

**BOROUGH OF WRIGHTSTOWN  
COUNTY OF BURLINGTON  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2015-06**

**AN ORDINANCE OF THE BOROUGH OF WRIGHTSTOWN  
AUTHORIZING THE PRIVATE SALE OF BLOCK 501 LOT 16 TO LCL  
MANAGEMENT, LLC PURSUANT TO N.J.S.A 40A:12-13(b)**

**WHEREAS**, the Borough of Wrightstown (hereinafter “Borough”) is the current owner of public property designated as Block 501, Lot 16 within the Borough (hereinafter the “Property”); and

**WHEREAS**, the Borough had determined that the Property is not needed for public use; and

**WHEREAS**, the Borough is interested in selling the Property; and

**WHEREAS**, the Local Lands and Buildings Law, N.J.S.A. 40:12-13b(5) permits the sale of Property no longer needed for a public purpose to a contiguous property owner by private sale provided that the property being sold is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

**WHEREAS**, Block 501, Lot 16 is approximately 0.1011 acres or 4,404 +/- square feet which is less than minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

**WHEREAS**, N.J.S.A. 40:12-13b(5) further provides that when there is more than one owner with real property contiguous thereto, said property shall be sold to the highest bidder from among all such owners; and

**WHEREAS**, there are two property owners contiguous to the subject property and the Borough offered the Property for sale to the two contiguous property owners; and

**WHEREAS**, Jersey Central Power & Light, one contiguous property owner declined to purchase the Property; and

**WHEREAS**, LCL Management, LLC offered to purchase the Property under the terms offered by the Borough; and

**WHEREAS**, the Borough obtained an appraisal of the Property which indicated that the fair market value of the Property is \$500.00; and

**WHEREAS**, the Borough Council of the Borough of Wrightstown desires to sell the Property by private sale to LCL Management, LLC, the owner of contiguous identified as Block 501, Lot 15 on the Tax Maps of the Borough or Wrightstown.

**NOW THEREFORE BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Wrightstown, County of Burlington, State of New Jersey as follows:

1. The Borough hereby authorizes the conveyance and sale of the Property identified on the Tax Maps of the Borough of Wrightstown as Block 501, Lot 16 to LCL Management, LLC for \$500.00 plus reimbursement of all Borough costs associated with the sale of the Property including the appraisal and attorney's fees and upon the terms and conditions that shall be set forth in an Agreement of Sale the form and sufficiency of which shall be satisfactory to the Borough Solicitor.
2. The Mayor and Borough Clerk are hereby authorized to execute any and all documents and undertake such actions as are necessary to effectuate the conveyance of the Property to LCL Management, LLC consistent with the terms and conditions of the Agreement of Sale.
3. This ordinance shall take effect at the time and in the manner provided by law.

**NOTICE**

The Ordinance published herewith was introduced and passed upon first reading at a regular meeting of the Borough Council of the Borough of Wrightstown, held on August 12, 2015. It will be further considered for final passage after a Public Hearing at the regular meeting to be held on September 9, 2015, at the Borough Hall, 21 Saylor's Pond Road, Wrightstown, New Jersey at 6:30 P.M. at which time and place any persons desiring to be heard upon the same will be given an opportunity to be heard.

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FREDA H. GORMAN, RMC  
MUNICIPAL CLERK

INTRODUCTION / FIRST READING AUGUST 12, 2015

**MOTION:** Mrs. Knapp

**SECOND:** Mr. Lownds

**ROLL CALL:**

Ayes: Mr. Bird, Mr. Grove, Mr. Lownds, Mrs. Knapp, Mr. Timberman

Nays: None

Absent: Mr. Borsavage  
Abstain: None

PUBLIC HEARING/SECOND READING/FINAL ADOPTION SEPTEMBER 9, 2015

**MOTION:** Mr. Lownds

**SECOND:** Mrs. Knapp

**ROLL CALL:**

Ayes: Mr. Bird, Mr. Grove, Mr. Lownds, Mrs. Knapp, Mr. Timberman

Nays: None

Absent: Mr. Borsavage

Abstain: None

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THOMAS E. HARPER, MAYOR

**CERTIFICATION**

**I HEREBY CERTIFY** that the foregoing is a true copy of the ordinance that was introduced after first reading at a meeting of the Borough Council of the Borough of Wrightstown held on August 12, 2015 and adopted after a public hearing at a meeting of the Borough Council of the Borough of Wrightstown held on September 9, 2015.

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FREDA H. GORMAN, RMC  
MUNICIPAL CLERK

Dated: September 9, 2015

Ord2015-06 Authorize Sale of Bl 501 Lt 16