

**17-11**  
**ORDINANCE OF THE BOROUGH OF  
MERCHANTVILLE, COUNTY OF CAMDEN AND  
STATE OF NEW JERSEY APPROVING THE  
ACQUISITION OF CERTAIN LAND BY THE  
BOROUGH OF MERCHANTVILLE FROM  
ALEXANDER KAGANOVICK, ELENA  
KAGANOVICK, AND/OR SETERUS, INC., AND  
AUTHORIZING THE LITIGATION NECESSARY TO  
IMPLEMENT SAID ACQUISITION**

**WHEREAS**, the Borough of Merchantville (hereinafter “Merchantville”) is a municipal entity organized under the laws of the State of New Jersey and located in Camden County; and

**WHEREAS**, Merchantville, pursuant to and in furtherance of the authority granted to the municipality under the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq. and N.J.S.A. 55:19-78, had determined it necessary for a public purpose (the redevelopment or repair of property being maintained as an abandoned property) to acquire this property pursuant to the Borough’s authority under the Eminent Domain Act of 1971, N.J.S.A. 20:3-1, et seq. and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78, et seq.;

**WHEREAS**, the Alexander Kaganovick, Elena Kaganovick and/or Seterus, Inc. is/are the owner(s) of real property located at 507 West Maple Avenue, more fully described as Lot 11 in Block 5 on the Official Tax Map of the Borough of Merchantville; and

**WHEREAS**, Merchantville has made a determination that no compensation that it will cost far more to rehabilitate the Abandoned Property than the Borough can recoup from the sale of the rehabilitated Abandoned Property, the Borough takes the position that, pursuant

to the rebuttable presumption mandated by New Jersey's Abandoned Property Rehabilitation Act, N.J.S.A. 55:19-102, the fair market value of this Abandoned Property is zero and therefore no compensation is due; and

**WHEREAS**, it is believed that this bona fide offer to purchase this property made by Merchantville has been rejected by Alexander Kaganovick, Elena Kaganovick and/or Seterus, Inc.; and

**WHEREAS**, Merchantville wishes to assert its rights of eminent domain and commence a condemnation action to acquire this property from Alexander Kaganovick, Elena Kaganovick and/or Seterus, Inc.; and

**WHEREAS**, the acquisition of this property by Merchantville is consistent with and in furtherance of the above-mentioned redevelopment agreement; and

**WHEREAS**, it is the intention of the Mayor and Borough Council of the Borough of Merchantville to authorize the proper municipal officials to prosecute this litigation and execute the appropriate documents on behalf of the Borough of Merchantville in furtherance of this property acquisition.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Borough Council of the Borough of Merchantville, County of Camden, State of New Jersey that, pursuant to and in furtherance of the authority granted to the municipality under the under the Eminent Domain Act of 1971, N.J.S.A. 20:3-1, et seq. and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78, et seq., the acquisition of the real property located at 507 West Maple Avenue, in the Borough of Merchantville, more fully described as Lot 11 in Block 5 on the

Official Tax Map of the Borough of Merchantville from the Alexander Kaganovick, Elena Kaganovick, and/or Seterus Inc., is hereby approved; and

**AND BE IT FURTHER ORDAINED** that Edward F. Brennan, Mayor of the Borough of Merchantville and Denise Brouse, Borough Clerk of the Borough of Merchantville, be and hereby are authorized to execute the appropriate documents to implement said acquisition on behalf of the Borough of Merchantville.

**AND BE IT FURTHER ORDAINED** that the Timothy J. Higgins, Esquire, Borough Solicitor of the Borough of Merchantville, be and hereby is authorized to prepare and file in the Superior Court any and all documents to implement said acquisition on behalf of the Borough of Merchantville.

**THE BOROUGH OF MERCHANTVILLE**

**BY:** \_\_\_\_\_  
**EDWARD F. BRENNAN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**DENISE BROUSE, BOROUGH CLERK**

The foregoing Ordinance was introduced by the Mayor and Borough Council at the regular meeting held on November 13, 2017. This Ordinance will be considered for adoption on final reading and public hearing to be held on November 27, 2017 at 7:30 p.m. in the Council Meeting Room, Merchantville Borough Hall, 1 West Maple Avenue, Merchantville, New Jersey.

The purpose of this Ordinance is to approve the acquisition of certain land by the Borough of Merchantville from Alexander Kaganovick, Elena Kaganovick, and/or Seterus Inc. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Merchantville Borough Hall, 1 West Maple Avenue, Merchantville, New Jersey.