

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PRIVATE LEASE WITH AN OPTION TO PURCHASE BLOCK 563 LOT 6 LYING WITHIN THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-14 &-15, TO THE LAKEWOOD CIVILIAN SAFETY WATCH FOR NOMINAL CONSIDERATION

WHEREAS, the Township of Lakewood is the owner of real property known as Block 563, Lot 6 lying within the Township of Lakewood, County of Ocean and State of New Jersey located on Cedar Bridge Avenue, one block West of New Hampshire Avenue, located in the M-1 Zone; and

WHEREAS, pursuant to N.J.S.A. 40A:12-14 and -15, the Township Committee may, by ordinance, lease or sell any real property, capital improvements or personal property not needed for public use to a private person for a public purpose; and

WHEREAS, The Lakewood Township Committee has determined that this property should be leased with an option to purchase to the Lakewood Civilian Safety Watch, a non-profit entity, engaged in the public purpose of providing emergency services as well as activities for the promotion of health, safety, morals and general welfare of the community; and

WHEREAS, this property is not needed for a specific public use inasmuch as same is presently vacant land and N.J.S.A. 40A:12-14 permits the leasing and/or sale to a non-profit corporation or association for a public purpose for a nominal consideration for public purposes such as the provision of emergency services and activities that promote health, safety, morals and general welfare of the community provided that the Ordinance includes the following information:

- a. Nominal or Other Consideration: Rental of \$1.00 per annum with an option to purchase for the value of the land as determined by an appraisal of the property for a non-profit use.
- b. The name of the corporation or corporations who shall be the lessees: Lakewood Civilian Safety Watch (LCSW)
- c. The public purpose served by the lessee: LCSW is a volunteer organization founded to maintain safety on the streets of the municipality as a vital compliment to local emergency services. The LCSW provides nightly patrols of volunteers fulfilling needs beyond the scope of the Police Department to provide an extra layer of security to Lakewood's streets. The LCSW additionally coordinates search and rescue teams for missing

persons and maintains a 24 hours hotline for residents to call with fears and suspicions as to the community's safety.

- d. The number of persons benefiting from the public purpose served by lessee: All of the citizens of the Township of Lakewood
- e. Term of the Lease: 50 years.
- f. Officer, employer agency responsible for enforcement of the conditions of the lease: Township Manager;

and

WHEREAS, the LCSW shall, pursuant to this Ordinance, annually submit a report to the Lakewood Township Manager setting forth the use to which the leasehold is put during each year, the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold was granted, the approximate value or cost, if any, of such activities in furtherance of such purpose, and an affirmation of the continued tax-exempt status of the non-profit corporation pursuant to state and federal laws; and

WHEREAS, this lease shall benefit the residents of the Township of Lakewood by way of providing real property for use by the LCSW for its aforementioned public purposes.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, and State of New Jersey, as follows:

SECTION 1. In accordance with N.J.S.A. 40A:12-14 and -15, the Township Committee does hereby authorize the lease of Property known as Block 563, Lot 6 lying within the Township of Lakewood, County of Ocean, State of New Jersey to the Lakewood Civilian Safety Watch for annual rental of \$1.00, for a period of 50 years.

SECTION 2. The Mayor, or in his absence the Deputy Mayor, and Township Clerk are authorized to execute a lease and any and all other documents necessary to effectuate this transaction.

SECTION 3. The Township Clerk shall publish, this ordinance, after being introduced and having passed a first reading, at least once not less than ten days prior to the time fixed for further consideration for final passage.

SECTION 4. The township of Lakewood makes no representations with regard to the Property or title. This conveyance is made "as is."

SECTION 5. A certified copy of the Ordinance shall be posted on the bulletin board or other conspicuous place in the municipal building.

SECTION 6. That all ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 8. This Ordinance shall take effect upon final passage and publication in accordance with law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the **18th day May, 2017**, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 7:30 p.m. on **June 8, 2017**. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Kathryn Hutchinson, RMC,
Township Clerk