

**TOWNSHIP OF HAMILTON  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE**

No. 20-026

1ST READING May 5, 2020  
2ND READING & PUBLIC HEARING \_\_\_\_\_  
WITHDRAWN \_\_\_\_\_ LOST \_\_\_\_\_

DATE TO MAYOR \_\_\_\_\_  
DATE RESUBMITTED TO COUNCIL \_\_\_\_\_  
DATE EFFECTIVE \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY

FACTUAL CONTENTS CERTIFIED TO BY

\_\_\_\_\_  
TOWNSHIP ATTORNEY

Mare Murray  
TITLE

**ORDINANCE AUTHORIZING THE TOWNSHIP OF HAMILTON'S ACQUISITION OF CERTAIN PROPERTY KNOWN AS THE VAGNOZZI PROPERTY LOCATED ON MERRICK ROAD AND DESIGNATED AS BLOCK 2714, LOT 22, HAMILTON, NEW JERSEY (Purchase price: \$98,300.00)**

*Whereas* the Township of Hamilton remains dedicated in its efforts to preserve farms and open space located in the municipality; and

*Whereas* an approximate 16.90± acre parcel, known as the Vagnozzi property, located on Merrick Road and designated as Block 2714, Lot 22, is currently available for purchase; and

*Whereas* the subject property is immediately adjacent to a 63 acre farm located at 275 Merrick Road (Block 2714, Lot 24) that the Township purchased in April of 2018; and

*Whereas* said property is heavily wooded with native species such as mature White Oak, Beech and other understory vegetation, and pockets of wetlands can be found throughout the lot; and

*Whereas* as part of the Township's Green Acres due diligence process, the New Jersey Conservation Foundation, who has partnered with the Township in the past to secure open space acquisitions, has secured an appraisal for the subject property and has also covered the cost of said appraisal; and

*Whereas* in addition to the appraisals, the Township will retain a consultant to complete a boundary survey and a Preliminary Site Investigation (Phase I), and a Soil Sampling study (Phase 2) will be completed as required to satisfy Green Acres funding requirements; and

*Whereas* the Township is seeking a 40% grant reimbursement from Mercer County (2020 application) and a 50% grant reimbursement from Green Acres (2020 application); and

*Whereas* it is in the best interests of the Township to pursue the acquisition of the subject property so as to ensure that the Township continues to preserve open space in a meaningful manner;

*Now, Therefore, Be It Ordained*, by the Council of the Township of Hamilton, in the County of Mercer, and State of New Jersey, that acquisition of the designated land for the specified price, be and hereby is authorized, *subject to*: the Township's receipt of the outside financing necessary to complete the purchase; the receipt of a binding commitment for title insurance at normal premium rates by a title company authorized to do business in the State of New Jersey; the satisfaction of all Green Acres and Mercer County financing conditions; and the fulfillment of the conditions of the contract for sale of real estate to be executed in connection herewith.

*Be It Further Ordained* by the Council of the Township of Hamilton that the proper officials of the Township be and hereby are directed and authorized to enter into a contractual agreement with the parties, to execute all requisite documentation necessary to request and receive funding, and to execute all documentation necessary to effectuate the acquisition of the property.

**TOWNSHIP OF HAMILTON  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE**

No. 20-026

**ORDINANCE AUTHORIZING THE TOWNSHIP OF HAMILTON'S ACQUISITION OF CERTAIN PROPERTY KNOWN AS THE VAGNOZZI PROPERTY LOCATED ON MERRICK ROAD AND DESIGNATED AS BLOCK 2714, LOT 22, HAMILTON, NEW JERSEY (Purchase price: \$98,300.00)**

**CERTIFICATION AS TO AVAILABILITY OF FUNDS**

I hereby certify that, as of the date of the Ordinance, the free and unencumbered balance in Account No. T-03-05-500-007-001 is sufficient and that there are adequate funds available for the proposed contract noted above, subject to funding from the State of New Jersey and Mercer County.

\_\_\_\_\_  
Ulrich H. Steinberg, Jr., Acting Chief Financial Officer

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
MUNICIPAL CLERK

RECORD OF VOTE													
First Reading							Second Reading						
COUNCIL	AYE	NAY	NV	AB	ORD	SEC	COUNCIL	AYE	NAY	NV	AB	ORD	SEC
ANTHONY P. CARABELLI, JR.	✓						ANTHONY P. CARABELLI, JR.						
NANCY PHILLIPS	✓						NANCY PHILLIPS						
CHARLES F. WHALEN	✓					✓	CHARLES F. WHALEN						
PASQUALE "PAT" PAPERIO, JR.	✓				✓		PASQUALE "PAT" PAPERIO, JR.						
RICHARD L. TIGHE, JR.	✓						RICHARD L. TIGHE, JR.						

X - Indicates Vote    A.B. - Absent    N.V. - Not Voting    ORD. - Moved    SEC. - Seconded

REJECTED \_\_\_\_\_

\_\_\_\_\_  
JEFFREY S. MARTIN, MAYOR

\_\_\_\_\_  
DATE

APPROVED \_\_\_\_\_

RECONSIDERED BY COUNCIL \_\_\_\_\_

OVERRIDE VOTE

AYE \_\_\_\_\_

NAY \_\_\_\_\_