

**BOROUGH OF WRIGHTSTOWN  
COUNTY OF BURLINGTON**

**ORDINANCE NO. 2015-03**

**AN ORDINANCE OF THE BOROUGH OF WRIGHTSTOWN  
AUTHORIZING SALE OF BLOCK 202, LOT 1.01; BLOCK 401, LOTS 33  
AND 35.03; BLOCK 403, LOTS 1 THROUGH 14; AND BLOCK 2000, LOT 3  
TO SALVATORE CANNAVO OR HIS DESIGNATED AFFILIATE FOR  
DEVELOPMENT OF AN MIXED USE PROJECT PURSUANT  
TO THE BOROUGH ADOPTED REDEVELOPMENT PLAN**

**WHEREAS**, the Borough of Wrightstown, County of Burlington, New Jersey (“Borough”), has designated an area along Saylor’s Pond Road & Fort Dix Street comprised of those Blocks and Lots listed on Exhibit “A” attached hereto, as designated on the Borough Tax Map (the “Project Site”), as an area in need of redevelopment, and the Borough has also adopted a Redevelopment Plan for the Project Site; and

**WHEREAS**, the Borough Council was designated as redevelopment entity under the Borough’s Redevelopment Plan to acquire and convey property, contract for professional services, grant tax abatements, redevelop property, and collect revenue from redevelopers to defray costs of the redeveloper entity; and

**WHEREAS**, the Borough and Borough Council, in concert as redevelopment entity, have conducted a diligent search for a qualified Master Redeveloper for the Saylor’s Pond/Fort Dix Mixed Use Redevelopment Project (“Project Site”); and

**WHEREAS**, the Borough desires that the Project Site be redeveloped in accordance with the Redevelopment Plan, as amended from time to time; and

**WHEREAS**, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for municipal entities to enter into contracts with redevelopers to carry out and effectuate the terms of a Redevelopment Plan; and

**WHEREAS**, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for municipal entities to convey property without public bidding and at such prices and upon such terms as it deems reasonable, provided that the conveyance is made in conjunction with a Redevelopment Plan; and

**WHEREAS**, Salvatore Cannavo (“Cannavo”) has requested that the Borough of Wrightstown (“Borough”) designate it as the Redeveloper for the Project Site; and

**WHEREAS**, the Borough has received and reviewed a redevelopment proposal submitted by Cannavo for acquisition and redevelopment of the Project Site, and the Borough has determined that it meets the project goals for the Redevelopment Plan, and is in the best interests of the citizens of the Borough of Wrightstown; and

**WHEREAS**, the Borough Council has determined that it is in the best interests of the Borough and its citizens to convey the Property to Cannavo, or its designee, for the purpose of redeveloping the Property in accordance with the Redevelopment Plan.

**NOW THEREFORE, BE IT ORDAINED** by the Borough Council that:

1. The Borough hereby authorizes the conveyance and sale of the Property identified in Exhibit A to Salvatore Cannavo or his designated affiliate, upon the terms and conditions set forth in an Agreement of Sale and Redevelopment Agreement to be executed and entered into between the Borough and Cannavo.

2. The Mayor and Borough Clerk are hereby authorized to execute any and all necessary documents to effectuate the conveyance of the Property to Salvatore Cannavo or his designated affiliate consistent with the terms and conditions of the Agreement of Sale and Redevelopment Agreement and consistent with the goals set forth in the Borough's adopted Redevelopment Plan, as amended from time to time.

3. This ordinance shall take effect at the time and in the manner provided by law.

### **NOTICE**

The Ordinance published herewith was introduced and passed upon first reading at a regular meeting of the Borough Council of the Borough of Wrightstown, held on April 8, 2015. It will be further considered for final passage after a Public Hearing at the regular meeting to be held on April 22, 2015, at the Borough Hall, 21 Saylor's Pond Road, Wrightstown, New Jersey at 6:30 P.M. at which time and place any persons desiring to be heard upon the same will be given an opportunity to be heard.

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Freda H. Gorman, RMC  
Municipal Clerk

INTRODUCTION / FIRST READING APRIL 8, 2015

**MOTION:** Mr. Lownds

**SECOND:** Mr. Borsavage

**ROLL CALL:**

Ayes: Mr. Bird, Mr. Grove, Mr. Lownds, Mrs. Knapp, Mr. Timberman, Mr. Borsavage

Nays: None

Absent: None

Abstain: None

PUBLIC HEARING/SECOND READING/FINAL ADOPTION APRIL 22, 2015

**MOTION:** Mr. Lownds

**SECOND:** Mr. Grove

**ROLL CALL:**

Ayes: Mr. Bird, Mr. Grove, Mr. Lownds, Mrs. Knapp, Mr. Timberman, Mr. Borsavage

Nays: None

Absent: None

Abstain: None

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Thomas E. Harper, Mayor

**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 Borough Council of the Borough of Wrightstown held on April 8, 2015 and adopted after a public hearing at a meeting of the Borough Council of the Borough of Wrightstown held on April 22, 2015.

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Freda H. Gorman, RMC  
Municipal Clerk

Dated: April 22, 2015

Ord2015-03 Authorize Sale of Redevelopment Property

## **EXHIBIT “A”**

### **PROPERTY/PROJECT SITE**

- Phase 1: Block 202, part of Lot 1.01; Block 401, Lots 33 and 35.03; Block 403, Lots 1 through 14; and Block 2000, Lot 3, consisting of approximately 15.75 acres.
- Phase 2: Block 202, part of Lot 1.01, consisting of approximately 27.51 acres.