

# ORDINANCE

No. 23-018

1<sup>st</sup> Reading MAR 23 2023  
Public Hearing MAY 04 2023  
2<sup>nd</sup> Reading & Passage MAY 04 2023

Date to Mayor MAY 08 2023  
Date Returned MAY 16 2023  
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_  
Approved as to Form and Legality

Factual content certified by \_\_\_\_\_  
WILLARD STANBACK, ACTING DIRECTOR  
DEPT. OF HOUSING & ECONOMIC DEVELOPMENT

\_\_\_\_\_  
WESLEY BRIDGES, CITY ATTORNEY

Councilman /woman James Edwards presents the following Ordinance:

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED ON THE CITY TAX MAP AS 208 NORTH CLINTON AVENUE, BLOCK 1603, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO JAMES ROSS FOR THE SUM OF \$15,222.00**

**WHEREAS**, there is within the City of Trenton certain real property located at 208 North Clinton Avenue, designated as Block 1603, Lot 25 on the City of Trenton Tax Map (hereinafter, the "Parcel"); and

**WHEREAS**, the Parcel is a small, narrow strips of land on the side of the contiguous property owner that has been vacant for a significant amount of time, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot 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**, James Ross, the contiguous property owner (hereinafter, the "Purchaser"), submitted the highest bid to purchase the Parcel. His stated purpose in acquiring the parcels are to expand the existing footprint of his property in an effort to grow business operations and to keep the lots clean and maintained by erecting fencing (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 price of \$15,222.00 (Fifteen Thousand, Two Hundred Twenty-Two Dollars), which the City deems reasonable based upon the size, location, and condition of the Parcel; and

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**NOW, THEREFORE, IT IS ORDAINED** by the City Council of the City of Trenton as follows:

1. Pursuant to N.J.S.A. 40A:13-12(b)(5), the Parcel, 208 North Clinton Avenue, be and are hereby sold by private sale to the Purchaser, James Ross, for the price of \$15,222.00
2. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of the sale, to execute any documents necessary for the conveyance of the Parcel to the Purchaser for the amount of \$15,222.00 (Fifteen Thousand, Two Hundred Twenty Two Dollars).
3. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.

|                     | INTRODUCTION |         |        |        | ADOPTION |         |        |        |          | INTRODUCTION |         |        |        | ADOPTION |         |        |        |   | INTRODUCTION |         |        |        | ADOPTION |         |        |        |
|---------------------|--------------|---------|--------|--------|----------|---------|--------|--------|----------|--------------|---------|--------|--------|----------|---------|--------|--------|---|--------------|---------|--------|--------|----------|---------|--------|--------|
|                     | AY<br>E      | NA<br>Y | N<br>V | A<br>B | AY<br>E  | NA<br>Y | N<br>V | A<br>B |          | AY<br>E      | NA<br>Y | N<br>V | A<br>B | AY<br>E  | NA<br>Y | N<br>V | A<br>B |   | AY<br>E      | NA<br>Y | N<br>V | A<br>B | AY<br>E  | NA<br>Y | N<br>V | A<br>B |
| EDWARDS             | ✓            |         |        |        | ✓        |         |        |        | GONZALEZ | ✓            |         |        |        |          |         | ✓      | FRISBY | ✓ |              |         |        |        | ✓        |         |        |        |
| FELICIANO           | ✓            |         |        |        | ✓        |         |        |        | HARRISON | ✓            |         |        | ✓      |          |         |        |        |   |              |         |        |        |          |         |        |        |
| FIGUEROA-KETTENBURG | ✓            |         |        |        |          |         |        | ✓      | WILLIAMS | ✓            |         |        | ✓      |          |         |        |        |   |              |         |        |        |          |         |        |        |

NV - NO VOTE                      AB - ABSENT

MAR 23 2023

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on MAY 04 2023

Mayor *William A. Reed* APPROVED

Reconsidered by Council - Override Vote AYE  
NAY

*Verka H. Hensley*  
President of Council

*[Signature]*  
City Clerk