

**TOWNSHIP OF LUMBERTON**

**ORDINANCE 2018-07**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK 45, LOT 1.18**

**WHEREAS**, the Ironwood Outdoor Center closed for business in 2015; and

**WHEREAS**, the outdoor center was located in the Township as a property identified on the Tax Map as Block 45, Lot 1.18, commonly known as 3 Camp Drive (the "Property"); and

**WHEREAS**, the most of the improvements have or will be removed by the owner creating an opportunity for passive recreation, including access to the Rancocas Creek for a secondary canoe launch and fishing and for natural trails; and

**WHEREAS**, the Property is already deed restricted by the New Jersey Green Acres program preventing future development on the Property; and

**WHEREAS**, the property owner desires to sell the land and the Township is interested in acquisition of the lands to improve recreational opportunities for residents; and

**WHEREAS**, the Township of Lumberton is duly authorized and empowered to acquire real property for public use by purchase, gift, condemnation or otherwise, pursuant to the provisions of the Constitution of the State of New Jersey and N.J.S.A. 20:3-1 et seq., the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., and the New Jersey Garden State Preservation Trust Act, N.J.S.A. 13:8C-1 et seq. as amended and supplemented, and other applicable statutes; and

**WHEREAS**, the Township may purchase lands for public uses including, but not limited to, properties to be utilized for recreation and open space; and

**WHEREAS**, the fifty-eight acre Property, which consists of approximately 42 acres of wetlands and flood hazard areas and 16 acres of uplands is being offered for purchase; and

**WHEREAS**, it is the Township's desire to take possession of the Property to utilize the same for open space and recreational purposes for the public's benefit;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Township Committee of the Township of Lumberton, County of Burlington, State of New Jersey that Block 45, Lot 1.18 on the Tax Map of the Township of Lumberton, commonly known as 3 Camp Drive, Lumberton, land and all remaining improvements, be and is hereby authorized to be acquired in fee simple by regular land sale. Said acquisition is to be undertaken to foster additional open space and passive recreation activities; and

**BE IT FURTHER ORDAINED** that the parties have negotiated an acquisition price of \$95,000, the purchase shall be made through the use of the local open space trust fund monies; and

**BE IT FURTHER ORDAINED** that this acquisition is subject to the review of title and environmental reports and the Township Administrator is empowered to engage the services environmental and title professional services experts to review the same;

**BE IT FINALLY ORDAINED** that the Township Mayor, Administrator, Clerk and Township Solicitor are hereby authorized to execute any and all documents necessary in the fulfillment of this ordinance, including but not limited to, an agreement of sale and closing documents.

**SECTION TWO:** All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**SECTION THREE:** If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

**SECTION FOUR:** This ordinance shall take effect upon final adoption and publication in accordance with the law.

### LUMBERTON TOWNSHIP COMMITTEE

**ACTION ON INTRODUCTION:**

Motion made by: **Committeeman Dwyer**  
Motion seconded by: **Committeeman Earlen**

**VOTE:**

Committeeman Conway:	<u>Yes</u>	No	Abstain	Not Present
Committeeman Dwyer:	<u>Yes</u>	No	Abstain	Not Present
Committeeman Earlen:	<u>Yes</u>	No	Abstain	Not Present
Committeewoman Januseski:	<u>Yes</u>	No	Abstain	Not Present
Mayor Mansdoerfer:	<u>Yes</u>	No	Abstain	Not Present

**ACTION ON ADOPTION** (after public hearing)

Motion made by:  
Motion seconded by:

**VOTE:**

Committeeman Conway:	Yes	No	Abstain	Not Present
Committeeman Dwyer:	Yes	No	Abstain	Not Present
Committeeman Earlen:	Yes	No	Abstain	Not Present
Committeewoman Januseski:	Yes	No	Abstain	Not Present
Mayor Mansdoerfer:	Yes	No	Abstain	Not Present

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### CERTIFICATION

I hereby certify that the foregoing is a true copy of the ordinance that was introduced after first reading at a meeting of the Lumberton Township Committee held on April 10, 2018 and will be considered for adoption after a public hearing at a meeting of the Lumberton Township Committee held on April 24, 2018.

*Debra L. Shaw-Blemings*

Debra L. Shaw-Blemings, RMC  
Lumberton Township Clerk

**Introduced:** April 10, 2018

**Published:**

**Hearing:** April 24, 2018

**Adopted:**

**Published:**