

**TOWNSHIP OF MONTGOMERY  
ORDINANCE NO. 18-1568**

**AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY, IN SOMERSET COUNTY, NEW JERSEY AUTHORIZING, PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ., THE TOWNSHIP TO ENTER INTO A LEASE FOR THE STORAGE OF EQUIPMENT AND FURNISHINGS AT HILLSBOROUGH BUSINESS CENTER, 9 ILENE COURT, HILLSBOROUGH TOWNSHIP**

**BE IT ORDAINED** by the Township Committee of the Township of Montgomery, in Somerset County, New Jersey as follows:

**Section 1. Findings.** The Township Committee of the Township of Montgomery hereby finds and determines that presently the Township does not have space to store equipment and furnishings from the former Convatec property site located on Orchard Road, for which the Township has a lease purchase agreement with the Somerset County Improvement Authority, and that pending renovation of said site, the Township is in need of storage space for said equipment and furnishings.

The Township Committee further finds that the Hillsborough Business Center located at 9 Ilene Court, in neighboring Hillsborough Township can accommodate storage of the equipment and furnishings until the Township can place them in a permanent location.

**Section 2. Authorization to Enter Into Lease.** The Mayor and Clerk are authorized to enter into a lease agreement for storage space at the Hillsborough Business Center on behalf of the Township of Montgomery under the following general terms:

***Landlord:*** Hillsborough Park, LLC, 125o Route 28/Easton Turnpike, Suite 101, Branchburg, NJ 08876

***Leased Premises:*** Hillsborough Business Center, 9 Ilene Court, Building #6, Suite 18, Hillsborough, NJ 08844, which suite comprises 1,500 square feet in area

***Term of Lease:*** March 1, 2018 through February 28, 2020 (two years)

***Base Rent:*** Year 1 -- \$ 8.00 per square foot, payable monthly \$1,000.00  
Year 2 -- \$ 8.50 per square foot, payable monthly \$1,063.00

***Additional Rent:***

Tax Rent – proportionate share of real property taxes, approximately \$1.43 per square foot of leased space

Expense Rent – proportionate share of cost of maintenance, trash collection and repairs of Hillsborough Business Center and common area utility charges, approximately \$3.51 per square foot of leased space

***Security Deposit:*** \$3,000.00

*Utilities:* To be paid by Tenant

*Net, Net, Net Rent:* The lease is a triple net lease.

*Permitted Use of Leased Premises:* General Office/Warehouse

*Such Other Terms and Conditions as are customary in the industry for a commercial lease for office/warehouse space*

**Section 3. Repealer.** All ordinances or parts thereof inconsistent with this ordinance shall be deemed repealed.

**Section 4. Severability.** 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 subsection, clause or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

**Section 5. Effective Date.** This ordinance shall take effect upon final adoption, publication, and as otherwise provided by law.