

Ordinance No. 2192-14

**ORDINANCE AUTHORIZING THE PRIVATE SALE OF
CERTAIN LANDS OF THE TOWNSHIP OF LAWRENCE,
COUNTY OF MERCER, NOT NEEDED FOR PUBLIC USE**

WHEREAS, certain land as described hereafter more particularly as owned by the Township of Lawrence but not needed for public use, and said municipality desires to sell said land by private sale in accordance with N.J.S.A. 40A:12-12(b) and 40A:12-13.2; and

WHEREAS, the Township Council of the Township of Lawrence hereby determines that the said sale is in each instance a parcel both less than the minimum size required for development under the Land Use Ordinance, and without any capital improvements thereon, and must therefore be offered for purchase to the owner or owners of real property contiguous thereto on the basis of first refusal pursuant to N.J.S.A. 12-13.2;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Lawrence, County of Mercer, that:

(1) The Township Clerk is authorized, subject to the terms and conditions hereafter set forth, to offer for private sale pursuant to N.J.S.A. 40A:12-13(b) all of the Township's right, title and interest in and to the certain land at the assessed value, hereby determined to be the fair market value thereof, to the owner or owners of real property contiguous thereto, as follows:

<u>Block</u>	<u>Lot</u>	<u>Location</u>
2319	42	Orchard Avenue

(2) This Ordinance shall be published twice in a newspaper approved for legal publications, once not less than seven (7) days prior to the public hearing thereof in accordance with law applicable to the adoption of ordinances generally, and a second time within five (5) days after adoption hereof, at which time it shall also be posted on the bulletin board in Town Hall of the Township of Lawrence and remain so posted for at least twenty (20) days thereafter. Sworn proof of such publication shall be filed by the Township Clerk with the Director of the State Division of Local Government Services in the Department of Community Affairs.

(3) Offers by such contiguous owner(s) to purchase the said contiguous parcel may be made in writing addressed to the Township Manager, Township of Lawrence, 2207 Lawrence Road, Lawrenceville NJ 08648, for a period of twenty (20) days following the second advertisement hereof. The Township reserves the right to reject all bids in each instance where the highest bid is not accepted, and to re-advertise the parcel concerned for public sale following reconsideration within thirty (30) days of the date of adoption of this ordinance.

(4) In the event that more than one bid is received for the parcel from multiple contiguous owners thereof, only the highest such bid will be considered for acceptance or rejection.

(5) The conveyance of any such parcel to any successful bidder shall be for the total parcel without the subdivision of or sale of a portion thereof, shall be by standard municipal Bargain and Sale Deed without covenants of the Grantor, subject to any statement or facts which an accurate survey would show, subject to all covenants, conditions, easements, liens and restrictions of record, as well as applicable ordinances of the Township of Lawrence shall be without obligation of the Township of Lawrence to provide access, public private, or any improvements thereon or thereto, with all sales being "as is" without any representation whatever as to character, quality or condition or otherwise, bidder being deemed to have inspected the premises bid upon and waived any objections to the conditions thereon.

(6) The parcel to the conveyed shall be deemed to merge and become one parcel for all purposes, including taxation and land use control, with the adjacent parcel owned by the successful bidder. In the event the successful bidder is the owner or more than one adjacent lot, the successful bidder shall be entitled to designate which of the adjacent parcels shall be consolidated with the subject property. The deed of conveyance shall contain a restriction governing the subject property that neither it nor the property with which it is consolidated shall thereafter be subdivided or, without subdivision, utilized for the construction of an additional dwelling or other structure other than an accessory building (e.g. a storage shed), if otherwise permissible. The property offered hereunder shall not be utilized by the successful bidder to support an application for relief from prevailing land use restrictions (e.g. single-family residential vs. multi-family residential), other than bulk restrictions (e.g. set back requirements for structures otherwise permitted) which, by reason of the size of the previously owned property, would not reasonably qualify for consideration by the Planning Board or Zoning Board for a variance absent the additional property purchased hereunder.

(7) The acceptance of any bid by the Township shall be subject to receipt within ten (10) days of such acceptance of a certified deposit check of the bidder (or cashier's check) in the amount of ten percent (10%) of the accepted bid price, which shall be non-refundable, the balance to be paid not later than ninety (90) days from the date of bid, again by certified or cashier's check, at which time title shall be conveyed to bidder by the Township and the Deed delivered therefore by the Township. Concurrently, with payment of the ten percent (10%) deposit, bidder shall execute an agreement to accept the terms and conditions of sale set forth herein on a form to be prescribed by the Township. The Township and successful bidder may mutually agree to extend said dates.

(8) In the event the bidder should for any reason not pay the balance due as above provided, the Township reserves the right to cancel the sale and retain the ten percent (10%) deposit as liquidated damages for non-performance. The sale is subject to the buyers review of existing title and the ability to accept or reject same in its sole discretion. In the event title is not insurable by the bidder at prevailing rates by a reputable title insurance company, bidder's sole remedy shall be to give written notice of cancellation of the bid to the Township within ninety (90) days of the date of bid. The Township shall refund the deposit, and there shall be no further obligation by either party to the other respecting said bid or any obligations created by the giving or acceptance of said bid.

(9) In addition to the bid amount, made in accordance with the process outlined above, the Bidder must pay the Township \$500.00 for legal fees and other costs necessary for the property transfer, said cost to be paid prior to title conveyance.

(10) All ordinance or provisions thereof conflicting or inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such conflict or inconsistency.

(11) If any section or provision of this ordinance shall be adjudged invalid, such determination shall not affect the remaining provisions hereof, which shall remain in full force and effect.

(12) This ordinance shall take effect after adoption and final publication in accordance with law.

Adopted: August 19, 2014

Parcel #1

ADDRESS	BLOCK	LOT(S)	ASSESSMENT	LOT SIZE
Orchard Avenue	2319	42	\$1,500	2,100 sf

RECORD OF VOTE

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Brame							
Mr. Kownacki							
Dr. Maffei							
Mr. Powers							
Mayor Lewis							