



**BOROUGH OF LAWNSIDE
ORDINANCE NO. 10- 2021**

ORDINANCE OF THE BOROUGH OF LAWNSIDE AUTHORIZING THE ACCEPTANCE OF A DEED FOR THE ACQUISITION OF REAL PROPERTIES DESIGNATED AS BLOCK 605, LOT 2 AND BLOCK 510, LOTS 21 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF LAWNSIDE

WHEREAS, in order to stimulate redevelopment, the Council of the Borough of Lawnside (“**Borough Council**”) by Resolution No. 151-FY-2005 determined that Block 405, Lot 1; Blocks 502-507 inclusive; Block 508, Lot 1; Blocks 509-512 inclusive; Block 601 inclusive; Block 602, Lots 23 and 24; Block 605, Lots 1 and 2; Block 701 inclusive (except for Lots 10, 11, 12, 13 and 20); and Block 1004, Lots 30 and 31 on the Official Tax Map of the Borough is an “area in need of redevelopment” (“**Redevelopment Area**”) under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“**Redevelopment Law**”); and

WHEREAS, thereafter, the Planning Board reviewed and voted to recommend the approval of a redevelopment plan for the Redevelopment Area on May 9, 2005 and provided its recommendation by Resolution adopted on May 31, 2005, and Borough Council on July 6, 2005 by Ordinance No. 14-FY-2005, adopted the redevelopment plan for the designated properties (“**Redevelopment Plan**”) which sets forth the plan for the redevelopment of the Redevelopment Area; and

WHEREAS, on March 13, 2013 the Borough entered into a redevelopment agreement with Vineland Construction Co. (“**Redeveloper**” or “**VCC**”), which agreement has been amended by the First Amendment dated on June 9, 2019, and by the Second Amendment pursuant to Resolution 72-2021 approving Concept Plan 3 (which agreement as amended is referred to herein as “**Redevelopment Agreement**”) setting forth the terms and conditions on which VCC would employ the considerable property owned by it, along with other property in the Redevelopment Area, for the purpose of implementing the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan provides for the area along the Cooper River, most of which property is owned by the Borough of Lawnside, to be reserved for passive recreational activities (the “**Greenway Area**”); and

WHEREAS, pursuant to the Redevelopment Agreement, if the Redeveloper was to acquire Block 605, Lot 2, it would convey the property by deed to the Borough, at no cost to the Borough, for use as part of the Greenway Area; and

WHEREAS, the Redeveloper has acquired Block 605, Lot 2, and is prepared to convey the lot to the Borough, pursuant to the Redevelopment Agreement; and

WHEREAS, the Redevelopment Agreement further provides that the Redeveloper will convey Block 510, Lot 21, which it owns, to the Borough, at no cost to the Borough, for use as part of the Greenway Area; and

WHEREAS, N.J.S.A. 40A:12A-22(i) authorizes a municipality to acquire real property by contribution, gift, grant, bequest, devise, purchase, or otherwise; and

WHEREAS, N.J.S.A. 40A:12-5 requires that the acquisition of real property by municipalities be accomplished by ordinance; and;

WHEREAS, the Borough Council has determined that accepting this deed and thereby acquiring fee simple interest in the subject real properties is in the best interest of the Borough and in furtherance of the goals and objectives of the Redevelopment Plan;

