

**THE CITY OF  
EAST ORANGE, NEW JERSEY  
ORDINANCE NO. 35 OF 2020**

**AN ORDINANCE TO TRANSFER A CITY OWNED LOT TO ANDRE  
COOPER LLC, IN THE TRANSIT VILLAGE REDEVELOPMENT AREA  
UNDER THE AUSPICES OF N.J.S.A.40:12A-1 et. seq., KNOWN AS THE  
LOCAL REDEVELOPMENT AND HOUSING LAW**

**WHEREAS**, the City of East Orange owns the following lots:

**107 Beech Street (Block 511 Lot 9)**

**WHERE AS**, the aforementioned property is a vacant structure for which the City of East Orange is not utilizing for a public purpose; and

**WHEREAS**, N.J.S.A. 40A: 12A-1 et seq. authorizes the City of East Orange to convey property without public bidding; and

**WHE REAS**, the Council designated Andre Cooper, LLC or an entity to be created via Resolution; and

**WHEREAS**, the developer proposed to purchase the aforementioned City owned parcel for the negotiated price of **Ten Thousand Dollars (\$10,000.00)**; and

**WHEREAS**, the price of the parcels is derived from 20% percent of the assessed value of the property on Beech Street located in the Transit Village to promote the development of vacant and abandoned properties located in the Redevelopment areas; and

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of East Orange that:

**SECTION ONE:**

The Mayor and City Clerk are hereby authorized to execute the Redevelopment Agreement, Contract of Sale and Closing Documents for the aforesaid properties subject to the following conditions:

- A. The development of the site must be in accordance with the provisions of the Transit Village Redevelopment Plan.
- B. Preliminary Development activities must be completed within six (6) months of the adoption of the Ordinance. (Purchase of land, site plan review, issuance of permits)
- C. The project shall be completed within the timetable established in the Redeveloper Agreement.
- D. The submission of a development plan and construction schedule, complete with deadlines, and benchmarks subject to penalties for this development project.

**SECTION TWO:**

That the City Council hereby directs the Office of Corporation Council to prepare a Redevelopment Agreement, Contract of Sale, and Deed in accordance with the terms hereof.

**SECTION THREE:**

Each section of this ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other sections or parts thereof.

**SECTION FOUR:**

This ordinance shall take effect after final passage and upon expiration of twenty (20) days following publication unless otherwise provided by resolution of this City Council.

**SECTION FIVE:**

That all ordinances and parts of ordinances and conflicts that are inconsistent with this ordinance are hereby repealed but only to the extent of such conflict or inconsistency.

**By Order of the East Orange City Council**

CYNTHIA S. BROWN  
City Clerk

CHRISTOPHER D. JAMES  
City Council Chairman

Copies of the above Ordinance are posted on the Bulletin Boards in the Council Chambers, City Hall Lobby and the City Clerk's Office. Additional copies are available upon request in the City Clerk's Office during regular business hours.