

CITY OF VINELAND

ORDINANCE NO. 2015- 20

ORDINANCE AUTHORIZING THE SALE OF CERTAIN  
NON-CONFORMING PROPERTIES NOT NEEDED FOR  
PUBLIC PURPOSE TO CONTIGUOUS PROPERTY  
OWNERS

WHEREAS, the City of Vineland is the owner of certain properties which are not needed for public purposes and are undersized for development, to wit; Block 4012 Lot 4, Block 4214, Lot 37, Block 1905 Lot 32, and Block 202 Lot 41 (Properties); and

WHEREAS, On January 13, 2015, City Council of the City of Vineland authorized the Acting Business Administrator to determine if the property owners contiguous to the City Properties were interested in acquisition of said Properties; and

WHEREAS, the following offers were made for the Properties as follows:

1. Block 4012 Lot 4; \$5000 offered by Carlos Castro.
2. Block 4214 Lot 37; \$400 offered by José M. Soto.
3. Block 1905 Lot 32; \$2000 offered by Jeanne M. Brunozzi.
4. Block 202 Lot 41; \$1000 offered by LJS Enterprises.

WHEREAS, pursuant to N.J.S.A. 40A:12–13 (b)(5), a municipality may sell at private sale, real property to contiguous property owners provided the property being sold is less than minimum size required for development pursuant to municipal zoning ordinance; and

WHEREAS, all of the Properties are less than minimum size required for development and Council finds it to be in the best interest of the City to sell the Properties so as to place them back on the tax rolls, limit the City’s obligation to maintain said Properties, as well as limit potential liability;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland as follows;

1. The bids submitted are excepted as attached hereto.
2. The City Solicitor shall prepare a contract of sale in the form and substance as approved by said solicitor.
3. The City shall transfer title by Quitclaim Deed with a requirement that the bidder/new owner create an all-inclusive deed combining the owners contiguous property with the property being transferred at the purchaser’s expense within 120 days or said property shall revert to the City.
4. The list of bidders and prices shall be posted on the official bulletin board of the City of Vineland and the Clerk is directed to place an advertisement of the sale in the official newspaper of the City of Vineland. Within 5 days of the passage of this Ordinance and an affidavit verifying the publication of the advertisement shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs in accordance with NJSA 40A: 12-13(b)(5).
5. The Mayor and Clerk are authorized to execute a Contract of Sale and Deed of Transfer, as well as any other documents necessary to consummate said sales.

Passed first reading:

Passed final reading:

\_\_\_\_\_  
President of Council

Approved by the Mayor:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk