

**THE CITY OF  
EAST ORANGE, NEW JERSEY  
ORDINANCE NO. 5 OF 2021**

**AN ORDINANCE TO TRANSFER CITY OWNED LOTS TO SBF DEVELOPMENT, LLC  
OR AN ENTITY TO BE CREATED IN THE GREENWOOD 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 38 North Clinton Street (Block 370 Lot 24).

**WHEREAS**, the aforementioned property is located within an area that has been designated for redevelopment and it is not being used for public purpose; and

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

**WHEREAS**, the developer proposed to purchase the aforementioned city owned parcel for the negotiated price of **Ten Thousand Eight Hundred and Eighty Dollars (\$10,880)**, which represents 20% of the assessed value of the property; and

**WHEREAS**, in accordance with the procedures outlined in N.J.S.A. 40:12A-1et. seq, ("Local Redevelopment & Housing Law"), one of the necessary steps for the redevelopment process to occur is the designation of one or more redevelopers for the Redevelopment Area and this developer was designated by the governing body via Resolution 1-345 of 2020; 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 a 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 Redevelopment Agreement and in Resolution 1345 of 2020.
- 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 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.