

AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXCHANGE OF VARIOUS LANDS BETWEEN THE TOWNSHIP OF MANCHESTER AND MANCHESTER 4, LLC PURSUANT TO N.J.S.A. 40A:12-16

BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

SECTION 1. Purpose: Manchester 4, LLC is currently the owner or the contract purchaser of certain real property located in the Township of Manchester, identified on Schedule A, attached hereto and made a part hereof, as shown on the Official Tax Maps of Manchester Township. The Township of Manchester is currently the owner of certain real property located in the Township of Manchester identified on Schedule A, as shown on the Official Tax Maps of Manchester Township. The Township has determined that it would be in the best interest of the municipality to exchange the lands it owns as identified above with the lands owned by or as the contract purchaser Manchester 4, LLC, thereby exchanging said properties between parties.

SECTION 2: Authorization: Pursuant to N.J.S.A. 40A:12-2, a municipality may, pursuant to N.J.S.A. 40A:12-16, agree to enter into an agreement for the exchange of lands which is in the best interest of the municipality. The Township has determined that the lands it owns, identified on Schedule A shall be transferred to Manchester 4, LLC in return of the lands owned by personally or acting as the contract purchaser Manchester 4, LLC identified on Schedule A, as shown on the Township's tax maps. The Township has determined that the properties are of substantially equal value, and it is more beneficial to the Township to obtain title to the Manchester 4, LLC properties than it is for it to continue to remain the owner of lot owned by the municipality. As a result, this Ordinance authorizes the exchange of said lands pursuant to N.J.S.A. 40A:12-16 between the Township of Manchester and Manchester 4, LLC, in accordance with the terms and conditions of a proposed Contract for same as set forth and attached hereto as Schedule B.

SECTION 3. Upon the adoption of this ordinance, the Mayor, Township Clerk and Township professionals are hereby authorized to execute any and all documents necessary to implement the intent of this ordinance.

SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 5. Pursuant to the provisions of N.J.S.A. 40:69A-181(b), this Ordinance shall take effect twenty (20) days after its final passage by the Township Council and approval by the Mayor where such approval is required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Council of the Township of Manchester, in the County of Ocean and State of New Jersey on the 22nd day of September 2025 and was then read for the first time. The said ordinance will be further considered for final passage by the Township Council in the Town Hall at 6:00 p.m. on October 14, 2025. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Schedule A and B on file and available upon request from the Municipal Clerk's Office during regular office hours

Teri Giercyk, RMC/CMC
Municipal Clerk