

TOWNSHIP OF MOUNT HOLLY

ORDINANCE NO. 2023-10

**AUTHORIZING TRANSFER OF PROPERTY IN
ACCORD WITH REDEVELOPMENT AGREEMENT
WITH STAR STAR URBAN RENEWAL, LLC
14 KING STREET (BLOCK 38, LOT 1)
101 WASHINGTON STREET (BLOCK 38, LOT 2)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) authorizes the Township of Mount Holly (hereinafter the “Township”) to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

WHEREAS, by Ordinance No. 2005-30 the Township adopted a Redevelopment Plan including 14 King Street (Block 38, Lot 1) and 101 Washington Street (Block 38, Lot 2) (collectively the “Property”); and

WHEREAS, the Township designated Star Star Urban Renewal, LLC (hereinafter “Redeveloper”), a limited liability company of the State of New Jersey, having its principal office at 25 Madison Avenue, Mount Holly, New Jersey 08060, as redeveloper of the Property by Resolution 2022-134, adopted on December 12, 2022; and

WHEREAS, this Ordinance authorizes the transfer of the Property, currently held by the Township, to the Redeveloper, which transfer is for \$1.00 but subject to and conditioned upon Redeveloper’s obligations to redevelop the Property in accord with the Redevelopment

Agreement entered into between the parties and authorized by Resolution 2022-134 on December 12, 2022.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Mount Holly, County of Burlington, and State of New Jersey, as follows:

Section 1. Authorization. The Township hereby authorizes the transfer of title to the Property by Deed to the Redeveloper, which transfer shall be for \$1.00 but shall be conditioned upon Redeveloper’s full and timely compliance with the Redevelopment Agreement and the obligations to redevelop the Property set forth therein. The Deed and related documents necessary to effectuate the transfer shall be prepared by the Township Attorney. The Township further authorizes and directs the Mayor and Township Clerk to execute and witness same, as may be required to effectuate the transfer. The Township Manager, Officials, and Attorney are further authorized and directed to carry out such acts as may be necessary to effectuate the transfer in accord with the Redevelopment Agreement and this Ordinance.

Section 2. Repealer. Any and all other ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 3. Severability. In the event that any section paragraph, clause phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 4. Effective Date. This ordinance shall take effect upon proper publication and in accordance with law.

Section 5. Short Title. This Ordinance shall be known as Ordinance 2023-10.

First Reading: August 14, 2023

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor			X				
L. Brown		X	X				
K. Burkus			X				
J. Jones	X		X				
C. Banks			X				

Second Reading: September 11, 2023

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor			X				
L. Brown							X
K. Burkus		X	X				
J. Jones	X		X				
C. Banks			X				

ATTEST:

Sherry L. Marnell
Township Clerk

Chris Banks, Mayor

I HEREBY CERTIFY that the foregoing Ordinance was approved for final adoption by Mayor and Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, at a regular meeting on this 11th day of September, 2023.

SHERRY L. MARNELL, RMC
TOWNSHIP CLERK