

ORDINANCE OF THE BOROUGH OF NEWFIELD
County of Gloucester, State of New Jersey
No. 2026-1

**ORDINANCE AMENDING ORDINANCE 2025-9 CONFIRMING AND AUTHORIZING THE
SALE OF TELECOM EASEMENT AND LEASE ASSIGNMENT ACCORDANCE WITH THE
REQUIREMENTS OF THE LOCAL
LANDS AND BUILDINGS LAW
FOR BLOCK 1001.02, LOT 3 (11-17 GORGO LANE) IN THE BOROUGH OF NEWFIELD,
COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY**

WHEREAS, Mayor and Common Council of the Borough of Newfield City authorized a Request for Proposals for the sale of the Borough's sale of an easement under the Borough's leasehold rights and the assignment of the Borough's existing Lease Agreement with T-Mobile Northeast LLC on property located at Block 1001.02, Lot 3, also known as 11-17 Gorgo Lane (formerly 19-27 Gorgo Lane), Newfield, New Jersey 08344; and

WHEREAS, Public Notice was published in the South Jersey Times in issues of July 8, 2024 and July 17, 2024 requesting proposals be submitted by July 25, 2024 to the Borough of Newfield at 18 Catawba Lane, New Jersey 08344; and

WHEREAS, AIO Operating, LLC, a Delaware Limited Liability Company (hereinafter "AIO Operating"), whose address is 7950 Legacy Drive, Suite 500, Plano, Texas 75024, were the only bidder to submit a proposal within the parameters of the Public Notice; and

WHEREAS, the Borough of Newfield did authorize and confirm the sale of said Telecom easement to AIO Operating, the successful bidder, for the aggregate purchase price for the grant of the Telecom Easement and the assignment of the Existing Agreement with T-Mobile Northeast LLC in the amount of \$401,128.00; and

WHEREAS, AIO Operating has assigned its rights in said purchase to Wireless Propco, LLC, a Delaware Limited Liability Company, whose address is 44 South Broadway, White Plains, New York 10601;

WHEREAS, this ordinance will correct the Ordinance 2025-9 to reflect the correct Block and Lot in the Borough of Newfield for said easement;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Newfield, County of Gloucester and State of New Jersey as Follows:

Section 1: Mayor and Council of the Borough of Newfield, County of Gloucester, State of New Jersey, that the sale of a telecom easement and the assignment of the existing lease agreement on property located at Block 1001.02, Lot 3, also known as 11-17 Gorgo Lane (formerly 19-27 Gorgo Lane), Newfield, New Jersey is hereby confirmed and ratified as to Wireless Propco, LLC.

Section 2: Mayor and Common Council hereby authorizes the sale of said telecom easement and assignment of the existing agreement subject to terms and conditions mutually acceptable to both parties.

Section 3: Mayor and Common Council hereby authorize the Borough Solicitor to take all actions necessary to conclude the sale in accordance with the Local Lands and Buildings Law (N.J.S.A. 40A:12-1 et seq.) and authorizes the Mayor, Administrator and/or Borough Clerk to execute all legal documents necessary to conclude the subject transaction.

Section 4: All other Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5: If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section 6: This Ordinance shall take effect immediately upon final passage and publication as required by law.

Certification

The foregoing ordinance was passed on first reading at the Reorganization Meeting of Borough Council held January 7, 2026 and will be considered for second reading, public hearing and final adoption at the Regular Meeting to be held February 12, 2026.

Toni L. Van Camp, Clerk

