ORDINANCE

SEP	1	7	2023			Date to Mayor	SEP	2	3	2023	
Public Hearing	SEP	2	2023		Date Returned	SEP	2	3	2023		
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Date Resubmitted to Council	Sep	2	8	2023							
Date Returned	SEP	2	8	2023							
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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

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), 63-65 Hills Place Alley, be and are hereby sold by private sale to the Purchaser, Tenisha Ruffin for the price of \$2,080.00.
- 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 Parcels to the Purchaser for the amount of \$2,080.00 (Two Thousand Eighty Dollars).
- 3. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.

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OTE	AB - ABSENT		
Adopted	on first reading at a meeting of the City Council of the City of	Trenton, NJ on SEP 0 7 2023	
Acopsal	on second reading after the public hearing on	[P 2 .1, 2023]	
Mayor	Wheel Co (APPROVED)	Reconsidered by Council – Override Vote	AYE
Tes	Ro V. Farles	<i>744</i> .	
President	of Council	City Clerk	