

**TOWN OF WEST NEW YORK
COUNTY OF HUDSON, STATE OF NEW JERSEY**

ORDINANCE #25/19

AN ORDINANCE OF THE TOWN OF WEST NEW YORK, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE CONVEYANCE OF THE TO BE SUBDIVIDED PORTIONS OF PROPERTY KNOWN AS TAX BLOCK 108, LOTS 8, 9 AND 25 LOCATED WITHIN THE REDEVELOPMENT AREA FOR BLOCK 1, LOTS 8, 9 AND 25 TO CULVER URBAN RENEWAL REDEVELOPMENT, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Town of West New York that:

SECTION 1. Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), a municipality may sell, convey or lease any of its property to a redeveloper for the purpose of clearance, re-planning, development and redevelopment of a redevelopment area provided that the sale, conveyance or lease is made in conjunction with a redevelopment plan.

SECTION 2. On May 26, 2016, the Board of Commissioners of the Town of West New York (the “Town”) designated various properties located at 511-513 52nd Street and 508 51st Street, also known as Block 108, Lots 8, 9 and 25 as an area need of redevelopment (the “Redevelopment Area”) and adopted a redevelopment plan for Redevelopment Area on October 17, 2019 (the “Plan”).

SECTION 3. On February 15, 2018, Culver Development, an affiliate of Culver Urban Renewal Redevelopment, LLC (the “Redeveloper”) was conditionally designated as redeveloper for the Redevelopment Area by the Town, which conditional designation has been subsequently extended.

SECTION 4. The Redeveloper proposes to develop the Redevelopment Area with two fourteen (14) story residential buildings and a public parking deck in accordance with the Plan (the “Project”).

SECTION 5. The Town has reached agreement with the Redeveloper on a redevelopment agreement for the redevelopment of the Redevelopment Area which is expected to be approved by the Town on December 18, 2019 (the “Redevelopment Agreement”).

SECTION 6. The Redevelopment Agreement requires the Redeveloper to acquire portions of the properties identified as Block 108, Lots 8, 9 and 25 (the “Properties”),

which will be required to be subdivided to create three (3) lots, two (2) for the residential buildings and one (1) for the public parking deck, with the Town retaining title to the lot for the public parking deck.

SECTION 7. The Town owns the Properties, which are located in the Redevelopment Area.

SECTION 8. The Town hereby authorizes the conveyance of the Properties to the Redeveloper once subdivided as described above in Section 6 for the purposes of redevelopment in accordance with the Redevelopment Agreement, the Redevelopment Plan and subsequent development approvals to be granted for the Properties by the Town Planning Board.

SECTION 9. The Properties are subject to certain rights and restrictions of the Town which may affect the redevelopment of the Properties and the Town hereby authorizes the release of such rights and restrictions at or prior to the closing on the conveyance of the Properties by the Town to the Redeveloper.

SECTION 10. The Mayor, Municipal Administrator, and Municipal Clerk are authorized to execute any and all documents necessary for the conveyance of the Properties and release of any rights and restriction of the Town on the Properties, subject to the review and approval of such documents by the Town's legal counsel.

SECTION 11. This ordinance shall take effect upon final passage and publication as required by law.

Introduced: 11/26/2019

Notice

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **November 26, 2019** and ordered published, and will be further considered before final passage at a public hearing on **December 18, 2019** at **6:30 p.m.** at the Commission Chambers, Municipal Building, West New York, NJ. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

Carmela Riccio, RMC
Town Clerk