

ORDINANCE

No. 23-054
Date to Mayor SEP 25 2023
Date Returned SEP 28 2023
Date Resubmitted to Council _____

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Withdrawn _____ Lost _____

Approved as to Form and Legality

Factual content certified by

WESLEY BRIDGES, CITY ATTORNEY

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

Councilman /woman [Signature] presents the following Ordinance:

[Signatures: Yasmine, Fay, John Edwards, Vesla Staley]

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED ON THE CITY TAX MAP AS 528 LAMBERTON STREET, BLOCK 10308, LOT 13, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO NICOLE K. NOLAN FOR THE SUM OF \$2,850.00

WHEREAS, there is within the City of Trenton certain real property located at 528 Lamberton Street, designated as Block 10308, Lot 13 on the City of Trenton Tax Map (hereinafter, the "Parcel"); and

WHEREAS, the Parcel is a vacant strip of land measuring 28 X 78 (2184 sq ft) on the side of the contiguous property owner that has been vacant for over 20 years (March 2003), 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, Nicole K. Nolan, the contiguous property owner (hereinafter, the "Purchaser"), submitted the highest bid to purchase the Parcel. Her stated purpose in acquiring the Parcel is to expand the existing footprint of her 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 \$2,850.00 (Two Thousand Eight Hundred Fifty 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, State of New Jersey as follows:

1. Pursuant to N.J.S.A 40A:13-12(b)(5), the Parcel, 528 Lamberton Street, be and are hereby sold by private sale to the Purchaser, Nicole K. Nolan for the price of \$2,850.00.
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 \$2,850.00 (Two Thousand Eight Hundred Fifty Dollars).
3. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.

INTRODUCTION:	MOTION: <i>Frisky</i>				SECOND: <i>Figueroa</i>				ORD. AUTHORIZED BY:				ADOPTION				MOTION: <i>Gonzalez</i>				SECOND: <i>Harrison</i>									
	INTRODUCTION				ADOPTION				INTRODUCTION				ADOPTION				INTRODUCTION				ADOPTION									
	AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB						
EDWARDS	✓				✓				GONZALEZ	✓				✓				FRISBY	✓								✓			
FELICIANO	✓				✓				HARRISON	✓				✓																
FIGUEROA KETTENBURG	✓				✓				WILLIAMS	✓				✓																
<small>NV - NO VOTE AB - ABSENT</small>																														

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on SEP 07 2023

Adopted on second reading after the public hearing on SEP 21 2023

Mayor *[Signature]* APPROVED Reconsidered by Council - Override Vote AYE

President of Council *[Signature]* *[Signature]* NAY

[Signature]
City Clerk