

MOORESTOWN TOWNSHIP

ORDINANCE NO. 14-2012

**AUTHORIZING SALE OF AN UNDERSIZED LOT ON NORTH CHURCH STREET
IDENTIFIED AS BLOCK 3500, LOT 60 TO ADJACENT PROPERTY OWNERS
THROUGH A SEALED BIDDING PROCESS**

WHEREAS, the Township Council of the Township of Moorestown (“Township”) owns real property on North Church Street, more formally known as Block 3500, Lot 60 (the “Property”); and

WHEREAS, the Property is a non-conforming lot consisting of approximately 1.2 acres; and

WHEREAS, a neighboring property owner desires to purchase the Property and has requested that the Township sell it; and

WHEREAS, the Township has determined that there is no public need for the Property and desires to sell it; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-13(b)(5), the Township is authorized to sell undersized lots by ordinance by offering same to the property owners that abut the Property through a sealed bid process; and

WHEREAS, the Township Administrator has conferred with the Township Tax Assessor and fair market value for the Property has been established as \$80,000.00; and

WHEREAS, the Township desires to set the fair market value as the minimum bid in accordance with the statutory requirements, and to require that the successful bidder pay the Township’s costs, and post escrow for same of \$1,000, which may be increased upon notification by the Township.

NOW, THEREFORE, BE IT HEREBY ORDAINED, by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that the Township Clerk, Township Attorney and/or their designees are hereby authorized to offer for sale and sell on behalf of the Township the Property (Church Street; Block 3500, Lot 60) to the highest bidder by a sealed bid process to the neighboring property owners, with the minimum bid and costs as established above.

BE IT FURTHER ORDAINED that the Township Clerk, Township Attorney, or their designees are authorized to take such steps as may be necessary to effectuate the sale, including any and all closing documents necessary to complete the transaction and file a Deed with the County Clerk.

BE IT FURTHER ORDAINED that this sale is conditioned upon the reservation by the Township of a blanket easement over the property for access, maintenance (above and below ground) and any other valid municipal activity or purpose.

<u>VOTE:</u>	
JORDAN	YES
GALLO	YES
TESTA	YES
CHIACCHIO	ABSENT
BUTTON	YES

CERTIFICATION

I hereby certify that Ordinance No. 14-2011 was introduced and adopted on first reading by the Township Council at a meeting held on April 30, 2012. This ordinance was duly adopted by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey at a meeting of the Township Council held on May 14, 2012.

Patricia L. Hunt, RMC
Township Clerk