

**TOWNSHIP OF MANALAPAN
ORDINANCE NO. 2023-21**

**AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY
THE TOWNSHIP OF MANALAPAN KNOWN AND DESIGNATED AS TAX
BLOCK 72.01, LOT 69
ON THE TAX ASSESSMENT MAP OF THE TOWNSHIP OF MANALAPAN,
COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

WHEREAS, the Township of Manalapan (“The Township”) and Community Investment Strategies. Inc., entered into an Affordable Housing Development Agreement (“the Agreement”) on March 10, 2021, which was assigned on September 22, 2022 to the Place at Manalapan, LLC (“the Developer”), a New Jersey Limited Liability Company, which governs the rights and obligations of the Township and Developer in connection with a development consisting of 102 dwelling units; and

WHEREAS, the Agreement required the Township to convey Block 72.01, Lot 69 on the official Tax Map of the Township, Monmouth County, New Jersey (“the Property”), to the Developer subject to an affordable housing deed restriction that ensures that the Property shall be used solely for the purpose of providing rental dwelling units for low and moderate-income households, such units to be developed and maintained in accordance with the Township’s Housing Element and Fair Share Plan of the Master Plan; and

WHEREAS, the Township seeks to convey the Property to Communities First Initiative, Inc. (“CFI”), a New Jersey Nonprofit Corporation, federal 501(c)(3), a non-profit member of the Developer, pursuant to N.J.S.A. 40A:12-21 and other regulations for the purpose of developing the property, subject to an Affordable Housing Deed Restriction, which will ensure that the Property shall be used solely for the purpose of providing rental dwelling units for low-and moderate-income households;

NOW, THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Manalapan, in the County of Monmouth, State of New Jersey as follows:

SECTION 1: The Township shall convey the Property (Block 72.01, Lot 69) for the nominal consideration of \$10.00 subject to an Affordable Housing Deed Restriction which ensures the Property shall be used solely for the purpose of providing rental dwelling units for low and moderate income households, such units to be developed and maintained in accordance with the Township's Housing Element and Fair Share Plan of the Master Plan.

SECTION 2: the Mayor or Deputy Mayor is hereby authorized to execute, and the Township Clerk is authorized to attest, subject to the approval of the Township Attorney, any documents or instruments that may be necessary to effectuate the conveyance.

SECTION 3: All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 4: If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5: This Ordinance shall take effect immediately upon its passage and publication according to law.

NOTICE OF PUBLIC HEARING

The Ordinance published herewith was Introduced and approved at a meeting of the Township Committee of the Township of Manalapan held on [November 8, 2023](#) and will be further considered for final passage after a Public Hearing thereon before the Township Committee of the Township of Manalapan during a meeting to be held on [December 13, 2023](#) at the Municipal Complex, 120 Route 522 and Taylors Mills Road, Manalapan, New Jersey at 7:30 p.m. or as soon thereafter as the matter may be reached, or at any meeting to which that meeting may be adjourned, at which time any and all persons who may be interested therein will be given an opportunity to be heard.

The proposed Ordinance in its entirety is on file in the Municipal Clerk's Office and copies may be obtained without charge between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday. A complete copy may also be obtained from the Manalapan Township web-site www.mtnj.org by clicking on the Ordinance title listed on the Agenda posted for the Township Committee meeting of [December 13, 2023](#).

SHARI ROSE, RMC
Municipal Clerk