

**ORDINANCE NO. O.2208-2024**

**AN ORDINANCE AUTHORIZING THE SALE OF TWO TOWNSHIP PROPERTIES  
KNOWN AS BLOCK 491.01 LOT 30 AND BLOCK 491.01 LOT 33, TOWNSHIP OF  
EDISON, NEW JERSEY**

**WHEREAS**, the Township of Edison (hereinafter referred to as “Township”) is the owner of certain property located at 3-A Clinton Avenue, also known as Block 491.01 Lot 30 (“Lot 30”) and 5-A Clinton Avenue, also known as Block 491.01 Lot 33 (“Lot 33”), within the Township of Edison, New Jersey; and

**WHEREAS**, the subject properties are vacant parcels within RBB zoning area which requires a minimum lot size of 100 x 100 feet; and

**WHEREAS**, the subject properties contain less than the minimum size required for development under the municipal zoning ordinance and contain no capital improvements; and

**WHEREAS**, the subject properties are not needed for public usage; and

**WHEREAS**, the fair market value of each parcel has been determined by the Township Assessor to be One Hundred Thousand Dollars (**\$100,00.00**) per parcel; and

**WHEREAS**, there are three properties contiguous to Lot 30 identified as Block 491.01 Lot 82, Block 491.01 Lot 19, and Block 491.01 Lot 31.01; and

**WHEREAS**, there are four properties contiguous to Lot 33 identified as Block 491.01 Lot 81, Block 491.01 Lot 18, Block 491.01 Lot 19, and Block 491.01 Lot 31.01; and

**WHEREAS**, the Township of Edison desires to sell the properties known as Block 491.01 Lot 30 and Block 491.01 Lot 33, in accordance with the Local Lands and Buildings Law N.J.S.A. 40A:12-1, et. seq., which authorizes the private sale of municipal property to the owner of real property contiguous to the municipal property provided that the property is less than the minimum size required for development under the municipal zoning ordinance and is without capital improvement thereon;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Edison, County of Middlesex, State of New Jersey, as follows:

1. Pursuant to N.J.S.A. 40A:12-1, et seq., the Township of Edison hereby authorizes the sale of Township Property known as Block 491.01, Lot 30, subject to the following minimum conditions:
  - a. The property shall be auctioned and sold only to the owner of a property contiguous to the subject property, namely:

- i. Block 491.01, Lot 82
    - ii. Block 491.01, Lot 19; or
    - iii. Block 491.01, Lot 31.01.
  - b. The property shall be sold to the highest bidder from among the contiguous property owners, namely:
    - i. Block 491.01, Lot 82
    - ii. Block 491.01, Lot 19; or
    - iii. Block 491.01, Lot 31.01.
  - c. The minimum bid price for the property shall be for not less than \$100,000.00.
  - d. As a condition of sale, the Township property known as Block 491.01, Lot 30 shall be merged with the contiguous property and shall be deed restricted from further subdivision.
  - e. Property shall be sold “as is” and subject to any and all easements, grants and restrictions of record including but not limited to rights and interests of utility companies and/or the public in and to the public right of way.
2. Pursuant to N.J.S.A. 40A:12-1, et seq., the Township of Edison hereby authorizes the sale of Township Property known as Block 491.01, Lot 33, subject to the following minimum conditions:
  - a. The property shall be auctioned and sold only to the owner of a property contiguous to the subject property, namely:
    - i. Block 491.01, Lot 81
    - ii. Block 491.01, Lot 18;
    - iii. Block 491.01, Lot 19; or
    - iv. Block 491.01, Lot 31.01.
  - b. The property shall be sold to the highest bidder from among the contiguous property owners, namely:
    - i. Block 491.01, Lot 81
    - ii. Block 491.01 Lot 18
    - iii. Block 491.01, Lot 19; or
    - iv. Block 491.01, Lot 31.01.
  - c. The minimum bid price for the property shall be for not less than \$100,000.00.
  - d. As a condition of sale, the Township property known as Block 491.01, Lot 33 shall be merged with the contiguous property and shall be deed restricted from further subdivision.

- e. Property shall be sold “as is” and subject to any and all easements, grants and restrictions of record including but not limited to rights and interests of utility companies and/or the public in and to the public right of way.
3. Within five (5) days of the adoption of this Ordinance, notice of the property authorized for sale shall be delivered to the contiguous property owners, posted conspicuously in the Township of Edison Municipal Building and advertised in a newspaper circulated within the Township of Edison.
4. Offers for the property may be made to the governing body no later than twenty-five (25) days following the date of adoption of this Ordinance. Offers shall be submitted to the Township Clerk, Cheryl Russomanno, at 100 Municipal Boulevard, Edison, NJ 08817.
5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.
6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.
7. This ordinance shall take effect immediately upon passage and publication in accordance with the law.

**FIRST READING**            **February 15, 2024**  
**FINAL READING**        **February 28, 2024**