

**ORDINANCE #2255-16**

**ORDINANCE OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION  
OF AN AGREEMENT TO TRANSFER REAL PROPERTY TO  
GLOUCESTER COUNTY HABITAT FOR HUMANITY**

**WHEREAS**, the City of Woodbury is the title owner of real property as reflected on attached Exhibit A (hereinafter “the Properties”); and

**WHEREAS**, the Properties were acquired through foreclosure; and

**WHEREAS**, the City of Woodbury has no need for the properties for municipal purposes; and

**WHEREAS**, Gloucester County Habitat for Humanity is a duly incorporated non-profit Community Housing Development Organization; and

**WHEREAS**, Gloucester County Habitat for Humanity wishes to develop said properties for the purpose of constructing housing for low or moderate income persons or families; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Woodbury, County of Gloucester and State of New Jersey that:

1. That the Mayor is hereby authorized to enter into separate agreements to transfer ownership of the Properties to Gloucester County Habitat for Humanity for the nominal consideration of One Dollar (\$1.00) each and any and all necessary or advisable documentation to effectuate such transfer consistent with the within Ordinance pursuant to N.J.S.A. 40A:12-21(1); and

2. That such agreements shall require the commencement of construction of residential housing on each such property within twenty-four (24) months or in accordance with N.J.S.A. 40A:12-21(1) any property on which construction has not commenced may revert back to the City of Woodbury at the City’s sole discretion; and

3. That the residential structure may be modular but must be designed to meet the mix of the surrounding homes and the neighborhood aesthetics. The aesthetic design of the residential structure shall be subject to the prior approval of the Woodbury City Council; and

4. That such Properties will be resold subject to Gloucester County Habitat for Humanity’s standard restrictions and any restrictions on resale or otherwise required by the County of Gloucester in the event Gloucester County Habitat for Humanity obtains county funding and shall comport with all COAH requirements necessary for such properties to be counted toward the City of Woodbury’s low and moderate housing requirements.

5. Nothing contained herein shall relieve Habitat for Humanity from any and all development regulations, fees or approvals otherwise applicable to the properties or any proposed improvements.

**THE FOREGOING** was introduced by the City Council of the City of Woodbury at a regular meeting held on September 27, 2016. This Ordinance will be considered for adoption at final reading and public hearing to be held on October 11, 2016 at 7:00 p.m. or at such time as may be determined and announced, in City Hall, Council Chambers, 33 Delaware Street, Woodbury, New Jersey, at which time and place all persons interested will be given the opportunity to be heard concerning said Ordinance. During the time prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the City Clerk's Office without charge to the members of the general public who may request same.

**CITY OF WOODBURY**

By: DAVID TROVATO, President of Council

**ATTEST:**

ROY A. DUFFIELD, Clerk

**Approved:**

WILLIAM J. VOLK, Mayor

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**EXHIBIT A**

1. 20-22 Carpenter Street, Block 106, Lot 20
2. 48 Nelson Avenue, Block 100, Lot 22
3. 66 Nelson Avenue, Block 100, Lot 27
4. 457 Allen Street, Block 101, Lot 16.03