

AN ORDINANCE AUTHORIZING THE TRANSFER OF LOT 1.01 IN BLOCK 1304 AND EASEMENTS ACCESS AGREEMENTS RELATED TO LOT 1.02 IN BLOCK 1304 FROM THE TOWNSHIP OF PLAINSBORO TO EMANUEL COMMUNITY DEVELOPMENT, INC., FOR THE DEVELOPMENT OF AFFORDABLE HOUSING

BE IT ORDAINED by the Township Committee of the Township of Plainsboro, County of Middlesex, State of New Jersey that:

WHEREAS, In an effort to provide for the development of affordable housing in the Township of Plainsboro, it is sometimes necessary to transfer property in the Township's possession to entities engaged in the development of such housing; and

WHEREAS, Emanuel Community Development Corporation, Inc., a New Jersey non-profit corporation whose address is c/o Emanuel Lutheran Church, New and Kirkpatrick Streets, New Brunswick, New Jersey 08901, is one such entity; and

WHEREAS, The Township wishes to transfer property to the development corporation, so that the development corporation can transfer same to The Place at Plainsboro, LLC, a New Jersey limited liability company whose address is 1970 Brunswick Avenue, Suite 100, Lawrenceville, New Jersey 08648, which will develop affordable housing units on the property; now, therefore

NOW, THEREFORE, BE IT ORDAINED, by the Township of Plainsboro, County of Middlesex, as follows:

SECTION ONE. The Township of Plainsboro, a municipal corporation of the State of New Jersey, whose address is 641 Plainsboro Road, Plainsboro, New Jersey 08536 ("Township"), and Emanuel Community Development, Inc., a New Jersey non-profit corporation whose address is c/o Emanuel Lutheran Church, New and Kirkpatrick Streets, New Brunswick, New Jersey 08901 ("Grantee") have exchanged promises and consideration in connection with the affordable housing project known as "The Place at Plainsboro." The project is contingent upon the Township transferring ownership and control of certain lands in its possession, known and designated as Lot 1.01 in Block 1304 as set forth on a certain map entitled, "Preliminary and Final Subdivision Map, Block 1304; Lot 1, 50 Dey Road, situated in Plainsboro Township, Middlesex County, New Jersey", filed September 27, 2017 as File #989, Map #6790 ("Property"). The project is also contingent on the execution of easement and access agreements for the property designated as Lot 1.02, Block 1304, as designated on the same map.

SECTION TWO. Lot 1.01 in Block 1304 of the Property is to be transferred in fee simple from the Township to Grantee. An easement and access agreement related to as Lot 1.02, Block 1304 shall be executed by the Township and the Grantee. The Mayor, Township Administrator, and Township Clerk are hereby authorized to execute any documents necessary to effectuate the transfer of the property and the establishment of related easements and access agreements.

SECTION THREE. All ordinances and resolutions, or parts thereof, inconsistent with this Ordinance, are hereby repealed.

SECTION FOUR. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION FIVE. This Ordinance shall take effect immediately upon its passage and publication, as required by law.