

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY**

ORDINANCE 2021-04

**AN ORDINANCE AUTHORIZING SALE OF MUNICIPAL PROPERTY-
NIKE MISSILE BASE SITE
PURSUANT TO REDEVELOPMENT PLAN**

WHEREAS, the Township of Woolwich purchased property identified on the Tax Maps of the Township of Woolwich as Block 14, Lot 2 and located at 261 Paulsboro Road and commonly known as the former Nike Missile Base Site from the Government Services Administration in 2009; and

WHEREAS, on June 18, 2009 the Township Joint Land Use Board adopted Resolution R-2009-18 recommending that the Township Committee designate the Property an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, on July 20, 2009 the Township Committee adopted Resolution R-2009-165 designating the Property an Area In Need of Redevelopment; and

WHEREAS, thereafter, the Township Committee adopted a redevelopment plan entitled “Nike Missile Site Redevelopment Plan” prepared by J. Timothy Kernan, Maser Consulting, via Ordinance 2017-03 on March 6, 2017; and

WHEREAS, the Redevelopment Law permits the Township Committee, as the redevelopment entity, to contract with redevelopers for the planning, sale and redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, on April 11, 2020 the Township published a Request for Qualification (“RFQ”) for the sale and redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Township received two responses to the RFQ; and

WHEREAS, on August 17, 2020 the Township adopted Resolution No. R-2020-166 selecting Arbok Partners as the potential redeveloper of the property and authorized the negotiation of a Memorandum of Understanding (MOU) and a Redevelopers Agreement with Arbok Partners; and

WHEREAS, the Township wishes to convey the Nike Missile Site; Block 14, Lot 2; and

WHEREAS, following the adoption of the Redevelopment Plan, the Township has negotiated the sale of the property to Paulsboro RD AP LLC, (an entity created by Arbok Partners, LLC) with offices at 239 Washington Street, Suite 301, Jersey City, New Jersey 07302 for a Purchase Price of Two Million and Seven Hundred Thousand and 00/100 Dollars (\$2,700,000.00), subject to certain terms and conditions as set forth in a Contract of Purchase of Real Estate to be executed by and between the Parties;

WHEREAS, the New Jersey Local Housing and Redevelopment Law, N.J.S.A. 40A:12A- 1 et seq. authorizes a municipality to convey property without public bidding, as such prices and upon such terms and conditions as it deems reasonable, provided that the conveyance is made in conjunction with the Redevelopment Plan; and

WHEREAS, the Township Committee wishes to authorize by Ordinance the conveyance of said property to Paulsboro RD AP LLC.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of Woolwich Township, County of Gloucester, State of New Jersey, that:

1. The conveyance of certain property identified as Block 14, Lot 2, located at 261 Paulsboro Road in Woolwich Township consisting of approximately 14.5 acres +/- to Paulsboro RD AP LLC be and the same is hereby authorized, as the property is no longer needed for public municipal use, is the subject of a Redevelopment Plan contemplating the redevelopment of said site, and the Township has negotiated a Purchase Price of Two

Million and Seven Hundred Thousand and 00/100 Dollars (\$2,700,000.00) along with other terms and conditions which the governing body deems to be in the best interests of the municipality.

2. The Contract of Purchase of Real Estate authorizing said conveyance will be in substantially the form provided to the Township Committee and which is attached hereto as Exhibit "A", with such changes as may be approved by the Solicitor or Redevelopment Counsel and the Township's professional advisors, and approved by the Township Administrator.
3. The Mayor and/or Township Administrator shall be authorized to execute any and all documents necessary to effectuate the sale of the Property to Paulsboro RD AP LLC.

INTRODUCTION:
FINAL ADOPTION:
FINAL ADOPTION:

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Vernon Marino, Mayor

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 5TH day of April 2021. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at which time any interested person(s) may be heard. Said meeting is to be conducted on the 19th day of April, 2021 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:00 p.m.

Jane DiBella, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing at a meeting of the Woolwich Township Committee on the 19th day of April, 2021.

Jane DiBella, Clerk

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