



# Ordinance 2022-004

Board of County Commissioners

## **ORDINANCE AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 174 EAST BROADWAY, SALEM, NEW JERSEY**

**The purpose of this ordinance is to authorize the County of Salem to acquire, at a purchase price of \$300,000.00, real property at Block 27, Lot 9, located at 174 East Broadway, Salem City, Salem County, New Jersey.**

**WHEREAS**, County of Salem is desirous of purchasing the real property located at 174 East Broadway, in the City of Salem, New Jersey, Block 27, Lot 9 for a purchase price of \$300,000.00 to use for county purposes, including but not limited to additional office space to house various aspects of County Government; and

**WHEREAS**, N.J.S.A. 40A:12-1, et seq. authorizes a municipality by Ordinance acquire real property by purchase, gift or other exchange; and N.J.S.A. 40A:12-5 requires that such acquisition be authorized by Ordinance; and

**WHEREAS**, subject to an appropriation ordinance of the capital improvement fund being approved by the Board, funds will be available to make said purchase; and

**WHEREAS**, assuming the Board affirmatively votes to approve the bond ordinance to fund the purchase, the closing is scheduled to take place on or about June 30, 2022; and

**WHEREAS**, in order to close on or about June 30, 2022, the County must proceed with its due diligence pending the consideration and passage of this ordinance to authorize the purchase and the capital improvement fund appropriation ordinance to fund the purchase; and

**WHEREAS**, the Salem County Board of County Commissioners have determined that acquisition of The Property for the sum of \$300,000.00 (three hundred thousand dollars) is in the best interests of the County of Salem.

**NOW, THEREFORE, BE IT ORDAINED** by the Salem County Board of County Commissioners that:

1. The Director and the County Administrator are authorized to take such actions as are necessary, including but not limited to executing the attached Agreement of Sale, to effectuate the acquisition of The Property by the County and the transfer of The Property to the County by way of a Quit-Claim Deed with Covenant Against Grantor's Acts, at an acquisition cost of \$300,000.00 (three hundred thousand dollars).
2. This Ordinance shall be effective immediately upon final adoption, approval, and publication in accordance with law.

**ADOPTED ON THE FIRST READING**

**DATED: MAY 18, 2022**

  
**STACY L PENNINGTON,**  
Clerk of the Board of County Commissioner

**ADOPTED ON THE SECOND READING**

**DATED: JUNE 15, 2022**

  
**STACY L PENNINGTON,**  
Clerk of the Board of County Commissioner



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Board of County Commissioners

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**WHEREAS**, County of Salem is desirous of purchasing the real property located at 174 East Broadway, in the City of Salem, New Jersey, Block 27, Lot 9 for a purchase price of \$300,000.00 to use for county purposes, including but not limited to additional office space to house various aspects of County Government; and

**WHEREAS**, N.J.S.A. 40A:12-1, et seq. authorizes a municipality by Ordinance acquire real property by purchase, gift or other exchange; and N.J.S.A. 40A:12-5 requires that such acquisition be authorized by Ordinance; and

**WHEREAS**, subject to an appropriation ordinance of the capital improvement fund being approved by the Board, funds will be available to make said purchase; and

**WHEREAS**, assuming the Board affirmatively votes to approve the bond ordinance to fund the purchase, the closing is scheduled to take place on or about June 30, 2022; and

**WHEREAS**, in order to close on or about June 30, 2022, the County must proceed with its due diligence pending the consideration and passage of this ordinance to authorize the purchase and the capital improvement fund appropriation ordinance to fund the purchase; and

**WHEREAS**, the Salem County Board of County Commissioners have determined that acquisition of The Property for the sum of \$300,000.00 (three hundred thousand dollars) is in the best interests of the County of Salem.

**NOW, THEREFORE, BE IT ORDAINED** by the Salem County Board of County Commissioners that:

1. The Director and the County Administrator are authorized to take such actions as are necessary, including but not limited to executing the attached Agreement of Sale, to effectuate the acquisition of The Property by the County and the transfer of The Property to the County by way of a Quit-Claim Deed with Covenant Against Grantor's Acts, at an acquisition cost of \$300,000.00 (three hundred thousand dollars).
2. This Ordinance shall be effective immediately upon final adoption, approval, and publication in accordance with law.

**ADOPTED ON THE FIRST READING**

**DATED: MAY 18, 2022**

  
**STACY L PENNINGTON,**

**Clerk of the Board of County Commissioner**

**ADOPTED ON THE SECOND READING**

**DATED: JUNE 15, 2022**

  
**STACY L PENNINGTON,**

**Clerk of the Board of County Commissioner**

## CERTIFICATE OF INTRODUCTION

I, the undersigned Clerk of the Board of County Commissioners of the County of Salem State of New Jersey. DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a regular meeting of said Board of County Commissioners duly called and held on May 18, 2022 at 4:00 p.m. at the Olde Salem Court House, 104 Market Street, New Jersey, the following was the roll call:

Present: Laury, Ostrum, Griscom, Ware, Ramsay

Absent:

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the Board of County Commissioners and is a true, complete, and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the County this 18 day of May, 2022.



  
STACY L PENNINGTON  
Clerk of the Board of County Commissioners

## CERTIFICATE OF FINAL ADOPTION

I, the undersigned Clerk of the Board of County Commissioners of the County of Salem State of New Jersey. DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a regular meeting of said Board of County Commissioners duly called and held on June 15, 2022 at 4:00 p.m. at the Olde Salem Court House, 104 Market Street, New Jersey, the following was the roll call:

Present: *Laury, Ostrum, Griscom, Ramsay*

Absent:

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the Board of County Commissioners and is a true, complete, and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the County this 15 day of June, 2022.



*Stacy L Pennington*  
STACY L PENNINGTON  
Clerk of the Board of County Commissioners

## CLERK'S CERTIFICATE

I, STACY L. PENNINGTON, DO HEREBY CERTIFY that I am the Clerk of the Board of County Commissioners of the County of Salem (the "County"), a municipal corporation organized and existing under the laws of the State of New Jersey, and that as such I am duly authorized to execute and deliver this certificate on behalf of the County. In such capacity, I have the responsibility to maintain the minutes of the meetings of the governing body of the County and the records relative to all resolutions and ordinances of the County. The representations made herein are based upon the records of the County. I DO HEREBY FURTHER CERTIFY THAT:

1. Attached here is the bond ordinance introduced on May 18, 2022 and finally adopted on June 15, 2022.

2. After introduction, the bond ordinance was published as required by law in S.J Times (name of newspaper(s)) on May 25, 2022.

3. Following the passage of the ordinance on first reading, and at least seven (7) days prior to the final adoption thereof, I caused to be posted in the public place in the building where the Board of County Commissioners customarily holds its meetings, a copy of said ordinance and a notice that copies of the ordinance would be made available to the members of the general public of the County who requested copies, up to and including the time of further consideration of the ordinance by the governing body. Copies of the ordinance were made available to all who requested same.

4. After final passage, the ordinance was, duly published as required by law in S.J. Times (name of newspaper(s)) on June 23, 2022.

5. The ordinance has not been amended, added to, altered or repealed and said ordinance is now in full force and effect.

6. A certified copy of this ordinance and a copy of the amended capital budget form has been filed with the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, as applicable.

7. The official seal of the County is the seal, an impression of which is affixed opposite my signature on this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the County this 24 day of June, 2022.



  
STACY L. PENNINGTON,  
Clerk of the Board of County Commissioners