

ORDINANCE

No. **23-051**

1st Reading SEP 07 2023
Public Hearing SEP 21 2023
2nd Reading & Passage SEP 21 2023
Withdrawn Lost

Date to Mayor SEP 25 2023
Date Returned SEP 28 2023
Date Resubmitted to Council _____

Approved as to Form and Legality

Factual content certified by

WESLEY BRIDGES, CITY ATTORNEY

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

Councilman /woman Crystal Glavin Jim Beach presents the following Ordinance:

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED ON THE CITY TAX MAP AS 63-65 HILLS PLACE ALLEY, BLOCK 10308, LOTS 28 & 29, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO TENISHA RUFFIN FOR THE SUM OF \$2,080.00

WHEREAS, there is within the City of Trenton certain real property located at 63-65 Hills Place Alley, designated as Block 10308, Lots 28 & 29 on the City of Trenton Tax Map (hereinafter, the "Parcel"); and

WHEREAS, the Parcels are vacant strips of land measuring 12.5 X 65 respectively (1624 sq ft combined) in the rear of the contiguous property owner that have been vacant for over 20 years (March 2003), and do 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, Tenisha Ruffin, the contiguous property owner (hereinafter, the "Purchaser"), submitted the highest bid to purchase the Parcels. Her stated purpose in acquiring the Parcels are to expand the existing footprint of her property and to fence off the Parcels (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 \$2,080.00 (Two Thousand Eighty Dollars), which is the half the assessed value, and the City deems reasonable based upon the size, location, and condition of the Parcel; and

