

**ORDINANCE NO. 2025-14
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK 5, LOT 1,
LOCATED AT 270 PRINCETON-HIGHTSTOWN ROAD, IN THE TOWNSHIP OF
EAST WINDSOR, ALSO KNOWN AS NJDOT PARCEL X5B, FROM THE
NEW JERSEY DEPARTMENT OF TRANSPORTATION**

SUMMARY

The purpose of this ordinance is to authorize the acquisition of 270 Princeton-Hightstown Road, in the Township of East Windsor, County of Mercer and State of New Jersey, designated on the East Windsor Township Tax Maps as portion of Block 5, Lot 1, and further designated as portion of NJDOT Parcel X5B (hereinafter referred to as “the Property”), from the New Jersey Department of Transportation for the public purpose of developing a project of ten to twenty residential units for veterans with special needs and/or for 100% affordable housing and/or open space (hereinafter referred to as “the Public Purpose”).

WHEREAS, the Property is currently owned by the New Jersey Department of Transportation (hereinafter referred to as "NJDOT"); and

WHEREAS, the Township submitted an Excess Land Request dated April 21, 2025 to the NJDOT Property Management Section to obtain ownership of the Property for the Public Purpose; and

WHEREAS, NJDOT and the Township have formulated the terms through which NJDOT shall convey the Property to the Township for NJDOT’s acquired cost, provided that the Property is specifically used for the Public Purpose, with the understanding that any use of the Property other than for the Public Purpose shall automatically revert to the NJDOT; and

WHEREAS, municipalities are authorized to acquire real property as stated in N.J.S.A. 40A:12-3; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5, the acquisition of real property by municipalities be accomplished through ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of East Windsor as follows:

Section 1. Pursuant to N.J.S.A. 40A:12-3 and in accordance with N.J.S.A. 40A:12-5, the Township is hereby authorized to acquire the property located at 270 Princeton-Hightstown Road, in the Township of East Windsor, County of Mercer and State of New Jersey, designated on the East Windsor Township Tax Maps as portion of Block 5, Lot 1, and further designated as portion of NJDOT Parcel X5B, from the New Jersey Department of Transportation, in consideration of the sum of NJDOT’s acquired cost. This acquisition shall be specifically used for the Public Purpose, with the understanding that any use of the Property other than for the Public Purpose shall automatically revert to the New Jersey Department of Transportation.

Section 2. The Mayor, Municipal Clerk, Township Manager and Township Attorney are hereby authorized and directed to execute and all such documents and undertake an and all such acts as

necessary and prudent to effectuate to the terms of this Ordinance, including the receipt and recording of a Deed and execution of an Agreement of Sale with the New Jersey Department of Transportation, if necessary, pursuant to the terms hereof.

Section 3. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect 20 days after final passage and publication according to law.

ATTEST:

ALLISON QUIGLEY
Municipal Clerk

JANICE S. MIRONOV
Mayor

Introduced: December , 2025
Adopted: December , 2025
Effective: January , 2026

AYES: 0
NAYS: 0
ABSENT: 0
ABSTAIN: 0

Date: Name: Janice S. Mironov Title: Mayor	Date: Name: Allison Quigley Title: Municipal Clerk
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