

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

ORDINANCE NO. 2019-09

**AN ORDINANCE OF THE BOROUGH OF WRIGHTSTOWN
AUTHORIZING THE PRIVATE SALE OF BLOCK 402 LOT 4 TO
GAYATRIMATA 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 402, Lot 4 on the Tax Maps of the Borough of Wrightstown (hereinafter the “Property”); and

WHEREAS, the Borough has 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 402, Lot 4 is approximately 1,348 +/- square feet which is less than minimum size required for development under the municipal zoning ordinance (5,000 square feet) 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, Gayatrimata Management, LLC is the contract purchaser of all contiguous property; and

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

WHEREAS, the Borough will obtain an appraisal of the Property and the Property will be sold for the fair market value as set forth in the appraisal, plus reimbursement of all Borough costs; and

WHEREAS, the Borough Council of the Borough of Wrightstown desires to sell the Property by private sale to Gayatrimata Management, LLC, the contract purchaser of

contiguous property identified as Block 402, Lots 3, 5 and 6 on the Tax Maps of the Borough or Wrightstown, provided that Gayatrimata Management, LLC closes on the acquisition of the contiguous property.

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 402, Lot 4 to Gayatrimata Management, LLC, or an entity to be formed by it to own the Property along with Block 402, Lots 3, 5, & 6, for an amount equal to the appraised value 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, including a condition that Gayatrimata Management, LLC close on the acquisition of the contiguous property, 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 Gayatrimata Management, LLC consistent with the terms and conditions of this Ordinance and 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 November 26, 2019. It will be further considered for final passage after a Public Hearing at the regular meeting to be held on December 11, 2019, at the Borough Hall, 21 Saylors 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.

FREDA H. GORMAN RMC
Municipal Clerk

Dated: November 26, 2019

Introduction/First Reading November 26, 2019

MOTION: Mr. Cottrell

SECOND: Mr. Bird

ROLL CALL VOTE:

AYES: Mr. Bird, Mr. Cottrell, Mr. Lownds, Mrs. Knapp, Mr. Timberman

NAYS: None

ABSENT: Mr. Severns
ABSTAIN: None

Second Reading/Public Hearing/Final Adoption December 11, 2019

MOTION: Mr. Cottrell

SECOND: Mrs. Knapp

ROLL CALL VOTE:

AYES: Mr. Bird, Mr. Cottrell, Mr. Lownds, Mrs. Knapp, Mr. Timberman

NAYS: None

ABSENT: Mr. Severns

ABSTAIN: None

THOMAS E. HARPER
Mayor

CERTIFICATION

TAKE NOTICE that the aforementioned Ordinance Number 2019-09 was finally adopted by the Borough Council of the Borough of Wrightstown, County of Burlington, State of New Jersey, after Second Reading and Public Hearing at their Regular Meeting held on December 11, 2019.

FREDA H. GORMAN, RMC
Municipal Clerk

Dated: December 11, 2019

Ord2019-09 Authorizing Sale of Block 402 Lot 4 to Patel