

**ORDINANCE NO. 2020-18**

**AN ORDINANCE AUTHORIZING THE ACQUISITION AND PURCHASE OF REAL PROPERTY KNOWN AS 27 WEST KINGS HIGHWAY AND DESIGNATED AS TAX BLOCK 34, LOTS 5, 6, 7, 9.02, 10, 11 AND 12 ON THE TAX AND ASSESSMENT MAP OF THE BOROUGH OF MOUNT EPHRAIM IN THE COUNTY OF CAMDEN, AND STATE OF NEW JERSEY**

**WHEREAS**, certain property at 27 West Kings Highway in the Borough of Mount Ephraim also known as Block 34, Lots 5, 6, 7, 9.02, 10, 11 and 12 of the Official Tax Map of the Borough of Mount Ephraim and formerly known as the Sacred Heart Church is available for purchase ("Former Church Property"); and

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented ("LRHL"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation and/or redevelopment; and

**WHEREAS**, pursuant to Resolution 45-06, adopted by the Mayor and Commissioners of the Borough of Mount Ephraim, various properties within the Borough were designated as redevelopment areas pursuant to the LRHL, including Block 34, Lots 3, 4, 5, 6, 7, 8, 9.01, 10, 11, 12 and 19 ("Property"); and

**WHEREAS**, pursuant to its plans for revitalization, the Borough of Mount Ephraim adopted via Ordinance No. 771-06, the Mount Ephraim Kings Highway Redevelopment Plan ("Redevelopment Plan"), which sets forth, inter alia, the plans for the redevelopment of the Property within the overall redevelopment area; and

**WHEREAS**, pursuant to Resolution 77-20, the Borough authorized the purchase of the Former Church Property; and

**WHEREAS**, on November 11, 2020, the Borough through its Solicitor submitted a conditional bid to purchase the Former Church Property for the offer price of \$775,000.00; and

**WHEREAS**, on November 12, 2020, the Borough was informed that the Owner of the Former Church Property had conditionally accepted the offer made by the Borough; and

**WHEREAS**, the Borough is duly authorized and empowered to acquire real property for public use and/or redevelopment purposes by purchase, gift, condemnation or otherwise, pursuant to the provisions of the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., the Local Redevelopment and Housing Law, N.J.S.A. 40A:20-1, et seq. and other applicable statutes.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Mayor and Board of Commissioners of the Borough of Mount Ephraim, County of Camden, State of New Jersey that the Board of Commissioners does hereby authorize the acquisition of 27 West Kings Highway also known as the Block 34, Lots 5, 6, 7, 9.02, 10, 11 and 12 upon such terms and conditions as may be negotiated hereafter by the Board of Commissioners and/or its representatives, which terms and conditions shall be memorialized in a written Agreement of Sale, to be executed by the owners of the Former Church Property and the Borough of Mount Ephraim in accordance with the statutes set forth above.

**BE IT FURTHER ORDAINED** that the Mayor of the Borough of Mount Ephraim and its

representative are hereby authorized to execute all documents necessary to implement the acquisition of the Former Church Property as set forth herein.

**BE IT FURTHER ORDAINED** that the acquisition of the Former Church Property set forth herein is contingent upon the final availability of funds and the adoption of the necessary bond ordinances to finance the purchase price of \$775,000.00 and other expenses associated with the acquisition of the Former Church Property.

**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency and this Ordinance shall take effect immediately upon final passage and publication according to law.

**BOROUGH OF MOUNT EPHRAIM**

**Introduced: November 19, 2020**

**Adopted:**

**Approved:** \_\_\_\_\_  
**Michael Tovinsky, Mayor**

**Attest:** \_\_\_\_\_  
**Terry Shannon, Municipal Clerk**

**CERTIFICATION**

I, Terry Shannon, Clerk of the Borough of Mt. Ephraim, hereby certify the foregoing to be a true and correct copy of an ordinance introduced on first reading by the Mayor and Commissioners of the Borough of Mt. Ephraim at a virtual meeting held via Zoom on November 19, 2020.

\_\_\_\_\_  
Terry Shannon, Borough Clerk

## **STATEMENT OF PURPOSE**

The purpose of the aforesaid Ordinance is to acquire real property known and designated as Tax Block 34, Lots 5, 6, 7, 9.02, 10, 11 and 12 on the Tax and Assessment Map of the Borough of Mount Ephraim and located at 27 West Kings Highway in the Borough of Mount Ephraim, County of Camden and State of New Jersey pursuant to appropriate statute, an Agreement of Sale and the final availability of funds.

The proposed Ordinance in its entirety is on file in the Municipal Clerk's office and copies may be obtained between the hours of 8:30 a.m. and 4:30 p.m. (Monday-Friday).

Terry Shannon, RMC  
Municipal Clerk  
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