

EXPLANATION: This Ordinance amends Ordinance No. 06-38 and 07-25 to permit CPNJ an additional two (2) years to construct the proposed and approved group home. This Ordinance also authorizes the execution and recording of a Corrective Deed to extend the time period for CPNJ to complete construction of the proposed and approved group home.

**TOWNSHIP OF WARREN
ORDINANCE NO. 10-01**

**ORDINANCE AMENDING TOWNSHIP OF WARREN
ORDINANCE NO. 06-38 AND 07-25 AND PERMITTING THE
EXECUTION AND FILING OF A CORRECTIVE DEED TO
EXTEND THE TIME FOR CEREBAL PALSY OF NORTH
JERSEY, INC., TO CONSTRUCT THE PROPOSED AND
APPROVED GROUP HOME ON THE PROPERTY IDENTIFIED
AS LOT 22.04, BLOCK 114, AS DESIGNATED ON THE TAX
MAP OF THE TOWNSHIP OF WARREN**

WHEREAS, the Township Committee of the Township of Warren (the "Township"), by Ordinance No. 06-38 authorized the donation of the Property identified as **Lot 22.04, Block 114**, as designated on the Tax Map of the Township of Warren (the "Property") to Cerebral Palsy of North Jersey, Inc. ("CPNJ"), for the principle purpose of constructing a group home six (6) bedrooms for the housing, education and treatment of personal afflicted with developmental disabilities, including cerebral palsy; and

WHEREAS, the Township Committee adopted Ordinance No. 07-25 amending certain terms of Ordinance No. 06-38; and

WHEREAS, the previously adopted Ordinances include a provision requiring CPNJ to start and complete construction of the proposed and approved group home within three (3) years from adoption of the respective Ordinances; and

WHEREAS, the January 23, 2009, Deed of Conveyance of the Property from the Township of Warren to CPNJ also contained a provision requiring CPNJ to start and complete construction of the group home within three (3) years as per Ordinance No. 07-25; and

WHEREAS, CPNJ Warren Residence, Inc., ("CPNJ Warren"), was legally formed for the purpose of acting as the "owner corporation" to develop, maintain and manage the Property for affordable housing purposes; and

WHEREAS, CPNJ recently conveyed the Property to CPNJ Warren to effectuate the foregoing "owner corporation" requirement as required by the U.S. Department of Housing and Urban Development, ("HUD"), subject to the same restrictions required by the Township as set forth in the original Deed from the Township to CPNJ; and

WHEREAS, CPNJ is seeking financing from HUD for the construction of the proposed and approved group home; and

WHEREAS, as a condition of obtaining financing from HUD, the start and completion date for construction of the group home must be extended by two (2) years and a corrective Deed must be recorded referencing such extension.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Warren that:

1. The terms of Ordinance Nos. 06-38 and 07-25, specifically pertaining to the start and completion of construction, are hereby amended to require CPNJ to start and complete construction of the proposed and approved group home on the Property by December 31, 2011.

2. The Mayor and Township Clerk are authorized and directed to execute a Corrective Deed to the January 23, 2009 Deed, (or the re-recording of said Deed), specifically extending the start and completion date for construction of the proposed and approved group home by CPNJ to December 31, 2011.

3. All other terms, conditions and restrictions set forth in Ordinance Nos. 06-38 and 07-25 shall remain unchanged and of full force and effect.

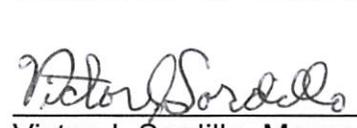
5. This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST:

TOWNSHIP OF WARREN



Patricia A. DiRocco, RMC, Township Clerk



Victor J. Sordillo, Mayor

INTRODUCED January 21, 2010

ADOPTED February 18, 2010

EFFECTIVE February 25, 2010