

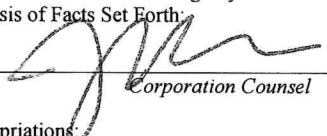
ORDINANCE OF THE CITY OF EAST ORANGE, NEW JERSEY

1st Reading: 01.22.2024

Public Hearing: 02.20.2024

Final Reading: 02.20.2024

Approved as to Form and Legality
On Basis of Facts Set Forth:



1/22/24

Corporation Counsel

Appropriations: _____

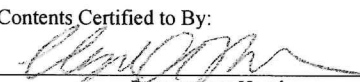
Comptroller

Councilman/Councilwoman _____

Referred to Planning Board: ____/____/____

Received from Planning Board: ____/____/____

Factual Contents Certified to By:



Department Head

Tabled: ____/____/____

Removed From Table: ____/____/____

Presents the following Ordinance:

ORDINANCE NO. 1 OF 2024

AN ORDINANCE TO TRANSFER A CITY PROPERTY TO HILL & HUR INC IN THE GREENWOOD REDEVELOPMENT AREA UNDER THE AUSPICES OF N.J.S.A.40:12A-1 et. seq., KNOWN AS THE “LOCAL REDEVELOPMENT AND HOUSING LAW”

WHEREAS, the City of East Orange owns the following lots:

170 N 18TH STREET (BLOCK 71 LOT 35)

WHEREAS, the aforementioned properties are structures for which the City of East Orange is not utilizing for a public purpose; and

WHEREAS, N.J.S.A. 40A: 12A-1 et seq. authorizes the City of East Orange to convey property without public bidding; and

WHEREAS, the Council designated HILL & HUR INC or an entity to be created via Resolution; and

WHEREAS, the developer proposed to purchase the aforementioned City owned parcel for the negotiated value of Sixteen Thousand Six Hundred and Sixty Dollars (\$16,660), and as follows:

170 N. 18th Street (Block 71, Lot 35) \$16,660 (10% of the assessed value), \$166,600 (full value)

Total purchase price \$16,660

WHEREAS, the price of the parcels is derived from the assessed value of the property located in Greenwood Redevelopment Area to promote the development of vacant and abandoned properties located in the Redevelopment areas; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of East Orange that:

SECTION ONE:

The Mayor and City Clerk are hereby authorized to execute the Contract of Sale and Closing Documents for the aforesaid properties subject to the following conditions:

A. The development of the site must be in accordance with the provisions of the Greenwood Redevelopment Plan.

B. Preliminary Development activities must be completed within six (6) months of the adoption of the Ordinance. (Purchase of land, site plan review, issuance of permits)

C. The project shall be completed within the timetable established in the Redeveloper Agreement.

D. The submission of a development plan and construction schedule, complete with deadlines, and benchmarks subject to penalties for this development project.

SECTION TWO:

That the City Council hereby directs the Office of Corporation Counsel to prepare a Redevelopment Agreement, Contract of Sale, and Deed in accordance with the terms hereof.

SECTION THREE:

Each section of this ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other sections or parts thereof.

SECTION FOUR:

This ordinance shall take effect after final passage and upon expiration of twenty (20) days following publication unless otherwise provided by resolution of this City Council.

SECTION FIVE:

That all ordinances and parts of ordinances and conflicts that are inconsistent with this ordinance are hereby repealed but only to the extent of such conflict or inconsistency.

FIRST READING

Councilmember	AYE	NAY	NV	AB	VETO
GOMEZ	✓				
MONK	✓				
LENEUS	✓				
LEWIS	✓				
FAUNTLEROY	✓				

Councilmember	AYE	NAY	NV	AB	VETO
HOLMAN	✓				
AWE	✓				
GARRETT-WARD	✓				
JAMES				✓	
PULLINS, JR.	✓				

RECORD OF COUNCIL VOTE ON SECOND READING & FINAL PASSAGE

Councilmember	AYE	NAY	NV	AB	VETO
GOMEZ	✓				
MONK	✓				
LENEUS	✓				
LEWIS	✓				
FAUNTLEROY	✓				

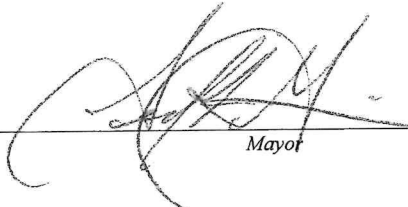
Councilmember	AYE	NAY	NV	AB	VETO
HOLMAN	✓				
AWE				✓	
GARRETT-WARD	✓				
JAMES	✓				
PULLINS, JR.	✓				

X - Indicates Vote AB - Absent NV - Not Voting (Abstain/Excused)

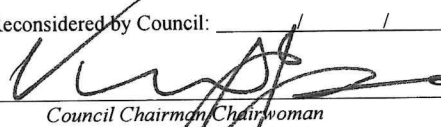
ACTION ON VETO: ✓ to Sustain ✓✓ to Override

Passed on First Reading: 01, 22, 2024
Adopted on Final Reading: 02, 20, 2024
Presented to Mayor: 02, 21, 2024
Approved: 02, 12, 2024 Vetoed: / /

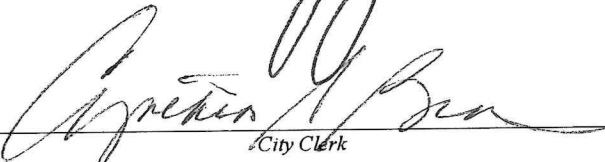
Reconsidered by Council: / /



Mayor



Council Chairman/Chairwoman



City Clerk