

**TOWNSHIP OF WATERFORD
COUNTY OF CAMDEN
STATE OF NEW JERSEY**

ORDINANCE NO. 2016-19

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY
IN ACCORDANCE WITH N.J.S.A. 40A:12-1 ET. SEQ. (LOCAL LANDS AND BUILDINGS
LAW) BY AND BETWEEN THE TOWNSHIP OF WATERFORD AND KEY BUILDERS, L.L.C.
FOR PROPERTY LOCATED AT BLOCK 1205, LOT 2 AND DOUGLAS L. WINTERS FOR
BLOCK 1205, LOTS 3 & 4, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF
WATERFORD, FOR FAIR AND REASONABLE MARKET VALUE FOR THE PUBLIC
PURPOSE OF LAND NEEDED FOR A NEW PUBLIC SAFETY BUILDING**

WHEREAS, the Township of Waterford (“Township”) desires to acquire certain property for the purpose of acquiring land to construct a new Public Safety Building needed for the health, safety and welfare of the citizens of the Township of Waterford; and

WHEREAS, the subject parcels proposed for acquisition are located within the jurisdictional boundaries of the Township of Waterford and more specifically identified on the Township of Waterford Official Tax Maps, as Block 1205, Lot 2 and Block 1205, Lots 3 & 4; and

WHEREAS, Block 1205, Lots 3 & 4 located at 2115/2117 Auburn Avenue, Waterford, consisting of 38,500 square feet or 0.88 acres are owned by Key Builders, L.L.C. of 30 E. Centennial Drive, Medford, N.J. 08055 with a lot size of 200 x 200 and was purchased by the current owner on March 26, 2007 for \$105,000.00; and

WHEREAS, Block 1205, Lot 2, located at 410 White Horse Pike, Waterford, consisting of 21,523 square feet or 0.4941 acres is owned by Douglas L. Winters of 7308 Driftwood Lane, Mays Landing NJ 08330 with a lot size of 105 x 193 and has a total present assessed value of \$99,400.00; and

WHEREAS, the *Local Lands and Buildings Law* set forth in N.J.S.A. 40A:12-5(a), requires that the acquisition of property must be by ordinance; and

WHEREAS, the Township of Waterford, caused to be prepared a Complete Appraisal Self-Contained Report (“Report”) for the subject acquisitions from Harry F. Renwick, Jr., CTA, dated July 21, 2015, a New Jersey Certified General Appraiser, for the subject parcels identified as follows: Block 1205, Lot 2 - \$85,000.00; Block 1205, Lot 3 & 4 - \$75,000.00; and

WHEREAS, the Township of Waterford having entered into an agreement to procure said parcels for a public purpose, specifically, lands needed for the construction of a new Public Safety Building for the following amounts: Block 105, Lot 2 - \$90,000.00; Block 1205, Lot 3 & 4 - \$80,000.00; and

WHEREAS, the law provides that the Township of Waterford may acquire lands for public purposes for consideration that bears a reasonable relation to the value thereof; and

WHEREAS, Township's Special Conflict Solicitor has reviewed the appraisals, the project, the consideration and the proposed acquisition and is of the opinion that the transactions comply with the requirements of *N.J.S.A. 40A:12-1* et seq.

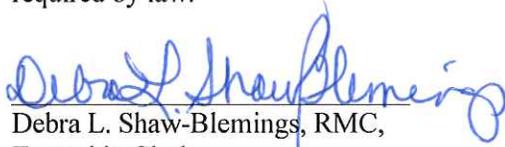
NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Waterford, County of Camden, State of New Jersey, as follows:

Section 1: The provisions of the WHEREAS clauses set forth above are incorporated herein by reference and made a part hereof.

Section 2: The Mayor, Deputy Mayor, Special Conflict Counsel, Clerk, and/or Township Administrator of the Township of Waterford or their designees are hereby authorized and directed to execute any and all legal documents, including but not limited to, an Agreement of Sale and Deed of Acquisition and the like, necessary to effectuate the acquisition of the subject parcels from Key Builders, L.L.C. in the amount of \$80,000.00 and Douglas L. Winters in the amount of \$90,000.00.

Section 3: All ordinances, or parts thereof, inconsistent herewith are hereby rescinded and repealed to the extent of any inconsistency.

Section 4: This Ordinance shall take effect immediately after final passage and publication as required by law.

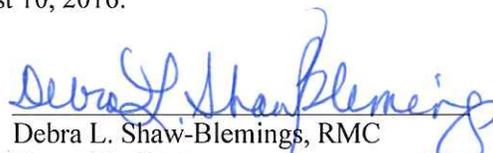

Debra L. Shaw-Blemings, RMC,
Township Clerk


William A. Richardson, Jr.,
Mayor

Introduced: July 27, 2016
Public Hearing: August 10, 2016
Adopted: August 10, 2016

Certified to be a true copy of Ordinance 2016-19 adopted by the Mayor and Township Committee of the township of Waterford at a regular meeting held on August 10, 2016.

Date: August 10, 2016


Debra L. Shaw-Blemings, RMC
Township Clerk