

TOWNSHIP OF WALL

ORDINANCE NO. 8-2021

**AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY
KNOWN AND DESIGNATED AS TAX BLOCK 917.01, LOT 19 ON THE TAX MAP
OF THE TOWNSHIP OF WALL, COUNTY OF MONMOUTH AND
STATE OF NEW JERSEY**

WHEREAS, pursuant to N.J.S.A. 40A:12-1 et. seq., a municipality may acquire any real property for public use; and

WHEREAS, Martelli Office Park, LLC is the record owner of real property known and designated as Tax Block 917.01, Lot 19 on the Tax Map of the Township of Wall, which is located on Highway 34 in the Township of Wall, County of Monmouth and State of New Jersey (the “Property”); and

WHEREAS, the Property consists of approximately 8.61 acres more or less in area; and

WHEREAS, the Township Committee of the Township of Wall has determined that the aforementioned real property is needed for public use; and

WHEREAS, the Township of Wall seeks to acquire the Property in accordance with N.J.S.A. 40A:12-1 et. seq.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall, County of Monmouth, State of New Jersey as follows:

Section I.

The Township of Wall authorizes the acquisition of the Property in accordance with the provisions of the Local Lands and Buildings Law Pursuant to N.J.S.A. 40A:12-1 et. seq. The Township Committee of the Township of Wall shall adopt a resolution confirming the sale price of the Property.

Section II.

The Township Administrator, Township Clerk, Township Attorney, Township Special Conflict Counsel and/or Chief Financial Officer (collectively, the “Authorized Persons”) are hereby authorized and directed to take, or cause to be taken, any and all actions necessary to initiate and complete the acquisition of the Property, including but not limited to executing any and all documents on behalf of the Township regarding this matter, obtaining any studies, surveys, tests, title searches and title reports, as reasonably necessary to determine the value, boundary, ownership, interests or environmental condition of the Property.

Section III.

Any and all actions previously taken by the Authorized Persons or their designees in connection with the acquisition of the Property are hereby ratified and confirmed.

Section IV.

The Township Chief Financial Officer is hereby authorized to issue all payments required to acquire title to the Property. The Township authorizes the adoption of a Resolution to confirm the actual sale price.

Section V.

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section VI.

This Ordinance shall take effect immediately upon final passage and publication according to law.

Introduced: March 24, 2021

Adopted: April 28, 2021

Attest: _____
Roberta Lang, RMC
Township Clerk

Approve: _____
Timothy J. Farrell
Mayor

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SUMMARY AND NOTICE

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PLEASE TAKE NOTICE, that on Wednesday, **April 28, 2021**, the Township Committee of the Township of Wall, Monmouth County, New Jersey will hold a virtual public hearing at 7:00 p.m., to obtain comments on **Ordinance No. 8-2021**.

This meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and directing residents to quarantine and practice social distancing.

Adoption of this ordinance will authorize the purchase of real property known and designated as tax block 917.01, lot 19 on the tax map of the township of wall, county of Monmouth and State of New Jersey

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **March 24, 2021** will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **April 28, 2021** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com

Members of the Public are welcome to, and encouraged to, observe and participate in the Remote Meeting.

**VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS -
ACCESS CAN BE ACHIEVED BY COMPUTER, SMART DEVICE, OR PHONE**

Join Zoom Meeting

<http://wallnj.com/zoom/tc>

Meeting ID: 824 5089 2867

Passcode: 1352

One tap mobile:

+13126266799,,82450892867# US (Chicago)

+19294362866,,82450892867# US (New York)

Dial by your location:

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 824 5089 2867

Meeting Guidelines and Participation Rules

- a) We encourage you to join the meeting prior to its start time.
- b) You will join muted and will remain muted until you are acknowledged during the Public Comment portion of the meeting. The meeting organizer will request that the participant unmutes their microphone when it is their turn to comment.
- c) To participate in the Public Comment portions of the meeting you must “raise” your hand to be recognized. The “raise hand” feature is located in the participant list section of the Zoom app. If you are calling in by telephone using the dial in features, you must press *9 to raise your hand. In addition, you must dial *6 to unmute yourself when prompted to do so.
- d) You may also submit written comments to the Township Committee through the Township Clerk, by e-mailing publiccomment@townshipofwall.com or by written letter to the Township Clerk by 9:00am the day of the meeting.

- e) To participate in public comment, you must state your Name and Address for the record.
 - f) Please note Public Comments are limited to seven (7) minutes.
- **Please Note**** In order maintain necessary decorum, violators of the above rules will be disconnected from the meeting.

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