

GLENARDEN

SUCH APPROVAL OF THE OWNER, LESSEE OR SUCCESSOR IN INTEREST AS THE MUNICIPALITY MAY DEEM ADVISABLE AND IN ANY EVENT SHALL BE SUBJECT TO SUCH RIGHTS AT LAW OR IN EQUITY AS A LESSEE OR PURCHASER, OR HIS SUCCESSOR OR SUCCESSORS IN INTEREST, MAY BE ENTITLED TO ASSERT. WHERE THE PROPOSED MODIFICATION WILL SUBSTANTIALLY CHANGE THE URBAN RENEWAL PLAN AS PREVIOUSLY APPROVED BY THE MUNICIPALITY, THE MODIFICATION SHALL BE FORMALLY APPROVED BY THE MUNICIPALITY AS IN THE CASE OF AN ORIGINAL PLAN.

(C) UPON THE APPROVAL BY THE MUNICIPALITY OF AN URBAN RENEWAL PLAN OR OF ANY MODIFICATION THEREOF, SUCH PLAN OR MODIFICATION SHALL BE DEEMED TO BE IN FULL FORCE AND EFFECT FOR THE RESPECTIVE URBAN RENEWAL AREA AND THE MUNICIPALITY MAY THEN CAUSE SUCH PLAN OR MODIFICATION TO BE CARRIED OUT IN ACCORDANCE WITH ITS TERMS.

6. DISPOSAL OF PROPERTY IN URBAN RENEWAL AREA

(A) THE MUNICIPALITY MAY SELL, LEASE OR OTHERWISE TRANSFER REAL PROPERTY OR ANY INTEREST THEREIN ACQUIRED FOR IT BY AN URBAN RENEWAL PROJECT, FOR RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL OR OTHER USES OR FOR PUBLIC USE, OR MAY RETAIN SUCH PROPERTY OR INTEREST FOR PUBLIC USE, IN ACCORDANCE WITH THE URBAN RENEWAL PLAN, SUBJECT TO SUCH COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING COVENANTS RUNNING WITH THE LAND, AS IT MAY DEEM TO BE NECESSARY OR DESIRABLE TO ASSIST IN PREVENTING THE DEVELOPMENT OR SPREAD OF FUTURE SLUMS OR BLIGHTED AREA OR TO OTHERWISE CARRY OUT THE PURPOSES OF THIS SUBHEADING. THE PURCHASERS OR LESSEES AND THEIR SUCCESSORS AND ASSIGNS SHALL BE OBLIGATED TO DEVOTE SUCH REAL PROPERTY ONLY TO THE USES SPECIFIED IN THE URBAN RENEWAL PLAN, AND MAY BE OBLIGATED TO COMPLY WITH SUCH OTHER REQUIREMENTS AS THE MUNICIPALITY MAY DETERMINE TO BE IN THE PUBLIC INTEREST, INCLUDING THE OBLIGATION TO BEGIN WITHIN A REASONABLE TIME ANY IMPROVEMENTS ON SUCH REAL PROPERTY REQUIRED BY THE URBAN RENEWAL PLAN. SUCH REAL PROPERTY OR INTEREST SHALL BE SOLD, LEASED, OTHERWISE TRANSFERRED, OR RETAINED AT NOT LESS THAN ITS FAIR VALUE FOR USES IN ACCORDANCE WITH THE URBAN RENEWAL PLAN. IN DETERMINING THE FAIR VALUE OF REAL PROPERTY FOR USES IN ACCORDANCE WITH THE URBAN RENEWAL PLAN, THE MUNICIPALITY SHALL TAKE INTO ACCOUNT AND GIVE CONSIDERATION TO THE USES PROVIDED IN SUCH PLAN; THE RESTRICTIONS UPON, AND THE COVENANTS, CONDITIONS AND OBLIGATIONS ASSUMED BY THE PURCHASER OR LESSEE OR BY THE MUNICIPALITY RETAINING THE PROPERTY; AND THE OBJECTIVES OF SUCH PLAN FOR THE PREVENTION OF THE RECURRENCE OF SLUM OR BLIGHTED AREAS. THE MUNICIPALITY IN ANY INSTRUMENT OF CONVEYANCE TO A PRIVATE PURCHASER OR LESSEE MAY PROVIDE THAT SUCH PURCHASER OR LESSEE SHALL BE