costs to be paid by the Township; and

**WHEREAS**, it is necessary to amend the Ordinance to provide for approval of a Cooperative Purchase Agreement with Raritan Headwaters Association, a N.J. Non-profit Corporation ("RHA") and the County of Hunterdon, and funding by Green Acres, which Cooperative Purchase Agreement provides for a partial assignment of the Township's contract to RHA, and full conveyance by RHA back to the Township at closing; and

**WHEREAS**, a copy of the Cooperative Purchase Agreement is on file in the Township Clerk's office; and

**WHEREAS**, the Township's contract for the purchase of the Property currently anticipates a possible assignment to Raritan Headwaters Association and/or the County of Hunterdon, if necessary for funding purposes ;and

**WHEREAS**, funds for the Township's portion of the purchase are available, as the Township previously authorized a total of \$320,000 from its Open Space Trust Fund to cover both the purchase price and closing costs/due diligence for the acquisition. As a result of the proposed Cooperative Purchase Agreement, the Township will only be required to expend \$93,200.00 toward the purchase price, plus due diligence and acquisition costs, and

**WHEREAS**, the transaction is subject to Seller's removal and demolition of all structures and debris on the property at Seller's expense, and satisfaction of other conditions as set forth in the contract, a satisfactory deed and other conveyance documents for the Property being submitted to the Township at closing of title on the Property, County, and Green Acres' approval, as may be necessary for initial funding, or reimbursement thereof, as applicable.

**NOW, THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Readington, County of Hunterdon, and State of New Jersey, that Ordinance #13-2024 shall be amended as follows (deletions are signified ~~thus~~ and new language is signified thus):

**Section One.** For the reasons set forth above, which are incorporated herewith as if fully repeated herein, the Township Committee hereby authorizes the purchase of the property known as Block 21, Lot 4 on the official tax map of the Township of Readington (520 Mountain Road) from Mario R. Solis for a purchase price of \$300,000, plus \$20,000 in anticipated acquisition and closing costs, and conditioned upon satisfaction of the conditions set forth in the contract, and any amendments thereto, and the successful completion of a Cooperative Purchase Agreement with, and receipt of a the necessary grant funds from the Hunterdon County Open Space Trust, Raritan Headwaters or other grant source in order to complete the transaction. A maximum up to \$320,000 including acquisition and closing costs, is authorized to be appropriated from the Township's Open Space Trust Fund, as applicable or as necessary to complete the transaction. The Township is authorized to accept and record the Sellers' deed with the Office of the Hunterdon County Clerk following the closing of title on the Property. The Township also authorizes assignment of the purchase contract for the Property to Raritan Headwaters Association and conveyance to RHA as required in the Cooperative Purchase Agreement

**Section Two.** The Mayor, Deputy Mayor, Administrator, Township Clerk of the Township and designated 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 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. In addition, the Township may agree to amend the contract with Seller to allow for the Township (or its vendors) to undertake the demolition and/or removal of the structures on the Property, and/or other cleanup as required, prior to closing, provided the Seller either reimburses or credits the Township for the costs thereof at closing.

**Section Three.** All other portions of Ordinance #13-2024 not amended by this Ordinance shall remain in effect.

**Section Four.** 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 **SEPTEMBER 3, 2024** 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 **OCTOBER 7, 2024** 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