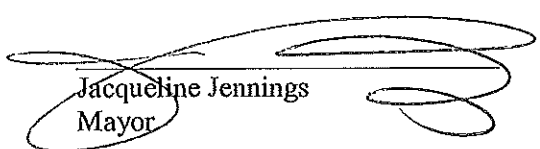


RESOLUTION 2012---12

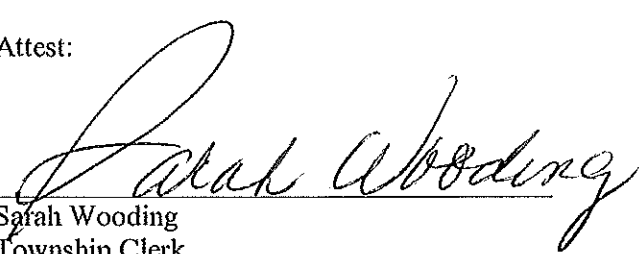
A RESOLUTION AUTHORIZING THE FORECLOSURE OF TAX SALE CERTIFICATES AS SHOWN ON FORECLOSURE LIST AND HELD BY WILLINGBORO TOWNSHIP

BE IT RESOLVED, by the Township Council of the Township of Willingboro, County of Burlington, State of New Jersey that the Tax Sale Certificates as shown of the attached foreclosure list now held by the Township of Willingboro be foreclosed by the summary proceedings IN REM, and as described by N.J.S.A. 54:5-104.29 to 54:5-104.71 as amended, and pursuant to the rules of Civil Practice of the Supreme Court of New Jersey.

Approved by Willingboro Township Council, assembled in public session this 10th day of January, 2012.


Jacqueline Jennings
Mayor

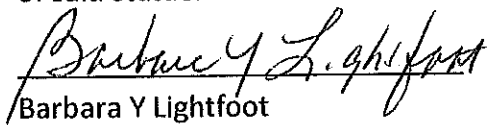
Attest:


Safah Wooding
Township Clerk

Foreclosure of Certificate of Tax Sale In Rem

TO THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WILLINGBORO

I hereby certify that the attached tax foreclosure list contains the description of lands and the Tax Sale Certificate held by the Township of Willingboro affecting said lands, together with the amounts due on said Tax Sale Certificates and for subsequent liens, including the amount required to redeem, and the ownership of said lands as appears on the records of the Tax Collector's office, and on the last tax duplicate of the Township of Willingboro, which said lands and certificates are subject to Foreclosure In Rem pursuant to N.J.S.A. 54:5-104.29 to 54:5-104.71, this tax foreclosure list being prepared and certified in accordance with the provisions of said statute.


Barbara Y Lightfoot

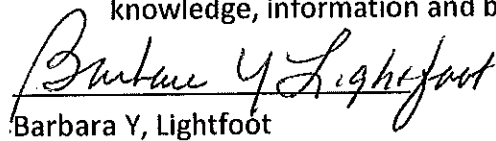
Tax Collector of the Township of Willingboro, New Jersey

Dated: 12/19/11

State of New Jersey, County of Burlington

Barbara Y Lightfoot, being duly sworn, according to law, upon my oath, depose and say:

1. I am the Tax Collector of the Township of Willingboro, the plaintiff herein.
2. I have read the foregoing Complaint and know the contents thereof.
3. The tax foreclosure list contained in the complaint was prepared by me or under my supervision
4. The matters and things stated in the complaint that were taken from the records of my office, are true and the other matters therein stated, are true to the best of my knowledge, information and belief.


Barbara Y, Lightfoot

Tax Collector of the Township of Willingboro, New Jersey

Sworn and subscribed to before me
this 11th day of January 2012


Sarah Wooding

Notary Public of the State of New Jersey

SARAH WOODING
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES MARCH 31, 2014

SENDER'S COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Roe M. Carter JR
Billing Supervisor
MVA / Social Star
533 Fellowship Rd.
Suite 270
Wm. Stewart, Jr. Bldg.
08052*

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
 B. Received by (Printed Name) *[Name]* Agent Addressee
 C. Date of Delivery *2-27-04*
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

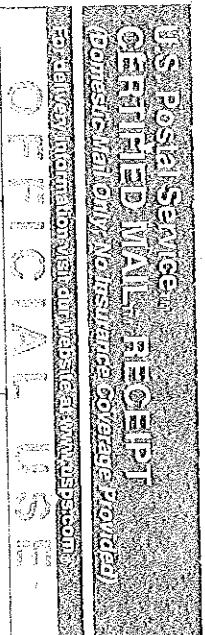
3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number **7011 1570 0001 2179 8790**
 (Transfer from service label)
 PS Form 3871, February 2004 Domestic Return Receipt

102595-02-M-1540



Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent to *Roe Carter JR*
 Street Apt. No. or PO Box No. *VICTOR*
 City, State, ZIP+4 *08052*

7011 1570 0001 2179 8790

✓

RESOLUTION NO. 2012-13

**A RESOLUTION AUTHORIZING AN AMENDMENT TO THE TRANSPORT
AGREEMENT BETWEEN WILLINGBORO TOWNSHIP AND VIRTUA
HEALTH INC. TO EXTEND THE AGREEMENT FOR
ONE ADDITIONAL YEAR**

WHEREAS, the Township of Willingboro provides Advanced Life Support services to its residents and others in specific situations; and

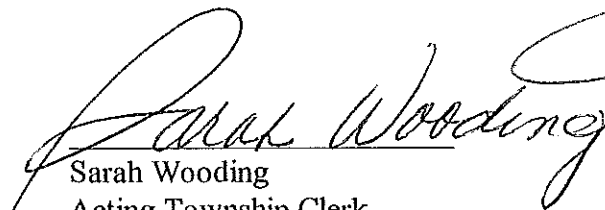
WHEREAS, Virtua Health Inc. is a provider of such Advanced Life Support Services in the region; and

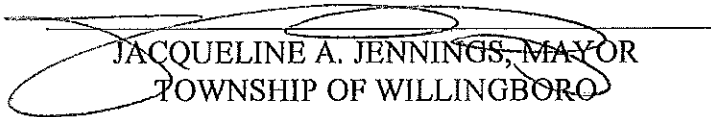
WHEREAS, the Township of Willingboro entered into an Agreement with Virtua Health Inc. for the transportation of individuals requiring emergency medical transportation services, effective February 1, 2010; and

WHEREAS, the Willingboro Township has expressed a desire for Virtua to continue to provide the transport services by entering into an Amendment to the Transport Agreement between Willingboro Township & Virtua Health Inc. for an additional period of one (1) year effective February 1, 2012 and terminating January 31, 2013; and

WHEREAS, the Township Council finds that the health, safety, and welfare of the residents of the Township of Willingboro will benefit from Willingboro entering into an Amendment to Transport Agreement for one additional year with Virtua.

NOW, THEREFORE BE IT RESOLVED on this 10th day of January, 2012, in open public session that the Mayor and Clerk are hereby authorized to execute the Amendment the Transport Agreement Between Willingboro Township & Virtua Health, Inc. attached hereto.


Sarah Wooding
Acting Township Clerk


JACQUELINE A. JENNINGS, MAYOR
TOWNSHIP OF WILLINGBORO

**AMENDMENT TO TRANSPORT AGREEMENT
BETWEEN WILLINGBORO TOWNSHIP &
VIRTUA HEALTH, INC.**

COPY

This Amendment is entered into and effective when signed by both parties hereto, between Willingboro Township, whose principal place of business is located at 398 Charleston Road, Willingboro, NJ 08046, hereinafter ("Willingboro Township") and Virtua Health, Inc., on behalf of its hospital affiliates, Virtua-Memorial Hospital Burlington County, Inc. and Virtua-West Jersey Health System, Inc., hereinafter, collectively, ("Virtua"). Willingboro Township and Virtua may hereinafter be referred to as "Party" and collectively as the "Parties."

Term: This Amendment shall renew the original Transport Agreement between the Parties which was effective February 1, 2010 ("Agreement") and extend the term of the Agreement for an additional one (1) year period effective February 1, 2012 and terminating January 31, 2013. Upon expiration of this Amendment's renewal term, the parties may extend the term of the Agreement by mutual written consent.

Notice of Termination: Either party may terminate this Agreement, for any reason whatsoever or no reason, upon ninety (90) days prior written notice to the non-terminating party.

Warranty of Non-Exclusion from Federal Programs: Each party to the Agreement represents that: (i) it is not currently excluded or threatened with exclusion, from participating in any federal or state funded health care program, including Medicare and Medicaid, and (ii) it has never been excluded by any of the aforementioned programs. If such an exclusion or sanction should occur, the non-excluded, non-sanctioned party may promptly terminate this Agreement.

Compensation: Virtua Health, Inc. agrees to pay Willingboro Township the sum of **\$360.00** for each patient covered by Medicare and the sum of **\$70.00** for each patient covered by Medicaid. Compensation is based on the Medicare/Medicaid allowable rates. Should these rates change, by law, during the course of this Agreement, the compensation rates will be adjusted accordingly. Virtua shall render payment to Willingboro Township within thirty (30) days after receiving the monthly invoice from Willingboro's billing agency.

Jurisdiction: The Agreement and this Amendment shall be governed by the laws of the State of New Jersey without regard to its conflict of law principals.

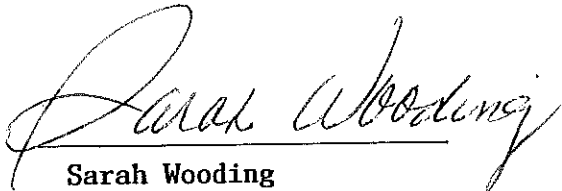
Effect of Agreement: In the event that the terms of this Amendment conflict with, vary from or modify the terms and provisions of the Agreement, then in such event, the terms and provisions of this Amendment shall control and govern the rights and obligations of the parties. Any provisions of the Agreement which are unchanged shall continue in full force and effect and shall not be deemed to be modified, amended or deleted as a result of this Amendment except as to the terms set for the above.

IN WITNESS WHEREOF, the parties have hereto affixed their hands and seals this

11th day of January 2012.

ATTEST:

WILLINGBORO TOWNSHIP



Sarah Wooding
Acting Township Clerk

ATTEST:

By: 
Jacqueline Jennings,
Willingboro Township Mayor

VIRTUA HEALTH, INC.

By: _____



TOWNSHIP OF WILLINGBORO

MUNICIPAL COMPLEX

1 Rev. Dr. M.L. King, Jr. Dr.

Willingboro, New Jersey 08046

(609) 877-2200 FAX (609) 877-1278

January 25, 2012

COPY

Rose M. Carrozza
Billing Supervisor
MICU/SouthStar
523 Fellowship Road
Suite 270
Mt. Laurel, New Jersey 08054

Re: Resolution 2012---13---Agreement Contract

Dear Ms. Carrozza:

Attached is a copy of Resolution 2012—13, adopted by Willingboro township Council at their meeting of January 10, 2012 authorizing an amendment to the Transport Agreement between Willingboro Township and Virtua Health Inc.

Also enclosed are two original sets of said agreement. After review, please sign and return one fully executed original set to my office.

Sincerely,

Sarah Wooding
Acting Township Clerk

Encl.

/saw



Emergency
Medical Services

December 12, 2011

Chief Anthony Burnett
Willingboro Township
Municipal Complex
One Salem Road
Willingboro, NJ 08046

RE: EMS Transport Renewal

Dear Chief Burnett:

I am enclosing two originals of the amendment to renew our existing Transport Agreement for your signature. The term is for one-year, effective February 1, 2012 and ending January 31, 2013.

Please sign both originals and return them to me as soon as possible for processing. I will return one fully executed original to you for your files.

If you have any questions, please call me at 856-581-7516.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Rose M. Carrozza'.

Rose M. Carrozza
Billing Supervisor
MICU/SouthStar

/ms
Enclosures
CC: Scott A. Kasper

cc: Anthony B. Virtua

RESOLUTION NO. 2012-13

A RESOLUTION AUTHORIZING AN AMENDMENT TO THE TRANSPORT AGREEMENT BETWEEN WILLINGBORO TOWNSHIP AND VIRTUA HEALTH INC. TO EXTEND THE AGREEMENT FOR ONE ADDITIONAL YEAR

WHEREAS, the Township of Willingboro provides Advanced Life Support services to its residents and others in specific situations; and

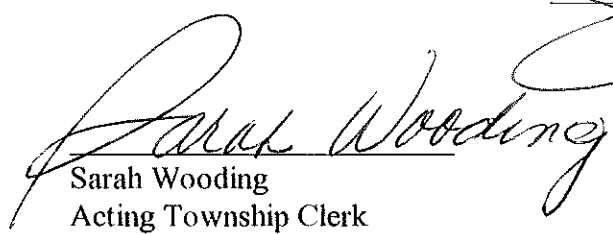
WHEREAS, Virtua Health Inc. is a provider of such Advanced Life Support Services in the region; and

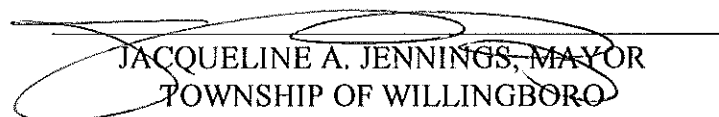
WHEREAS, the Township of Willingboro entered into an Agreement with Virtua Health Inc. for the transportation of individuals requiring emergency medical transportation services, effective February 1, 2010; and

WHEREAS, the Willingboro Township has expressed a desire for Virtua to continue to provide the transport services by entering into an Amendment to the Transport Agreement between Willingboro Township & Virtua Health Inc. for an additional period of one (1) year effective February 1, 2012 and terminating January 31, 2013; and

WHEREAS, the Township Council finds that the health, safety, and welfare of the residents of the Township of Willingboro will benefit from Willingboro entering into an Amendment to Transport Agreement for one additional year with Virtua.

NOW, THEREFORE BE IT RESOLVED on this 10th day of January, 2012, in open public session that the Mayor and Clerk are hereby authorized to execute the Amendment the Transport Agreement Between Willingboro Township & Virtua Health, Inc. attached hereto.


Sarah Wooding
Acting Township Clerk


JACQUELINE A. JENNINGS, MAYOR
TOWNSHIP OF WILLINGBORO

Memo

To: Joanne Diggs, Township Manager
Cc: Greg Rucker, Director of Public Safety
Sarah Wooding, Township Clerk
From: Anthony Burnett, Chief of Department
Date: 12/20/2011
Re: Virtua Health, Inc. Agreement



I am recommending that Township Council approves the "Amendment to Transport Agreement" between Willingboro Township & Virtua Health, Inc. This agreement will extend the already approved agreement (Resolution 2010-53 and Resolution 2011-82) by one year from February 1, 2012 to January 31, 2013.

Medicaid and Medicare Insurances will only allow one entity to bill for services. Since some incidents require Advance Life Support Services, this agreement will allow Virtua Health, Inc. to bill Medicaid and Medicare. Virtua Health, Inc. will then compensate Willingboro Township for transport at a rate of \$360 for each patient who is covered by Medicare and \$70 for each patient who is covered by Medicaid Insurances.

This agreement is only for the purposes of billing patients that have Medicaid and Medicare Insurances that require Advanced Life Support Services. All other insurances and incidents will be billed as approve in the Willingboro Township Emergency Medical Services Billing Ordinance.

Resolution #2012-13

To Commend and Thank

Jack McHugh for dedicated service to

Willingboro Public Library

Whereas Jack McHugh is a founding member, dedicated user, and supporter of the Willingboro Public Library; and

Whereas Jack McHugh was instrumental in the forming of the Friends of the Willingboro Public Library to keep it as a township entity amidst calls for its move to the county; and

Whereas Jack was a founding member and president of that organization; and

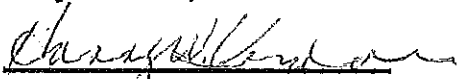
Whereas, Jack was instrumental in gaining commitment from Willingboro Rotary to provide supplemental resources to the library; and

Whereas, Jack continues to demonstrate interest and concern about the library's welfare;

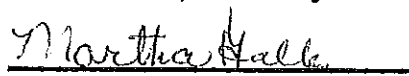
Therefore, let it be known that the Library Board of Trustees appreciates and thanks Jack for his expertise, interest and volunteerism over the years, and wishes him a happy future in his new environment.

Further, the Library Board of Trustees commits this resolution to its archives and orders a copy to be forwarded to the Willingboro Township Council, this 11th day of July 2012.

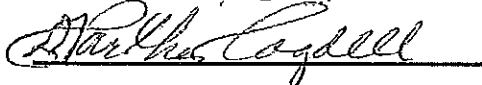
Harry Kendall, President



Martha Hall, Secretary



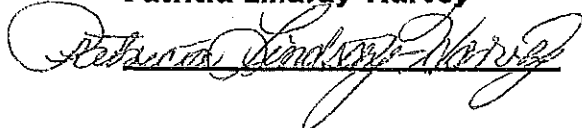
D. Parthenia Cogdell, Treasurer



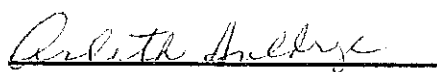
James Byrd



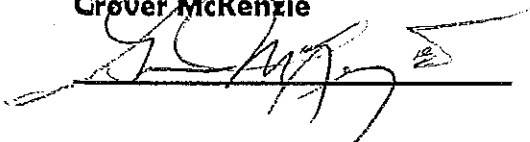
Patricia Lindsay-Harvey



Ardeth Holder



Grover McKenzie



COPY

CC
PK

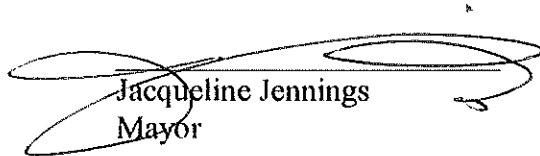
RESOLUTION NO. 2012--14

Authorizing the Approval of Vouchers for Payment & Ratification

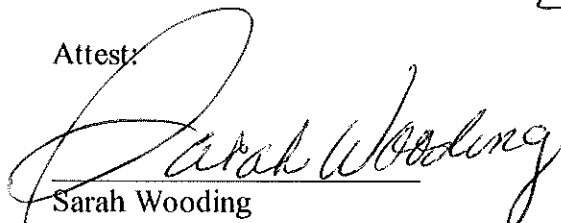
Whereas, Willingboro Township Council received the December, 2011 Bill List and had an opportunity to review said Bill List; and

Now, Therefore, Be It Resolved by the Township Council of the Township of Willingboro, assembled in public session this 10th day of January, 2012, that the Council hereby authorizes the Approval of Vouchers for Payment and Ratification including those items purchased under state contract and identified as such and all Trust Other Accounts (Recreation Trust, Tax Redemption, Escrow, and Dedicated by Rider Accounts).

Be It Further Resolved that a copy of this resolution shall be forwarded to the Director of Finance for her information and attention.


Jacqueline Jennings
Mayor

Attest:


Sarah Wooding
Acting Township Clerk

Recorded Vote	Yes	No	Abstain	Absent
Councilman Anderson	✓			
Deputy Mayor Ayer	✓			
Councilman Campbell	✓			
Councilman Gordon	✓			
Mayor Jennings	✓			

cc: Patty Mowbray

Resolution No. 2012-15

**A RESOLUTION OF THE TOWNSHIP OF WILLINGBORO
AUTHORIZING PROFESSIONAL SERVICE CONTRACT WITH IMANI
REALTY, INC. AS REAL ESTATE BROKER FOR THE WILLINGBORO
NEIGHBORHOOD STABILIZATION PROGRAM**

WHEREAS, the Township requires the services of a Realtor to market and sell its remaining NSP properties; and

WHEREAS, the services to be performed are professional services, regulated by law and the persons appointed are practicing recognized professions; and

WHEREAS, the Township of Willingboro has determined that it is appropriate to implement a fair and open process for the awarding of this contract; and

WHEREAS, on December 2, 2011, the Township published notice of the Request for Qualifications and on December 16, 2011 received statements of qualifications for the position of NSP Realtor, in a manner that fostered a fair and open process utilizing the criteria and specific minimum requirements to meet the requirements of the Township; and

WHEREAS, the Township Council received and reviewed the RFQ response of Imani Realty, Inc., (hereinafter "Realtor") and has determined that it is in the best interest of the Township to appoint that firm to the position of Real Estate broker for the NSP properties.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in open public session this 10th day of January 2012, hereby authorizes the Mayor and Clerk to execute agreements with Imani Realty, Inc. as Real Estate brokers to the Township of Willingboro NSP program.

BE IT FURTHER RESOLVED THAT:

1. This contract is awarded without competitive bidding as professional services in accordance with N.J.S.A. 40A:11-5 (1)(a) of the Local Public Contracts Law because the services are to be performed by a person authorized by law to practice a recognized profession.
2. This contract shall be for the term of January 10, 2012 to January 10, 2013.
3. A notice of this action shall be printed once in the Burlington County Times.
4. A copy of this resolution shall be provided to Imani for its information and attention.

Attest:

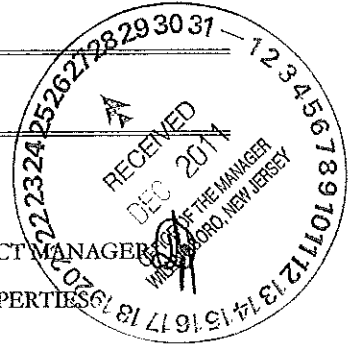
Sarah Wooding
Sarah Wooding
Acting Township Clerk

Jacqueline Jennings
Jacqueline Jennings, Mayor

Recorded Vote	Yes	No	Abstain	Absent
Councilman Anderson	✓			
Councilman Gordon	✓			
Councilman Campbell	✓			
Deputy Mayor Ayres	✓			
Mayor Jennings	✓			

Duane Sarah

INTEROFFICE MEMORANDUM



TO: SARAH WOODING, TOWNSHIP CLERK
FROM: DUANE J. WALLACE, DIRECTOR OF INSPECTIONS/MUNICIPAL PROJECT MANAGER
SUBJECT: RECOMMENDATION FOR REAL ESTATE AGENT FOR TOWNSHIP PROPERTIES
DATE: 12/27/2011
CC: JOANNE DIGGS, TOWNSHIP MANAGER, PATRICIA CONRAD, NSP COORDINATOR

After careful review of the four (4) brokers who submitted qualification documentation for consideration of becoming the township Real Estate Agent(s), I submit to you the following recommendation. All interested parties disclosed comparable qualifications for the services needed however Imani Realty appears to more fully meet our needs. I therefore recommend Imani Realty as Township real estate agents as indicated in our Request for Qualifications.

I trust that this information is sufficient for your needs and I am available for any additional requests if needed.

I concur with the above recommendation.
DJW



TOWNSHIP OF WILLINGBORO

MUNICIPAL COMPLEX
1 Rev. Dr. M.L. King, Jr. Dr.
Willingboro, New Jersey 08046
(609) 877-2200 FAX (609) 877-1278

January 25, 2012

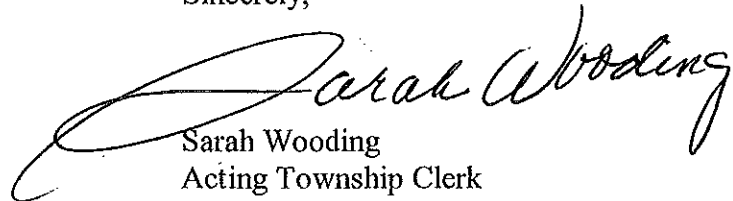
Martha Boyer
Imani Realty & Associates
621 Beverly-Rancocas Road
Willingboro, New Jersey 08046

Re: Resolution 2012---15

Dear Ms. Boyer

Attached is a copy of Resolution 2012—13, adopted by Willingboro township Council at their meeting of January 10, 2012 authorizing professional service contract with Imani Realty, Inc.

Sincerely,


Sarah Wooding
Acting Township Clerk

Encl.

/saw

Date/Time: Feb. 6. 2012 10:51AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
5944	Memory TX	8777755	P. 3	OK	

Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size



Office of the Township Clerk

To: *Crystal* From: *Dolak*
 Fax: *877-7755* Pages: *3*
 Phone: Date: *2/6/2012*
 Re: cc: *Michael*

Urgent For Review Please Comment Please Reply Please Recycle

● Comments: *Also see attached letter sent to EMAIL.*

Willingboro Township Municipal Complex

One Salem Road • Willingboro, New Jersey 08046 • (P) (609) 877-2200 ext. _____ • (F) (609) 877-1278

cc: Monica
Patty
Imani

Resolution No. 2012-15

**A RESOLUTION OF THE TOWNSHIP OF WILLINGBORO
AUTHORIZING PROFESSIONAL SERVICE CONTRACT WITH IMANI
REALTY, INC. AS REAL ESTATE BROKER FOR THE WILLINGBORO
NEIGHBORHOOD STABILIZATION PROGRAM**

COPY

WHEREAS, the Township requires the services of a Realtor to market and sell its remaining NSP properties; and

WHEREAS, the services to be performed are professional services, regulated by law and the persons appointed are practicing recognized professions; and

WHEREAS, the Township of Willingboro has determined that it is appropriate to implement a fair and open process for the awarding of this contract; and

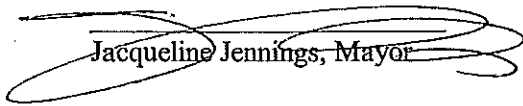
WHEREAS, on December 2, 2011, the Township published notice of the Request for Qualifications and on December 16, 2011 received statements of qualifications for the position of NSP Realtor, in a manner that fostered a fair and open process utilizing the criteria and specific minimum requirements to meet the requirements of the Township; and

WHEREAS, the Township Council received and reviewed the RFQ response of Imani Realty, Inc., (hereinafter "Realtor") and has determined that it is in the best interest of the Township to appoint that firm to the position of Real Estate broker for the NSP properties.

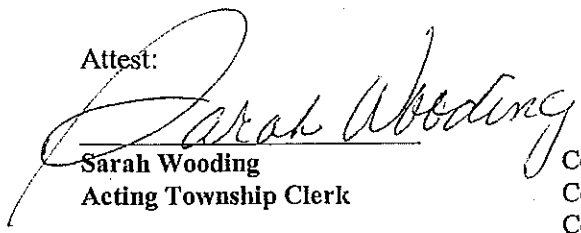
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BE IT FURTHER RESOLVED THAT:

1. This contract is awarded without competitive bidding as professional services in accordance with N.J.S.A. 40A:11-5 (1)(a) of the Local Public Contracts Law because the services are to be performed by a person authorized by law to practice a recognized profession.
2. This contract shall be for the term of January 10, 2012 to January 10, 2013.
3. A notice of this action shall be printed once in the Burlington County Times.
4. A copy of this resolution shall be provided to Imani for its information and attention.


Jacqueline Jennings, Mayor

Attest:


Sarah Wooding
Acting Township Clerk

Recorded Vote	Yes	No	Abstain	Absent
Councilman Anderson	✓			
Councilman Gordon	✓			
Councilman Campbell	✓			
Deputy Mayor Ayer	✓			
Mayor Jennings	✓			



TOWNSHIP OF WILLINGBORO

MUNICIPAL COMPLEX
1 Rev. Dr. M.L. King, Jr. Dr.
Willingboro, New Jersey 08046
(609) 877-2200 FAX (609) 877-1278

January 25, 2012

COPY

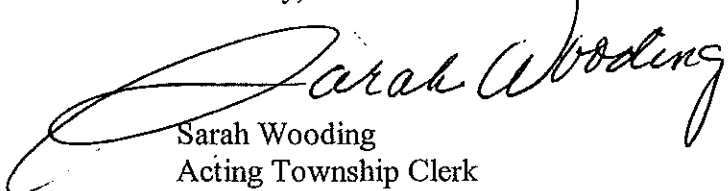
Martha Boyer
Imani Realty & Associates
621 Beverly-Rancocas Road
Willingboro, New Jersey 08046

Re: Resolution 2012---15

Dear Ms. Boyer

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Sincerely,


Sarah Wooding
Acting Township Clerk

Encl.

/saw



A Naturally Better Place to Be.

Office of the Township Clerk

To: *Prustal* From: *Dobak*
 Fax: *877-7755* Pages: *3*
 Phone: Date: *2/6/2012*
 Re: cc: *Michail*

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

● Comments:

*Also
 See attached letter
 sent to IMANI.*

Willingboro Township Municipal Complex

Sarah Wooding

Orig given to Cristal 5/17/12

From: cbowie [chb@armstronglawfirm.com]
Sent: Monday, May 07, 2012 12:00 PM
To: 'Sarah Wooding'
Subject: FW: Listing Agreement - Willingboro Twp
Attachments: TWP LA.pdf

COPY

This is the agreement with Imani for the mayor's signature. I think we already did the resolution in January or February, but please check. Return a copy to me, and Patti and the original will go to Imani.

Cristal Holmes-Bowie, Esquire
Michael A. Armstrong & Associates, LLC
79 Mainbridge Lane
Willingboro, NJ 08046
Office: 609-877-5511
Fax: 609-877-7755

Confidentiality Notice: This electronic mail transmission is privileged and confidential and is intended only for the review of the party to whom it is addressed. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

-----Original Message-----

From: Michele Jackson [mailto:mjackson@imanirealtors.com]
Sent: Saturday, May 05, 2012 11:27 AM
To: Patti Conrad; chb@armstronglawfirm.com
Cc: 'Martha Boyer'
Subject: RE: Listing Agreement - Willingboro Twp

Patti/Cristal,
Attached please find a revised listing agreement as per Cristal's request after review of the previously forwarded agreement. [Cristal] please review same and, if okay, sign and return a copy to me at your earliest convenience. Should additional changes to the listing agreement be necessary, please specifically note same. Upon receipt of the fully-executed listing agreement, we will begin marketing the properties.

[Patti] we will also need a set of keys for our use.

Thank you,

Michele Jackson, ABR, GRI
Associate Broker
Imani Realty & Associates
621 Beverly Rancocas Road
Willingboro, NJ 08046
Office: (609) 877-9000 ext 120
Direct Fax: (609) 964-1716
Cell: (609) 668-0280
Email: mjackson@imanirealtors.com
Website: www.mjcansell.com <<http://www.mjcansell.com/>>

The finest compliment I can ever receive is a referral from my clients and friends!

----- Original Message -----

From: "Patti Conrad" <pconrad@willingborotwp.org>
Sent: Fri, May 4, 2012 16:46
Subject: RE: Listing Agreement - Willingboro Twp

Can we get this agreement signed as soon as possible, we need to move these properties and run full on. This has been going on since January. We need to get the properties out of the Township hands. Thanks so much!!!

Patti Conrad

Senior Code Enforcement Officer/Zoning Officer/Housing Inspector

Willingboro Township Inspections Department

One Salem Road

Willingboro, NJ 08046

(609)760-7407

From: Michele Jackson [mailto:mjackson@imanirealtors.com]
Sent: Monday, April 16, 2012 3:00 PM
To: cristal bowie
Cc: 'Patti Conrad'; Martha Boyer
Subject: RE: Listing Agreement - Willingboro Twp

Cristal,

Please accept this follow up to your message below of February 9, 2012. We have reviewed your requirements for our listing arrangement and agree to represent the township properties as per your instruction. Please sign the listing agreement as such and/or modify it by way of amendment prior to so that it accurately reflects your requirement, and forward it to us for signing and return to you. We are eager to begin marketing the properties as our "busy" season is amongst us and the expiration of the agreement [12/31/12] will be here before we know it. Please respond at your earliest convenience and let us know if you require anything further from us at this time.

Thank you,

Michele Jackson, ABR, GRI
Associate Broker

Imani Realty & Associates
621 Beverly Rancocas Road
Willingboro, NJ 08046
Office: (609) 877-9000 ext 120
Direct Fax: (609) 964-1716
Cell: (609) 668-0280
Email: mjackson@imanirealtors.com
Website: www.mjcansell.com <<http://www.mjcansell.com/>>

The finest compliment I can ever receive is a referral from my clients and friends!

----- Original Message -----

From: "cristal bowie" <chb@armstronglawfirm.com>
Sent: Thu, February 9, 2012 16:56
Subject: RE: Listing Agreement - Willingboro Twp

Michelle: I have some concerns about and amendments to the listing agreement.

For example:

Paragraph 4: We cannot authorize a contractual obligation beyond the time that the Council has contracted for these services. In this case, for example, I believe that the contract expires 12/31/12. If a property is under contract to an Imani generated buyer by 12/31/12, the township can agree to pay the commission due, whenever the closing takes place.

Paragraph 5. the RFQ and Response to the RFQ must become part and parcel for this agreement.

Paragraph 6. The township cannot approve a conflicting arrangement, such as a dual disclosed agent.

Paragraph 12. Other: This agreement expires on 12/31/12. Purchasers must be meet the qualifications required by the NSP program. The contracts of sale utilized will be the attorney prepared contracts. Any addendums to the contract, should be forwarded to this office for review.

Let me know if it would be simpler to put this into an addendum along with the addresses of the properties.

Thanks,

Cristal Holmes-Bowie, Esquire
Michael A. Armstrong & Associates, LLC
79 Mainbridge Lane
Willingboro, NJ 08046
Office: 609-877-5511
Fax: 609-877-7755

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-----Original Message-----

From: Michele Jackson [<mailto:mjackson@imanirealtors.com>]
Sent: Tuesday, February 07, 2012 2:39 PM
To: chb@armstronglawfirm.com
Cc: Martha Boyer
Subject: Listing Agreement - Willingboro Twp

Cristal,

Attached per your request, please find our form of Listing Agreement for your review. Please note a separate agreement should be used for each property to accurately reflect the different list prices and property addresses. Otherwise, an addendum can be prepared with this information and attached thereto. Please let us know your preference regarding same and if our assistance is needed for its preparation.

Thank you,

Michele Jackson, ABR, GRI
Associate Broker
Imani Realty & Associates
621 Beverly Rancocas Road
Willingboro, NJ 08046
Office: (609) 877-9000 ext 120
Direct Fax: (609) 964-1716
Cell: (609) 668-0280
Email: mjackson@imanirealtors.com
Website: www.mjcansell.com <<http://www.mjcansell.com/>>

The finest compliment I can ever receive is a referral from my clients and friends!

No virus found in this message.
Checked by AVG - www.avg.com <<http://www.avg.com/>>
Version: 10.0.1424 / Virus Database: 2411/4944 - Release Date: 04/18/12

No virus found in this message.
Checked by AVG - www.avg.com
Version: 10.0.1424 / Virus Database: 2411/4983 - Release Date: 05/07/12

COPY

MLS# _____

NEW JERSEY RESIDENTIAL LISTING AGREEMENT - SALE/LEASE

Exclusive Listing Agreement dated: May 7, 2012 between Seller: Township of Willingboro Seller's Address: c/o Michael A. Armstrong & Associates, L.L.C. - 79 Mainbridge Lane, Willingboro, NJ 08046 and Broker(Agency): Imani Realty & Associates Agency Address: 621 Beverly Rancocas Road, Willingboro, NJ 08046 Agency Phone: (609) 877-9000

1) In consideration of BROKER listing and attempting to obtain a purchaser or tenant for SELLER'S property known as: See Attached - List of Properties the SELLER appoints BROKER exclusive agent and gives BROKER the sole and exclusive right to sell the property for \$ See Attached or for any other price and any terms to which the SELLER may consent; to lease or rent at an annual rate of N/A \$ N/A from this date until 12/31/2012 and authorizes the BROKER to place BROKER'S "For Sale", or "For Lease", and "Pending/ Under Contract" on the property, removing all others, and to take any other reasonable actions to sell or lease the property.

2) MULTIPLE LISTING SERVICE

A) Submission: BROKER will electronically input or deliver this Agreement and the MLS Property Profile Form to TREAC and/or NA MLS, within forty eight (48) hours of the effective date of the listing, after all necessary signatures of SELLER have been obtained and the listing term has begun. BROKER is required to electronically input or deliver to TREAC, or other MLS provider within three (3) business days, all changes of status to this Agreement, including the reporting of Under Contract, Pending Contract, Settled (including sale price), Withdrawn or Temporarily Withdrawn. Any change in listing price or other change in the original Agreement shall be made only when authorized, in writing, by the SELLER.

B) Listing of Address and Display of Property on the Internet:

- 1. Seller [X] Does authorize [] Does not authorize the listed Property to be displayed on the Internet.
2. Seller [X] Does authorize [] Does not authorize the address of the listed Property to be displayed on the Internet.

Seller understands and acknowledges that, if the listed Property is not displayed on the Internet, consumers who conduct searches for listings on the Internet will not see information about the listed Property in response to their search.

C) Virtual Office Web Site(s): There are many ways of marketing Properties electronically. Some brokers may use a method called a virtual office web site (also known as a VOW), which is governed by specific rules and policies. The Seller has the right to control some elements of how the Property is displayed on a virtual office web site. If the Seller has authorized "B" above to have Property displayed on the Internet, Seller elects to have the following features disabled or discontinued for Seller's listing on a virtual office web site (check all that apply):

- [X] Comments or reviews about Seller's listings, or a hyperlink to such comments or reviews, in immediate conjunction with Seller's listing.
[X] Automated estimates of the market value of Seller's listing, or a hyperlink to such estimates, in immediate conjunction with the Seller's listing.

D) MLS Communication: Listing broker shall communicate to the MLS all of Seller's elections made in "B" & "C" above.

3) COMMISSION ON SALE OR LEASE: Seller agrees to pay BROKER a commission of six percent (6%) if the sale of this property, or any part of it, is made by BROKER or any cooperating AGENT, or by SELLER or any person during the term of this Agreement, which commission shall be payable at final settlement. If the premises are rented, the SELLER agrees to pay the listing BROKER a commission of NA and a commission of NA on each renewal of the lease. If during such tenancy, the tenant at any time purchases the real estate, a commission of NA shall be paid to the listing BROKER by the SELLER. As Seller You Have The Right To Individually Reach An Agreement On Any Fee, Commission Or Other Valuable Consideration With Any Broker. No Fee, Commission Or Other Consideration Has Been Fixed By Any Governmental Authority Or By Any Trade Association Or Multiple Listing Service. Nothing herein is intended to prohibit an individual BROKER from establishing a policy regarding the amount of fee, commission, or other valuable consideration to be charged in transactions by the BROKER.

4) BROKER PROTECTION: A brokerage fee shall be paid if the property becomes subject to a written agreement of sale by the buyer and seller or their designees or is sold, conveyed, leased, or in any way transferred within 90 days after the termination or expiration of this Agreement, or any extension of it, to anyone to whom the BROKER has represented this property before final termination or expiration, provided SELLER has received written notice including the names of prospective Buyers before or upon termination or expiration of this Agreement or any extension of it. However, this protection does not apply if the property is subsequently listed with another real estate broker at the time of sale.

5) OTHER OBLIGATIONS OF SELLER: SELLER agrees to refer to BROKER every person who contacts SELLER directly during the term of this Agreement concerning this listing or the sale or lease of this property and to direct that all negotiations for the sale or lease shall be made through the BROKER named in this Agreement.

SELLER shall cooperate with BROKER in affording any prospective Buyer the opportunity of a full inspection of this property. SELLER states that they are the only owners of this property, that they have the legal right to list and sell it, and that they can and will sign those documents required to transfer good title at final settlement. SELLER states that the information given and listed on this Agreement and the MLS Property Data/Profile Form is complete and correct and will reimburse BROKER for any expense and/or loss resulting from relying on incomplete or incorrect information. SELLER states that their attention has been called to the Memorandum of the Attorney General regarding discrimination printed on the reverse side of this Agreement, and that they have read and received a copy of the Agreement and the MLS Property Profile Form. There are no agreements or conditions other than those stated in this Listing Agreement.

Initials Listing Agent [Signature] Initials Seller(s) [Signature]

6) Real Estate Relationships: I, Michele Jackson (Name Of Licensee)
As An Authorized Representative Of Imani Realty & Associates (Name Of Firm),
Intend, As Of This Time, To Work With You As A: (Indicate One)

- Seller's/Landlord's (Circle One) Agent Only
 Seller's/Landlord's (Circle One) Agent And Disclosed Dual Agent If The Opportunity Arises
 Seller's/Landlord's (Circle One) Agent On Properties On Which This Firm Is Acting As The Seller's Agent And Transaction Broker On Other Properties.
 Transaction Broker Only

7) COMMISSION SPLITS: LISTING BROKERS USUALLY COOPERATE WITH OTHER BROKERAGE FIRMS BY SHARING INFORMATION ABOUT THEIR LISTINGS AND OFFERING TO PAY PART OF THEIR COMMISSION TO THE FIRM THAT PRODUCES A BUYER. THIS IS GENERALLY REFERRED TO AS THE "COMMISSION SPLIT."

SOME LISTING BROKERS OFFER TO PAY COMMISSION SPLITS OF A PORTION OF THE GROSS COMMISSION, USUALLY EXPRESSED AS A PERCENTAGE OF THE SELLING PRICE, LESS A SIGNIFICANT DOLLAR AMOUNT. OTHER LISTING BROKERS OFFER A PORTION OF THE GROSS COMMISSION LESS ONLY A MINIMAL LISTING FEE OR LESS ZERO.

THE AMOUNT OF COMMISSION SPLIT YOUR BROKER OFFERS CAN AFFECT THE EXTENT TO WHICH YOUR PROPERTY IS EXPOSED TO PROSPECTIVE BUYERS WORKING WITH LICENSEES FROM OTHER BROKERAGE FIRMS.

ON THIS LISTING, THE BROKER IS OFFERING A COMMISSION SPLIT OF 3% MINUS \$50 TO POTENTIAL COOPERATING FIRMS.

IF YOU FEEL THAT THIS MAY RESULT IN YOUR PROPERTY RECEIVING LESS THAN MAXIMUM EXPOSURE TO BUYERS, YOU SHOULD DISCUSS THOSE CONCERNS WITH THE LISTING SALESPERSON OR HIS/HER SUPERVISING BROKER.

BY SIGNING THIS LISTING AGREEMENT THE OWNER(S) ACKNOWLEDGE HAVING READ THIS STATEMENT ON COMMISSION SPLITS.

8) Seller/Landlord (Circle One) Authorizes The Listing Broker To Cooperate And Share Compensation With:

(A) Subagents Yes No; (B) Buyer Brokers Yes No; (C) Transaction Brokers Yes No.

Listing Broker Offers The Following Commission To Subagents: 3% Buyer Brokers: 3% Transaction Brokers: 3%

9) CONSUMER INFORMATION STATEMENT: By signing this agreement Sellers/Landlords (CIRCLE ONE) acknowledge that they received the Consumer Information Statement on New Jersey Real Estate Relationships.

10) EXCLUSIONS: Any equipment and /or extras listed on the attached MLS Property Profile Form are included in the sale price unless otherwise specified. The following items are specifically excluded:

11) BINDING ON SUCCESSORS: SELLER understands that the authority conferred upon the BROKER by this Agreement cannot be withdrawn during the term of this Agreement and shall be binding upon the heirs, executors, administrators, personal representatives, and assigns of the SELLER.

12) OTHER CONTRACT PROVISIONS: Purchasers must meet the qualifications required by the NSP Program. The contracts of sale utilized will be attorney prepared contracts. Any addendums to the contract shall be forwarded to the office of Michael A. Armstrong & Associates, LLC for review.

13) SELLER PROPERTY DISCLOSURE: A SELLER-prepared property disclosure form IS/IS NOT (circle one) available for review by prospective Buyers.

14) ADDITIONAL SALES TERMS

- A) Bank Owned / REO Yes No A Property owned by a bank or other lender (collectively, a "Lender") may have been acquired through a foreclosure sale.
B) Third Party Approval Yes No A Lender must approve the sales price and the amount or rate of commission because the owners do not have the resources to satisfy the outstanding mortgage and other liens, if any.
C) Short Sale Yes No The proceeds will fall short of what the Seller still owes on the outstanding mortgage and other liens, if any.

15) THIS IS A LEGAL BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.

To indicate their agreement, the SELLER and AGENT and/or BROKER have completed and signed this contract. All parties necessary to legally convey the property must sign.

DO NOT SIGN THIS LISTING AGREEMENT UNLESS PROPERLY DATED.

LISTING AGENT: M. Jackson Date Signed: 5-5-2010
SELLER: [Signature] Date Signed: 3/3/2010
E-Mail Address: _____ Cell Phone: _____
SELLER: _____ Date Signed: _____
E-Mail Address: _____ Cell Phone: _____
Home Phone: 202-310-0000 Appointment Phone: (888) 843-0123

MUNICIPAL COMPLEX
1 RY. DR. FAL KING JR. DRIVE
WILLINGBORO, NJ 08095-2030

Revised 03/28/2012



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

State of New Jersey
OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION ON CIVIL RIGHTS
P.O. BOX 089
Trenton, NJ 08625-0089

PAULA T. DOW
Attorney General

CHINH Q. LE, ESQ.
Director

DATE: July 2010
TO: Real Estate Agents, Brokers, and Owners of Real Property in New Jersey
FROM: Paula T. Dow, Attorney General, State of New Jersey
Chinh Q. Le, Director, Division on Civil Rights, Office of the Attorney General
SUBJECT: New Jersey Law Against Discrimination and Federal Fair Housing Laws

The rules of the New Jersey Real Estate Commission require every licensed broker or salesperson with whom you are listing your property for sale or for rent to give you a copy of this legal memorandum. The purpose of this memorandum is to help you comply with the New Jersey Law Against Discrimination ("LAD") and federal laws that prohibit discrimination in the sale or rental of real property.

Together, the LAD and the federal Fair Housing Amendments Act of 1988 prohibit you from discriminating against a prospective buyer or tenant because of his/her race, creed, color, national origin, sex, gender identity or expression, marital status, civil union status, affectional or sexual orientation, familial status, actual or perceived physical or mental disability, ancestry, nationality, and domestic partner status. (Note: "Familial status" refers to families with a child or children under 18 years old and/or pregnant women. "Disability" includes persons afflicted with AIDS or HIV or perceived to be afflicted with AIDS.) The LAD also prohibits housing discrimination based on the source of lawful income or source of lawful rent or mortgage payment a tenant or purchaser uses. This means, for example, that a landlord cannot deny the lawful recipient of a Section 8 HUD voucher the right to rent an apartment because of that source of lawful rent payment on which that person relies.

The following are some of the requirements that apply to the sale or rental of real property:

1. All persons, regardless of their membership in one of the protected classes stated above or source of lawful income used for rent or mortgage payments, are entitled to equal treatment in the terms, conditions or privileges of the sale or rental of any real property (e.g., it is illegal to deny that housing is available for inspection, sale, or rent when it really is available);
2. No discriminatory advertising of any kind relating to the proposed sale or rental of real property is permitted;
3. A broker or salesperson with whom you list your property must refuse the listing if you indicate any intention of discriminating on any of the aforesaid bases;



Telephone: (973) 648-6262
www.njcivilrights.gov

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CIVIL RIGHTS

4. The broker or salesperson with whom you list your property must transmit to you every written offer he/she receives on your property;
5. Any provision in any lease or rental agreement prohibiting maintenance of a pet or pets on the premises is not applicable to a service or guide dog owned by a tenant who is disabled, blind, deaf or has another qualified disability;
6. A landlord may not charge a tenant with a disability an extra fee for keeping a service or guide dog; and
7. As landlord, you must permit a tenant with a disability, at that tenant's own expense, to make reasonable modifications to the existing premises if such modifications are necessary to afford such person full enjoyment of the premises.

The sale or rental of all property including open land, whether for business or residential purposes, is covered by the LAD, with the following exceptions:

1. The rental of a single apartment or flat in a two-family dwelling, the other occupancy unit of which is occupied by the owner as his/her residence at the time of such rentals;
2. The rental of a room or rooms to a person or persons by the owner or occupant of a one-family dwelling occupied by him/her as his/her residence at the time of rental;
3. In the sale, lease, or rental of real property, preference given to persons of the same religion by a religious organization; and
4. The prohibition against discrimination on the basis of familial status does not apply to housing for older persons (as defined in the LAD at N.J.S.A. 10:5-5mm).

Note: The first two exceptions do not apply if the dwelling was built or substantially rebuilt with the use of public funds, or financed in whole or in part by a loan, or a commitment for a loan, guaranteed or insured by any agency of the federal government. The term "any agency of the federal government" includes, but is not limited to, the Federal Housing Administration ("FHA") and the Veterans Administration ("VA"), which are most commonly used in such matters. Furthermore, discrimination in connection with some of the transactions covered by the above-described exceptions may nevertheless be prohibited under the Federal Civil Rights Act of 1866 (42 U.S.C. 1981, 1982).

Please also note that the Division takes the position that the following may also violate the LAD and/or federal civil rights housing laws:

1. The application of "minimum income" rental requirements that are not sufficiently tailored to take proper and proportional account of rent subsidies, housing vouchers, rental assistance, or other similar sources of lawful income specifically designed to alleviate some or all of a tenant's rental cost;
2. The application of inflexible or no-exception policies that effectively exclude housing opportunities for persons with conviction or arrest records, except those specifically permitted under federal law;
3. The application of inflexible or no-exception rental policies placing restrictions on the maximum number of occupants greater than those required by federal, state, and/or local laws, which may unreasonably limit or exclude housing opportunities for certain families with children; and
4. The selective inquiry about, or request for information and/or documentation of, a prospective tenant's or buyer's immigration status, based on the person's national origin, race, or any other protected status.

Brokers and salespersons are licensed by the New Jersey Real Estate Commission. Their activities are subject to the general real estate laws of the State and the Commission's own rules and regulations. The New Jersey Law Against Discrimination applies to all people in the State and is enforced by the New Jersey Division on Civil Rights, Office of the Attorney General, the Department of Law and Public Safety. Under the LAD, Respondents who violate the law are subject to a penalty of up to \$10,000 for a first violation, up to \$25,000 for a second violation within the last 5 years, and up to \$50,000 for two or more violations within the last seven years.

Should you require additional information or have any questions, including how to report a complaint, please review the Division's website at www.NJCivilRights.gov or contact the Division's Housing Hotline at (866) 405-3050. Please contact the Division if you would like to secure the services of a Division trainer on the subject of housing discrimination.

Sincerely yours,



Paula T. Dow
Attorney General



Christa C. Cole
Director

LIST OF PROPERTIES

Property Address	Style	BDRMs	BTEs	Percent of Median Income	List Price	Low/Mod
14 Randolph Place	Townhouse	2	1.5	51%	79,150	Mod
15 Hargrove Lane	Colonial	3	2.5	65%	129,850	Mod
7 Peartree Lane	Colonial	3	2.5	65%	130,000	Mod
30 Fernant Lane	Ranch	3	2	60%	119,800	Mod
47 Hillcrest Lane	Ranch	3	2	55%	109,800	Mod
2 Haskell Lane	Ranch	3	2	55%	109,800	Mod
18 Flint Rock Lane	Colonial	4	2	65%	145,000	Mod
46 Butterscup Lane	Ranch	4	2	55%	122,400	Mod
60 Budholow Lane	Colonial	3	2.5	46%	90,000	Low
45 Bosworth Lane	Colonial	4	2.5	45%	99,700	Low
53 Flacid Lane	Cape Cod	4	2	45%	99,700	Low