

ORDINANCE

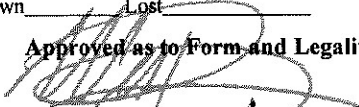
No. 23-003

1st Reading FEB 09 2023
Public Hearing FEB 23 2023
2nd Reading & Passage FEB 23 2023
Withdrawn Lost

Date to Mayor MAR 06 2023
Date Returned MAR 09 2023
Date Resubmitted to Council _____

Approved as to Form and Legality

Factual content certified by


WESLEY BRIDGES, CITY ATTORNEY


WILLARD STANBACK, ACTING DIRECTOR, H&ED/INSPECTIONS

Councilman /woman Jennifer C. Williams presents the following Ordinance:

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED ON THE CITY TAX MAP AS 69 AND 69-AFT BOND STREET, BLOCK 8403, LOTS 65 AND 66, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO MANNA INTERNATIONAL CORPORATION FOR THE SUM OF \$12,000.00

WHEREAS, there is within the City of Trenton certain real property located at 69 and 69-Aft Bond Street, designated as Block 8403, Lots 65 and 66 on the City of Trenton Tax Map (hereinafter, the "Parcels"); and

WHEREAS, the Parcels are small, undersized lots on the side of the contiguous property owner that have been vacant for a significant amount of time, do 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, Manna International Corporation, the contiguous property owner (hereinafter, the "Purchaser"), submitted an application to purchase the Parcels for the stated purpose of using the lots to create access for a new loading dock to service their medical and wellness products company (see Application to Purchase City-owned Property, appended hereto as Attachment "A"); and

WHEREAS, based upon negotiations between Purchaser and the City, the parties arrived at an agreed upon purchase of \$12,000.00 (Twelve Thousand Dollars), which was supported by an independent appraisal conducted by Market Appraisers, Inc. The City deems the officer reasonable based upon the size, location and condition of the Parcels.

