

R17-52
**RESOLUTION OF THE BOROUGH OF
MERCHANTVILLE, COUNTY OF CAMDEN AND
STATE OF NEW JERSEY APPROVING THE SALE OF
CERTAIN LANDS BY THE BOROUGH OF
MERCHANTVILLE TO ST. JOSEPH'S CARPENTER
SOCIETY AND AUTHORIZING THE EXECUTION OF
ALL DOCUMENTS NECESSARY TO IMPLEMENT
SAID SALE**

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 New Jersey Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-102 et seq., has entered into a Memorandum of Understanding with St. Joseph's Carpenter Society to acquire and rehabilitate certain properties in the Borough of Merchantville; and

WHEREAS, St. Joseph's Carpenter Society, a not-for-profit corporation of the State of New Jersey, whose principal place of business is located at 22 Church Street, Camden, New Jersey 08105, and wishes to purchase from the Borough of Merchantville certain real property more commonly referred to as Block 57, Lot 26, of the Borough of Merchantville Tax Map, otherwise known as 19 West Chestnut Street in the Borough of Merchantville; and

WHEREAS, Merchantville wishes to sell the above referenced property to St. Joseph's Carpenter Society for consideration in the amount of One (\$1.00) Dollar, together with:

a the final, unappealable, award or price paid or to be paid to the property owner(s) as the just compensation value determined by the condemnation process either in bona fide negotiations with the said property owner or as a result of the proceedings before the Condemnation Commissioners or the Superior Court;

b. costs incurred by Merchantville associated with the investigation and remediation of all environmental conditions at the property necessary for the approval of all applicable regulatory agencies, if any;

c. costs and fees incurred by Merchantville in complying with the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-102 et seq., (“Abandoned Properties Law”) and the Eminent Domain Law, N.J.S.A. 20:30-1 et. seq. (“Eminent Domain Law”) including, but not limited to, professional services, expert fees, inspections, appraisals, environmental investigations, and, if applicable, the costs associated with the relocation of existing tenants under the N.J.S.A. 20:4-1 (“Relocation Assistance Act”), court deposits and court costs and fees associated with bona-fide negotiations, commissioner hearings, court proceedings and challenges to property acquisition; excluding any costs incurred by the Borough in placing the property on the Abandoned Properties List; and

d. any other reasonable and appropriate out-of-pocket expenses incurred by Merchantville which are associated with the Project, which shall include, but not be limited to all fees and costs of professional, legal, technical or financial consultant, contractor or vendor necessary for the Project; and

WHEREAS, the sale of this property by Merchantville is consistent with and in furtherance of the above-mentioned Memorandum of Understanding with St. Joseph’s Carpenter Society; and

WHEREAS, Merchantville and St. Joseph’s Carpenter Society will reduce the terms and conditions of this Agreement to a Deed and/or Affidavit of Title, among other documents; and

WHEREAS, it is the intention of the Borough Council of the Borough of Merchantville to authorize the proper municipal officials to execute the appropriate Deed and Affidavit of Title

and any other documents necessary to complete this transaction, on behalf of the Borough of Merchantville.

NOW, THEREFORE, BE IT RESOLVED by the 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 New Jersey Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-102 et seq., the sale of real property more fully described as Block 57, Lot 26, of the Borough of Merchantville Tax Map, otherwise known as 19 West Chestnut Street in the Borough of Merchantville to St. Joseph's Carpenter Society is hereby approved; and

AND BE IT FURTHER RESOLVED that Edward F. Brennan, Mayor of the Borough of Merchantville, Timothy J. Higgins, Esquire, Borough Attorney of the Borough of Merchantville and/or Denise Brouse, Borough Clerk of the Borough of Merchantville, be and hereby are authorized to execute the appropriate documents including, but not limited to, a Deed and Affidavit of Title, and all other documents necessary to implement said transaction on behalf of the Borough of Merchantville.

THE BOROUGH OF MERCHANTVILLE

BY: _____
EDWARD F. BRENNAN, MAYOR

ATTEST:

DENISE BROUSE, BOROUGH CLERK

I, **DENISE BROUSE**, Borough Clerk for the Borough of Merchantville, do hereby certify the foregoing to be a true and correct copy of the Resolution adopted at meeting of the Borough Council of the Borough of Merchantville on March 13, 2017, and that said Resolution was passed by a majority vote of the Borough Council of the Borough of Merchantville.

DENISE BROUSE, BOROUGH CLERK