

**BOROUGH OF SHREWSBURY  
NOTICE OF PUBLIC HEARING ON ORDINANCE 2025-1131**

Public Notice is hereby given that the following Ordinance, **AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 942 BROAD STREET, BOROUGH OF SHREWSBURY [BLOCK 30, LOT 16] FROM MARTELLI AT 942 BROAD, L.L.C. IN ACCORANCE WITH THE CONTRACT TO BE EXECUTED BY THE PARTIES PURSUNAT TO THE TERMS OF N.J.S.A. 40A:12-11 AND N.J.S.A. 40A:12-3.** was introduced and passed on the first reading at a public meeting of the Borough Council of the Borough of Shrewsbury, County of Monmouth, State of New Jersey, held on Tuesday March 11, 2025 at 7:00pm. A copy of the ordinance can be obtained, without cost, by any member of the general public through the Office of the Municipal Clerk, 419 Sycamore Avenue, Shrewsbury, NJ 07702, Monday through Friday, 8:00am to 4:00pm or by emailing the Municipal Clerk at clerk@shrewsburyboro.com.

Further public notice is hereby given that said ordinance shall be considered for final passage and adoption at a public meeting of the Borough Council on Tuesday April 8<sup>th</sup>, 2025 at 7:00pm.

Kerry Quinn, RMC  
Municipal Clerk, Borough of Shrewsbury

**AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 942 BROAD STREET, BOROUGH OF SHREWSBURY [BLOCK 30, LOT 16] FROM MARTELLI AT 942 BROAD, L.L.C. IN ACCORANCE WITH THE CONTRACT TO BE EXECUTED BY THE PARTIES PURSUNAT TO THE TERMS OF N.J.S.A. 40A:12-11 AND N.J.S.A. 40A:12-3.**

**WHEREAS**, MARTELLI at 942 Broad, L.L.C., a New Jersey limited liability company, is presently the owner of the real property located at 942 Broad Street, Borough of Shrewsbury, New Jersey 07702 (the "Property");

**WHEREAS**, the Borough of Shrewsbury and MARTELLI at 942 Broad, L.L.C. wish to enter into a Contract for Sale of Real Estate for the Property (the "Contract");

**WHEREAS**, the Borough of Shrewsbury intends to utilize the Property for public use, and the Property is necessary to the beneficial use of the adjacent municipal complex;

**WHEREAS**, the Mayor and Council approved a Bond Ordinance [Ordinance 2025-xx] for the appropriation of \$1,300,000.00 for the purchase of the Property on March 11, 2025, authorizing the issuance of \$1,300,000.00 bonds or notes of the Borough of Shrewsbury for financing the acquisition of the Property;

**WHEREAS**, the Contract is incorporated by reference in this Ordinance and is on file for public inspection in the office of the Shrewsbury Borough Clerk; and

**NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED** by the Mayor and Council of the Borough of Shrewsbury, County of Monmouth, State of New Jersey, as follows:

1. The Mayor, Clerk and/or Borough Attorney are hereby authorized to execute any and all documents necessary to effectuate the Contract with MARTELLI at 942 Broad, L.L.C.. The Contract is incorporated herein by reference, and same shall be kept on file and available for inspection during normal business hours in the office of the Shrewsbury Borough Clerk.
  
2. The Contract conveyance of the Property herein authorized is subject to the following terms and conditions:
  - (i) All those provisions set forth in the hereinabove referenced Contract authorized by this Ordinance.
  - (ii) The Contract as noted hereinabove shall be on file with the Borough Clerk and available for public inspection during normal business hours.
  - (iii) The consideration for the subject Contract shall be the purchase price of One Million Three Hundred Thousand Dollars (\$1,300,000.00).
  - (iv) The name of the corporation which shall be the Purchaser will be the Borough of Shrewsbury.
  - (v) The number of persons benefitting from the public purpose served by this Contract shall number in the several hundreds.
  - (vi) The subject Contract and this Ordinance shall be deemed to be in accord with N.J.S.A. 40A:12-11 and N.J.S.A 40A:12-3.

3. All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.
4. If any section, subsection, paragraph, sentence, clause or word of this Ordinance shall be adjudged invalid by a Court of competent jurisdiction, then such invalidity shall not affect the validity of the remaining portions of this Ordinance.
5. This Ordinance shall take effect pursuant to applicable law.