

ORDINANCE NO. O-17-14
TOWNSHIP MEETING DATE - October 10, 2017

ORDINANCE AMENDING CHAPTER 150, SECTION 150-54, FIRE PREVENTION, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows (additions are underlined, and deletions are in [~~brackets~~]):

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Chapter 150, Fees, Section 150-54, Fire Prevention, is hereby amended to read as follow:

150-54 **Fire Prevention.**

A. No change.

B. [~~Life hazard user inspections~~] Special Fire Permits.

Type	Fee
Type 1	[\$35] <u>\$54</u>
Type 2	[\$138] <u>\$214</u>
Type 3	[\$276] <u>\$427</u>
Type 4	[\$414] <u>\$641</u>

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law.

Explanatory Statement:

This Ordinance updates fees for Chapter 150-54, Fire Prevention.

ORDINANCE NO. O-17-13

TOWNSHIP MEETING DATE - October 10, 2017

ORDINANCE AUTHORIZING SALE OF AN UNDERSIZED PARCEL OF REAL PROPERTY (BLOCK 43, LOT 37) TO CONTIGUOUS PROPERTY OWNERS PURSUANT TO N.J.S.A. 40A:12-13(b)(5)

I

WHEREAS, the Township of Freehold is the owner of Block 43, Lot 37 consisting of approximately 1.27 acres, located on Center Street, in the Township of Freehold; and

WHEREAS, the parcel proposed for sale is less than the minimum size required for development, is without capital improvement thereon and is an irregularly shaped parcel; and

WHEREAS, the following lots are adjacent:

1. Block 43, Lot 35 - Iron Mountain Information Management, LLC
1 Federal Street, Boston, MA 02110
2. Block 43, Lot 38 - DCH Investments, Inc.
150 N. Bartlett Street, Medford, OR 97501

WHEREAS, with the restrictions and conditions set forth herein, it is the opinion of the Township Committee that the fair market value is \$25,000.00; and

WHEREAS, it is the desire of the Township Committee to have the property restored to the tax rolls; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) allows for the sale of undersized parcels to contiguous property owners.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Freehold that it authorizes the Mayor and Township Clerk to execute any and all documents necessary to effectuate a sale and transfer of title to the subject property to the highest bidder of the contiguous property owners.

BE IT FURTHER ORDAINED by the Township Committee of the Township of Freehold that such conveyance will be made subject to each of the following:

1. Easements and restrictions of record, if any.
2. Zoning Ordinance.
3. Environmental factors such as, but not limited to wetlands.
4. Such facts as an accurate title search and accurate survey would disclose.
5. The lot to be sold shall be consolidated with the contiguous property of the successful bidder.
6. All provisions of this Ordinance shall merge with and become part of the instrument of conveyance from the Township to the successful bidder.
7. Conveyance shall be made by Quit Claim Deed from the Township to the successful bidder.

BE IT FURTHER ORDAINED that in compliance with N.J.S.A. 40A:12-13, a notice of this sale shall be posted by the Township Clerk on the bulletin board in the Municipal Building and published in an official newspaper of the municipality within five (5) days of the adoption of this Ordinance.

BE IT FURTHER ORDAINED that the Township Clerk mail a copy of this Ordinance to the two contiguous property owners upon introduction of this Ordinance.

BE IT FURTHER ORDAINED that in the event that within twenty (20) days from the date of the publication of notice, the Township does not receive an offer to purchase the property for a consideration equal to or greater than \$25,000.00, subject to all of the aforementioned restrictions, this Ordinance shall be of no effect.

BE IT FURTHER ORDAINED that in the event that within twenty (20) days from the date of the publication of notice, the Township does receive an offer to purchase the property for a consideration equal to or greater than \$25,000.00, subject to all of the aforementioned restrictions, the Township Attorney is authorized to prepare the necessary documents to effectuate the transfer of title to the highest bidder.

BE IT FURTHER ORDAINED that the Township Clerk is hereby directed to file the following documents with the Director of the Division of Local Government Services in the Department of Community Affairs at 101 South Broad Street, CN 803, Trenton, New Jersey 08625-0803:

1. A true copy of this Ordinance.
2. Affidavit verifying the publication of the aforementioned notice.
3. Affidavit of the Township Clerk verifying the posting of the aforementioned notice in the Municipal Building.

II

This Ordinance shall take effect upon final adoption and publication pursuant to law.

EXPLANATORY STATEMENT

This Ordinance authorizes the sale of Block 43, Lot 37 consisting of approximately 1.27 acres located on Center Street to the highest bidder from among the contiguous property owners.

