

ORDINANCE

No. 23-060
Date to Mayor NOV 03 2023
Date Returned NOV 03 2023
Date Resubmitted to Council _____

1st Reading OCT 19 2023
Public Hearing NOV 02 2023
2nd Reading & Passage NOV 02 2023
Withdrawn _____ Lost _____

Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

JAMES BEACH, INTERIM DIRECTOR
DEPT. OF HOUSING & ECONOMIC DEVELOPMENT

Councilman /woman _____

presents the following Ordinance:

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY
IDENTIFIED ON THE CITY TAX MAP AS 316 NORTH CLINTON AVENUE, BLOCK
1701, LOT 32, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO CARMEN MONTALVO
FOR THE SUM OF \$3,000.00**

WHEREAS, there is within the City of Trenton certain real property located at 316 North Clinton Avenue, designated as Block 1701, Lot 32 on the City of Trenton Tax Map (hereinafter, the "Parcel"); and

WHEREAS, the Parcel is a vacant strip of land measuring 12.8 X 125 (1600 sq ft) on the side of the contiguous property owner that has been vacant since (November 2019), 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, Carmen Montalvo, the contiguous property owner (hereinafter, the "Purchaser"), submitted the highest bid to purchase the Parcel. His stated purpose in acquiring the Parcel is to expand the existing footprint of his property and to fence off the Parcel (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 \$3,000.00 (Three Thousand Dollars), which is the half the assessed value, and the City deems reasonable based upon the size, location, and condition of the Parcel; and

ORDINANCE

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, 316 North Clinton Avenue, be and are hereby sold by private sale to the Purchaser, Carmen Montalvo for the price of \$3,000.00.
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 \$3,000.00 (Three Thousand Dollars).
3. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.

INTRODUCTION	MOTION: <i>Feliciano</i>				SECOND: <i>Gonzalez</i>				ORD. AUTHORED BY:	ADOPTION	MOTION: <i>Feliciano</i>				SECOND: <i>Gonzalez</i>									
	AYE	NAY	NV	AB	AYE	NAY	NV	AB			AYE	NAY	NV	AB	AYE	NAY	NV	AB						
EDWARDS				✓	✓				GONZALEZ	✓			✓				FRISBY	✓			✓			
FELICIANO	✓				✓				HARRISON	✓			✓											
FIGUEROA KETTENBURG	✓				✓				WILLIAMS	✓			✓											

NV - NO VOTE AB - ABSENT

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on OCT 19 2023

Adopted on second reading after the public hearing on NOV 02 2023

Mayor *[Signature]* APPROVED

Reconsidered by Council - Override Vote AYE
NAY

President of Council *[Signature]*

City Clerk *[Signature]*