ORDINANCE O022-2025

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WASHINGTON AUTHORIZING THE ACQUISITION BY NEGOTIATION OR EMINENT DOMAIN OF REAL PROPERTY DESIGNATED AS PART OF BLOCK 193, LOTS 2 AND 2.01 ON THE TAX MAP OF THE TOWNSHIP OF WASHINGTON

WHEREAS, Local Lands and Buildings Law, *N.J.S.A.* 40A:12-5, *et seq.*, as amended, authorizes municipalities to acquire any real property by purchase, gift, devise, lease, exchange, condemnation, or installment purchase agreement; and

WHEREAS, the owner of record has expressed interest in negotiating with the Township of Washington ("Township") to permit the Township to acquire a certain portion of the property located at 557 Hurffville - Cross Keys Road, Washington Township, New Jersey, identified on the official Tax Maps for the Township of Washington as Block 193, Lots 2 and 2.01 (the "Property"); and

WHEREAS, the Township and owner of record have begun to engage in negotiations, but have not finalized a sale of the Property; and

WHEREAS, the Township Council of the Township of Washington hereby determines that it is necessary and in the public interest to acquire a certain portion of the Property for various municipal purposes; and

WHEREAS, the governing body desires to formally authorize the acquisition of a portion of the Property and the institution of eminent domain proceedings, if necessary, in order to acquire title to that portion of the subject Property.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of Township of Washington, County of Gloucester, State of New Jersey as follows:

1. **RECITALS INCORPORATED**: The above recitals are incorporated into this section of the Ordinance as if specifically set forth at length herein.
2. **FINDINGS**: The Township Council finds that it is in the best interests of the Township to acquire the portion of the Property identified on the official Tax Maps for the Township of Washington as Block 193, Lots 2 and 2.01, as identified on the map attached hereto as Schedule A, or a portion substantially similar thereto.
3. **AUTHORIZE ACQUISITION OF PROPERTY**: The Township Council of the Township of Washington hereby authorize any and all necessary and appropriate actions by municipal officials including the Mayor, Township Clerk and Township Attorney, for the taking and obtaining of the property as set forth herein through negotiation, purchase, or

condemnation/eminent domain, including, but not limited to, the hiring of any experts, engaging the services of land surveyors, title insurance companies, appraisers, and any other professional whose services are necessary or appropriate to implement the purposes of this Ordinance, the making of any offer by the municipality to the property owner in the full amount of the appraised value of the property interest that the Township seeks to acquire in said property, and to negotiate in good faith with the record owner of the property for its voluntary acquisition in accordance with *N.J.S.A.* 40A:12-5, *et seq.*, and in the event that the negotiations for the voluntary acquisition of the property interest are unsuccessful for any reason to commence a condemnation action in accordance with *N.J.S.A.* 20:3-6, *et seq.* by the filing of a Verified Complaint and Declaration of Taking, depositing the estimated just compensation with the Clerk of the Superior Court, filing a *Lis Pendens*, and taking any and all other actions of any administrative or other nature necessary to complete the process contemplated by this Ordinance.

4. **IDENTIFICATION OF PROPERTY**: The property for which an acquisition is authorized by negotiation, purchase, or condemnation/eminent domain pursuant to this Ordinance is designated as the portion of the Property identified on the official Tax Maps for the Township of Washington as Block 193, Lots 2 and 2.01, identified on the map attached hereto as Schedule A, or a portion substantially similar thereto.

5. **OFFICIALS AUTHORIZED**: All appropriate officials of the municipality, including, but not limited, to the Mayor, Township Clerk, Township Attorney, and any and all experts or others acting on behalf of the Township are authorized by this Ordinance to sign any and all documentation and take any and all action necessary to effectuate the purposes and intention of this Ordinance.

6. **REPEALER:** All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency only.

7. **SEVERABILITY**: If any section, paragraph, subdivision, subsection, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, subsection, clause, or provision declared invalid and the remainder of this Ordinance shall remain in full force and effect and shall be enforceable.

8. **EFFECTIVE DATE**: This Ordinance shall take effect thirty (30) days after final passage by Township Council or twenty (20) days after approval by the Mayor, whichever comes first.

INTRODUCTION: October 8, 2025

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes	X		X				
Harris			X				
Pasqualone			X				
Brown		X	X				
Del Borrello			X				

TOWNSHIP OF WASHINGTON

By: _____
Peter Del Borrello III, Council President

I, Christine Ciallella, do hereby attest the above Ordinance **O022-2025** was introduced at the Township of Washington Meeting on October 8, 2025. A public hearing will occur on October 22, 2025 at 6:00PM.

ATTEST:

_____
Christine Ciallella, RMC, CMR
Township Clerk

ADOPTION: October 22, 2025

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes	X		X				
Harris			X				
Pasqualone		X	X				
Brown			X				
Del Borrello			X				

I, Christine Ciallella, do hereby attest the above Ordinance **O022-2025** was adopted at the Township of Washington Meeting on October 22, 2025 by Township Council after a public hearing which was scheduled for October 22, 2025. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Christine Ciallella

Christine Ciallella, RMC, CMR
Township Clerk

On this 22 day of October 2025, I hereby approve the above Ordinance **O022-2025**.

ANTHONY DELLAPIA, MAYOR