

**BOROUGH OF ROSELLE**



**ORDINANCE NUMBER 2734-24**

**ORDINANCE OF THE BOROUGH OF ROSELLE, IN THE COUNTY OF UNION, NEW JERSEY AUTHORIZING THE SALE OF PROPERTY LOCATED AT 901 CHANDLER AVENUE AND AUTHORIZING THE EXECUTION OF AGREEMENT AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, the Borough of Roselle (the “**Borough**”) owns property located at 901 Chandler Avenue, identified as Block 1105, Lot 22 on the Borough’s tax maps (the “**Property**”); and

**WHEREAS**, on November 9, 2022, the Borough’s qualified purchasing agent issued a Request for Qualifications (the “**RFQ**”) seeking qualified developers to submit proposals to purchase and develop the Property consistent with its zoning and in accordance with the RFQ; and

**WHEREAS**, the Borough subsequently received several responses and proposals from firms who met the criteria in the RFQ; and

**WHEREAS**, Rose Homes, LLC (“**Buyer**”) responded to the RFQ with a proposal (the “**Proposal**”) to purchase the Property from the Borough for \$175,000, subdivide the Property into two (2) new parcels (each, a “**Parcel**”), and develop the Property by constructing thereon two (2) two-family homes (one on each Parcel) (each, a “**Home**” and, collectively, the “**Homes**”), together with certain other on-site and off-site improvements and other related obligations (the “**Project**”); and

**WHEREAS**, the Borough hereby finds that the Property is no longer needed for public use and that the development of the Project thereon in accordance with the RFQ and the Proposal will contribute to the rehabilitation and reinvigoration of the Borough and to the social and economic improvement of the Borough; and

**WHEREAS**, the Borough has determined that the Buyer possesses the proper qualifications, experience, and financial capabilities to purchase the Property and implement and complete the Project in accordance with all applicable laws, ordinances and regulations, and that the Buyer’s proposed purchase price was the highest offered by respondents to the RFQ; and

**WHEREAS**, the Brough desires to convey the Property to the Buyer; and

**WHEREAS**, the Borough now desires to authorize the execution of an agreement (the **“Purchase and Sale Agreement”**) with the Buyer to set forth the terms and conditions under which the Borough will convey the Property to the Buyer.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Roselle, County of Union, State of New Jersey, as follows:

1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.
2. The Borough is hereby authorized to convey the Property to the Buyer on terms consistent with those set forth in the Purchase and Sale Agreement, including a purchase price of \$175,000.
3. The Mayor is authorized to execute the Purchase and Sale Agreement with the Buyer, in substantially the same form as that on file with the Borough Clerk, along with such minor additions, deletions or modifications the Mayor deems necessary, after consultation with Borough counsel.
4. The Mayor, the Business Administrator of the Borough, the Clerk of the Borough and counsel to the Borough are hereby authorized to execute, on behalf of the Borough, any and all documents, necessary to effectuate the conveyance of the Property to the Purchaser.
5. This Ordinance shall take effect in accordance with applicable law.

**Recorded Vote on Introduction Ordinance No. 2734-24 – March 13, 2024**

	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa			X			
Councilman Bernier			X			
Councilwoman Johnson		X	X			
Councilman Fortuna			X			
Councilwoman Wilkerson	X		X			
Council President Thomas			X			
<b>X Adopted</b> <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

**Recorded Vote on Final Passage Ordinance No. 2734-24 – March 27, 2024**

	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa			X			
Councilman Bernier	X		X			
Councilwoman Johnson			X			
Councilman Fortuna		X	X			
Councilwoman Wilkerson			X			
Council President Thomas			X			
<b>X Adopted</b> <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

Approved

Vetoed and returned to the Borough Clerk with the following statement and objections:

\_\_\_\_\_  
Donald Shaw, Mayor

DATE:

**NOTICE** is hereby given that Ordinance Number 2734-24 was passed and adopted on second and final reading at a Regular meeting of the Mayor and Council March 27, 2024, after 6:30 P.M., 210 Chestnut St., Roselle, NJ.

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Lisette Sanchez, Borough Clerk