

SECOND READING

2024-47

A.

ORDINANCE AUTHORIZING THE LEASE OF CERTAIN PROPERTY OWNED BY THE TOWNSHIP OF WOODBRIDGE, MIDDLESEX COUNTY, NEW JERSEY PURSUANT TO N.J.S.A. 40A:12-14(c)

SECTION I.

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-14(c) authorizes the lease by municipalities of any real property, capital improvements or personal property; and

WHEREAS, the Township of Woodbridge (the "Landlord") is the owner of the lands and buildings located at 267 E. Smith Street, Woodbridge Proper Section, (the "Property") within the Township of Woodbridge, more commonly known as the former school building of the Mt. Carmel Church; and

WHEREAS, the Township is willing to enter into a five (5) year lease, with one five (5) year renewal option, with Our House, Inc., (the "Tenant") 76 Floral Avenue, Murray Hill, NJ 07974, a not for profit corporation that will operate a day program for adults with disabilities; and

WHEREAS, the Municipal Council has determined that leasing the property so that it can be used by Our House, Inc. will provide a benefit to countless numbers of residents of the Township of Woodbridge; and

WHEREAS, the consideration to be paid by Tenant to Landlord for the Lease of the Property is \$18,000 per year, or \$1,500.00 per month; and

WHEREAS, both the Landlord and the Tenant agree to the terms and conditions of the Lease Agreement, copy attached hereto;

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF WOODBRIDGE, County of Middlesex, State of New Jersey, as follows:

1. That the property located at 267 E. Smith Street, Woodbridge Proper, within the Township of Woodbridge shall be leased in accordance with N.J.S.A. 40A: 12-14(c).
2. The term of said lease shall be for five (5) years, with one five (5) year renewal option.
3. The Township is hereby authorized to enter into said Leasehold with Our House, Inc. The Township, its administrators and the Director of Law of the Township of Woodbridge, are hereby authorized to enter into a contract to lease the property as set forth herein and execute any and all documents to effectuate same.

SECTION II. The various parts, sections, clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

SECTION III. Any ordinances and parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV. This Ordinance shall take effect upon final adoption and publication as may be required by law.

ADOPTED: JUL 23 2024

I hereby certify that the above is a true and exact copy of the Ordinance adopted by the Municipal Council of the Township of Woodbridge at their Regular Meeting held on **JUL 23 2024**

JOHN M. MITCH, RMC, CMC, CMR
MUNICIPAL CLERK