

RESOLUTION ADOPTING UPDATED APPRAISAL OF BLOCK 28, LOTS 7, 8, 11-14, 16, 51 AND 53, A/K/A 106 SHARON ROAD, TOWNSHIP OF ROBBINSVILLE, NEW JERSEY

WHEREAS, via Ordinance 2017-34 the Township Council for the Township of Robbinsville authorized the acquisition of Real Properties by Negotiation, Purchase, Condemnation or Eminent Domain, for property designated as Block 28, Lots 7, 8, 11-14, 16, 51 and 53, AKA 106 Sharon Road, Township of Robbinsville, County of Mercer, New Jersey on the Tax Map of Robbinsville Township (“the property”); and

WHEREAS, via Resolution 2017-287 the Township Council for the Township of Robbinsville adopts as its approved appraisal of Martin Appraisal Associates, Inc. opining a fair market value of BLOCK 28, LOTS 7, 8, 11-14, 16, 51 and 53 at 1,560,000.00; and

WHEREAS, the Eminent Domain Act requires a municipality to engage in formal negotiations and, in the event such negotiations are unsuccessful, to file a condemnation action and to secure a determination as to the price to be paid as just compensation in advance of the filing of a declaration of taking; and

WHEREAS, pursuant to the Eminent Domain Act, and the authority granted pursuant to Ordinance 2017-34, Township Attorney and Special Counsel entered into bona fide negotiations with the owner of the property; and

WHEREAS, during the course of the negotiations it was discovered that the taking of the entire property would interfere with the operation of the Trenton Robbinsville Airport; and

WHEREAS, it is in the best interest of the Township the exclude that portion of property for the acquisition or condemnation; and

WHEREAS, at the request of the Township Attorney, Martin Appraisal Associates, Inc. prepared an updated appraisal report and opined a fair market value of BLOCK 28, LOTS 14, 16, 51 and 53 and Part of Lot(s) 7,11, 13 at \$1,340,000.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, as follows:

1. The Township hereby adopts as its approved appraisal written on October 15, 2018 by Martin Appraisal Associates, Inc. opining a fair market value of BLOCK 28, LOTS 14, 16, 51 and 53 and Part of Lot(s) 7, 11, 13 at \$1,340,000.
2. The Township acknowledges the appraisal lists less acreage as the area of acquisition then was authorized under Ordinance 2017-34.
3. The Township authorized the partial acquisition of BLOCKS 28, LOTS 7, 11, and 13 for the above referenced reasons.

4. The Township hereby authorizes and directs Special Council for Land Acquisition to tender an offer pursuant to N.J.S.A. 20:3-6.
5. All appropriate officials of the Township, including, but not limited to, the Mayor, Municipal Clerk, Municipal Attorney, and Special Condemnation Attorney are authorized by this resolution to prepare and sign any and all documentation to effectuate the acquisition of the property interests by the Township

I certify this to be a true copy of a resolution adopted by the Township Council of the Township of Robbinsville at a meeting held on October 25, 2018.

Michele Seigfried, Municipal Clerk