Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 01/22/24 07:00 PM

2024 ORDINANCE AGREEMENTS

2024 ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY KNOWN AS BLOCK 220, LOT 40 ON THE TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD, AND MORE COMMONLY KNOWN AS 14 LACKAWANNA PLAZA

WHEREAS, any municipality may authorize the sale of any real property not needed for public use; and

WHEREAS, the Township of Bloomfield (**"Township"**) is the owner of real property located at Block 220, Lot 40 in the Township, more commonly known as 14 Lackawanna Plaza (**the "Premises"**), which it is interested in selling; and

WHEREAS, the Premises are attached to the Bloomfield train station that is owned and operated by New Jersey Transit Corporation (**the "Station Property"**).; and

WHEREAS, the Township is in the process of redeveloping the area around the Bloomfield train station, including the Premises, and, in connection with the foregoing redevelopment, the Township and New Jersey Transit Corporation (**"NJT"**) were proceeding to jointly rehabilitate both the Station Property and the Premises, inclusive of opening a tunnel that links the two properties; and

WHEREAS, the train station is an integral stop on the NJT's Montclair-Boonton Line, with direct connectivity to Penn Station in Manhattan; and

WHEREAS, upon information and belief, NJT has funding in place to proceed with the rehabilitation of the Station Property; and

WHEREAS, by letter to the Township dated August 9, 2023, NJT proposed acquiring the Premises, for the purpose of completing the rehabilitation of both the Station Property and the Premises (**the "Properties"**); and

WHEREAS, by Resolution dated August 14, 2023, the Township Council authorized the Township to engage in property acquisition negotiations and due diligence review with NJT regarding the Premises; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13(b)(1), a municipality may authorize by ordinance the private sale of real property, "to any political subdivision, agency, department, commission, board or body corporate and politic of the State of New Jersey or to an interstate agency or body of which the State of New Jersey is a member or to the United States of America or any department or agency thereof"; and

WHEREAS, NJT is an instrumentality of the State of New Jersey; and

WHEREAS, the Premises are not needed for public use; and

WHEREAS, the Mayor and Council of the Township of Bloomfield have determined it to be in the interests of the Township's residents to convey the Premises to NJT for the purpose of enabling the construction that will be undertaken to complete the rehabilitation of the Properties; and
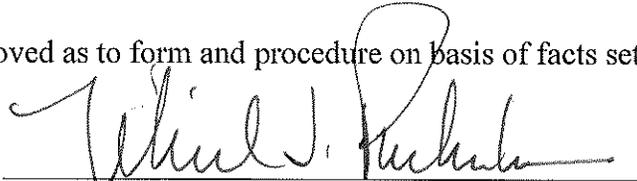
WHEREAS, NJT is best suited to own, rehabilitate and operate the Premises for continued use as a vital transportation hub for the Township of Bloomfield and the region.

NOW, THEREFORE BE IT ORDAINED AS FOLLOWS:

1. The Mayor and Council of the Township of Bloomfield authorize the sale of Township owned real property known as Block 220, Lot 40 on the Tax Maps of the Township of Bloomfield and more commonly known as 14 Lackawanna Plaza to New Jersey Transit Corporation for the purchase price of Ten Dollars ($10.00).

2. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in Town Hall, and advertisement thereof made in a newspaper circulating in the Township of Bloomfield within 5 days following enactment of this Ordinance.

3. The Municipal Clerk shall file with the Director of the Division of Local Government Services in the Department of Community Affairs sworn affidavits verifying the publication of advertisements as required herein.

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Approved as to form and procedure on basis of facts set forth.

_____
Director of Law-Township Attorney

I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on January 22, 2024.

_____
Municipal Clerk of the Township of Bloomfield

_____
Mayor of the Township of Bloomfield

✓ **Vote Record - Ordinance**

			Yes/Aye	No/Nay	Abstain	Absent
☐ Adopt ☐ Deny						
☐ Withdrawn	Jenny Mundell		☑	☐	☐	☐
☐ Table	Nicholas Joanow		☑	☐	☐	☐
☐ Not Discussed						
☐ First Reading	Sarah Cruz		☑	☐	☐	☐
☐ Table with no Vote	Wartyna Davis		☑	☐	☐	☐
☐ Approve						
☐ Veto by Mayor	Ted Gamble		☑	☐	☐	☐
☐ Discussion	Richard Rockwell		☑	☐	☐	☐
☐ Defeated ☐ Discussion No Vote	Michael J. Venezia		☑	☐	☐	☐

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