

RESOLUTION NO. 2023- 367

A RESOLUTION AMENDING AND SUPPLEMENTING
RESOLUTION NO. 2023-220, APPROVING ADVERTISEMENT
FOR THE SALE OF CITY OWNED PROPERTY.

WHEREAS, on May 23, 2023, Vineland City Council adopted Resolution No. 2023-220 authorizing the advertisement of 200 S. Seventh Street and 204 S. Seventh Street for public sale;

WHEREAS, the City of Vineland also owns 633 E. Grape Street, and 702 E. Quince Street, both of which are in close proximity to 200 S. Seventh Street and 204 S. Seventh Street;

WHEREAS, N.J.S.A. 40A:12-13 (a) allows a municipality to sell any real property not needed for public use by open public sale at auction to the highest bidder, after advertisement thereof in a newspaper in circulation in the municipality;

WHEREAS, a recent survey of City Departments confirmed that 633 E. Grape Street and 702 E. Quince Street are not needed for public purposes;

WHEREAS, because of the proximity of the properties to each other, it is in the public interest to sell 200/204 S. Seventh Street; 633 E. Grape Street, and 702 E. Quince Street to a single bidder for the highest combined bid, subject to the terms set forth in this Resolution;

WHEREAS, N.J.S.A. 40A:12-13 (a) allows, but does not require, a municipality to set a minimum bid, and to reject all bids submitted for the property being sold;

WHEREAS, the properties are all vacant land with a combined assessed value of \$66,700.00.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Vineland, the governing body of the City of Vineland, that the statements of the preamble, hereinabove, are incorporated herein as though fully set forth herein;

BE IT FURTHER RESOLVED, that 200 S. Seventh Street and 204 S. Seventh Street, be sold at public sale pursuant to the terms set forth in Resolution No. 2023-20 as amended and supplemented by this Resolution.

BE IT FURTHER RESOLVED, that 200 S. Seventh Street, 204 S. Seventh Street, 633 E. Grape Street, and 702 E. Quince Street be advertised for sale to a single bidder for the highest combined bid, in accordance with N.J.S.A. 40A:12-13 (a) subject to City Council's right to reject all bids less than the combined assessed value, \$66,700.00;

BE IT FURTHER RESOLVED, that the sale 200 S. Seventh Street, 204 S. Seventh Street be conditioned on the purchase (a) combining the lots into a single lot at purchasers expense within three (3) months of the sale; (b) submitting all necessary applications for construction of a single family residence on the combined lots, with a basement and garage (attached or detached), including any necessary applications to the appropriate land use boards, within three (3) months of the sale; and (c) obtaining a C.O. or T.C.O. within one (1) year of the sale.

BE IT FURTHER RESOLVED, that the sale of 633 E. Grape Street and 702 E. Quince Street be conditioned the purchaser: (a) submitting all necessary applications for construction of a single family residence with a basement and garage (attached or detached), on each lot, including any necessary applications to the appropriate land use boards, within three (3) months of the sale; and (b) obtaining a C.O. or T.C.O. within one (1) year of the sale.

BE IT FURTHER RESOLVED, that the sale be by quit claim deed containing a, reverter clause providing that the property will revert to the City in the event purchaser fails to comply with the conditions set forth in this Resolution;

CITY OF VINELAND, NJ

BE IT FURTHER RESOLVED, that the purchaser shall be required to execute and deliver a quit claim deed to the City of Vineland, at the time of closing, returning ownership of the property to the City in the event the conditions set forth in this Resolution are not complied with, or returned to the Purchaser upon the issuance of a C.O. or T.C.O.

Adopted:

President of Council

ATTEST:

City Clerk