

# ORDINANCE

No. 23-019

1<sup>st</sup> Reading MAR 23 2023

Date to Mayor MAY 24 2023

Public Hearing MAY 18 2023

Date Returned MAY 25 2023

2<sup>nd</sup> Reading & Passage MAY 18 2023

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, CITY ATTORNEY

  
WILLARD STANBACK, ACTING DIRECTOR  
DEPT. OF HOUSING & ECONOMIC DEVELOPMENT

Councilman /woman Joye Edmonds

presents the following Ordinance:

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED ON THE CITY TAX MAP AS 178 SHERMAN AVENUE, BLOCK 21601, LOT 70, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO JOHANDER A. RODRIGUEZ FOR THE SUM OF \$5,300.00**

**WHEREAS**, there is within the City of Trenton certain real property located at 178 Sherman Avenue, designated as Block 21601, Lot 70, on the City of Trenton Tax Map (hereinafter, the "Parcel"); and

**WHEREAS**, the Parcel is a small undersized lot 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, do 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**, Johander A. Rodriguez, the contiguous property owner (hereinafter, the "Purchaser"), submitted an application to purchase the Parcel for the stated purpose of expanding the existing footprint of his adjacent property, cleaning, maintaining, and securing the lot (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 \$5,300.00 (Five Thousand Three Hundred Dollars). The City deems the offer reasonable based upon the size, location and condition of the Parcel.





