

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

ORDINANCE 2019--09

**AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY
LOCATED AT 375 CENTENNIAL AVENUE FORMERLY KNOWN AS MHS TENNIS
ACADEMY AND P3 TENNIS ACADEMY HEREBY IDENTIFIED ON THE OFFICIAL
TAX MAP OF THE TOWNSHIP OF CRANFORD AS BLOCK 602, LOT 27.**

WHEREAS, MHS Tennis Academy, also known as P3 Tennis Academy, LLC, the owner of 375 Centennial Avenue, Cranford, New Jersey, Block 602 and Lot 27 (herein “Property”) on the Official Tax Map of the Township of Cranford, has expressed its desire to sell the Property; and

WHEREAS, the Township Committee desires to create additional recreation facilities for its residents; and

WHEREAS, the Township has identified the Property as an appropriate venue for such additional recreation facilities; and

WHEREAS, the Township Committee approves the intention for the Township to enter into an Agreement of Sale with MHS Tennis Academy also known as P3 Tennis Academy, LLC; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5(a)(1) the governing body of a municipality may, by ordinance, provide for the acquisition of any real property by purchase agreement; and

WHEREAS, the Township (the “Buyer”) has entered into an Agreement of Sale on May 16, 2019 with MHS Tennis Academy also known as P3 Tennis Academy, LLC (the “Seller”) for the purchase of real property located at 375 Centennial Avenue, Block 602, Lot 27, for a purchase price in the amount of Two Million Dollars (\$2,000,000.00) subject to the satisfaction of certain conditions, on or prior to the closing date, as set forth in the Purchase Agreement; and

WHEREAS, Buyer and Seller have agreed to comply with the laws governing the sales of real property in the State of New Jersey.

WHEREAS, upon said closing date, the Township shall take possession of said Property.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranford as follows:

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2. The Township is hereby authorized to acquire the Property.

SECTION 3. The Mayor, Township Administrator, Township Clerk and the Township Attorney are hereby authorized, directed and empowered to execute, or cause to be executed, any and all actions necessary to initiate and complete the acquisition of the Property, including but not limited to obtaining any studies, surveys, tests, soundings, borings, appraisals, title searches and title reports, as reasonably necessary to determine the value, boundary, ownership, interests or environmental condition of the Property.

SECTION 4. Any and all actions previously taken by the Authorized Persons in connection with the acquisition of the Property are hereby ratified and confirmed.

SECTION 5. This ordinance shall become effective upon its final passage and publication as provided by law.

SECTION 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Introduced:

Adopted:

Approved:

Patrick F. Giblin
Chairman, Township Committee

Attest:

Patricia Donahue, RMC
Municipal Clerk

Recorded Vote

Introduced

Adopted

Thomas H. Hannen, Jr.
Ann Dooley
Jean-Albert Maisonneuve
Patrick F. Giblin
Mary O’Connor