

1<sup>st</sup> Reading MAY 19 2022

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

# ORDINANCE

22-17

No \_\_\_\_\_

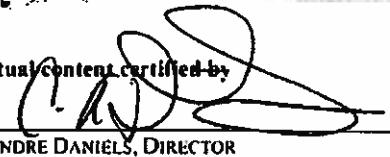
Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

  
Factual content certified by

C. ANDRE DANIELS, DIRECTOR  
DEPT. OF HOUSING & ECONOMIC DEVELOPMENT

Councilman /woman

  
Mayor Caldwell-Wilson

presents the following Ordinance:

## **ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED ON THE CITY TAX MAP AS 178 SHERMAN AVENUE, BLOCK 21601, LOT 70, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO JOHANDER A. RODRIGUEZ FOR THE SUM OF \$5,300.00**

**WHEREAS**, there is within the City of Trenton certain real property located at 178 Sherman Avenue, designated as Block 21601, Lot 70, on the City of Trenton Tax Map (hereinafter, the "Parcel"); and

**WHEREAS**, the Parcel is a small undersized lot on the side of the contiguous property owner that has been vacant for a significant amount of time, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, do not allow for any other viable use other than a sidelot for the contiguous property; and

**WHEREAS**, the City of Trenton, pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized vacant, City-owned property to the contiguous owner who has made the highest bid for the property; and

**WHEREAS**, Johander A. Rodriguez, the contiguous property owner (hereinafter, the "Purchaser"), submitted an application to purchase the Parcel for the stated purpose of expanding the existing footprint of his adjacent property, cleaning, maintaining, and securing the lot (see Application to Purchase City-owned Property, and certified appraisal conducted by Donald Schulte of Market Appraisers Inc. appended hereto as Attachment "A"); and

**WHEREAS**, based upon negotiations between Purchaser and the City, the parties arrived at an agreed upon purchase price of \$5,300.00 (Five Thousand Three Hundred Dollars). The City deems the offer reasonable based upon the size, location and condition of the Parcel.

# ORDINANCE

**NOW, THEREFORE, IT IS ORDAINED** by the City Council of the City of Trenton as follows:

1. Pursuant to N.J.S.A. 40A:13-12(b)(5), the Parcel, be and is hereby sold by private sale to the Purchaser, Johander A. Rodriguez, for the price of \$5,300.00
2. The City, by and through the Department of Housing and Economic Development is authorized to negotiate a contract of sale with the Purchaser.
3. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of sale, to execute any documents necessary for the conveyance of the Parcel to the Purchaser for the amount of \$5,300.00 (Five Thousand Three Hundred Dollars).
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.

	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
CALDWELL WILSON	✓								RODRIGUEZ	✓								MCBRIDE	✓							
HARRISON	✓								VAUGHN	✓																
MUSCHAL	✓								WILKINS	✓																

NV - NO VOTE      AB - ABSENT

MAY 19 2022

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor  
Kathy McBride  
President of Council

APPROVED  
REJECTED

Reconsidered by Council    Override Vote

AYE  
NAY

City Clerk