

ORDINANCE

22-17

1st Reading MAY 19 2022

Public Hearing _____

2nd Reading & Passage _____

Withdrawn _____ Lost _____

Approved as to Form and Legality


WESLEY BRIDGES, CITY ATTORNEY

No. _____

Date to Mayor _____

Date Returned _____

Date Resubmitted to Council _____

Factual content certified by


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

Councilman / woman Marge 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. Rodriquez, 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	✓							RODRIGUEZ	✓							MCBRIDE	✓						
WILSON	✓																						
HARRISON	✓							VAUGHN	✓														
MUSCHAL	✓							WILKINS	✓														
NV - NO VOTE				AB - ABSENT																			

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on MAY 19 2022

Adopted on second reading after the public hearing on _____

Mayor

APPROVED
REJECTED

Reconsidered by Council - Override Vote

AYE
NAY

President of Council

City Clerk