

RESOLUTION NO. 2023-385

RESOLUTION APPROVING THE ADVERTISEMENT OF
BLOCK 2401, Lot 5, FOR SALE TO THE HIGHEST BIDDER
PURSUANT TO N.J.S.A. 40A:12-13 (a).

WHEREAS, an adjacent property owner has expressed interest in purchasing Block 2401, Lot 5 from the City of Vineland;

WHEREAS, Block 2401, Lot 5 is a vacant, triangular shaped property, adjacent to an abandoned section of railroad track (180.24 ft.) and with 129 feet of frontage on N. Valley Avenue, with an assessed value of \$31,400.

WHEREAS, Block 2401, Lot 5 is .33 acres in size, located in an R-3, and could be developed with a single family home. However, due to its location, and shape of the property, it may be more valuable to the adjacent property owner as vacant land;

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 Survey of City Departments confirmed that the property is not needed for public use;

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 property be advertised for public sale to the highest bidder pursuant to N.J.S.A. 40A:12-13 (a) pursuant to the terms set forth in this Resolution, subject to the City's right to reject all bids;

BE IT FURTHER RESOLVED, that the sale of the property be conditioned on either:

1. The purchaser: (a) submitting all necessary applications for construction of a single family residence on the lot, with an attached or detached garage and basement, 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; or (2) the property; OR

2. The property being purchased by an adjacent property owner, and an all-inclusive deed combining the property with the adjacent property owned by the purchaser being recorded within three (3) months of the date 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;

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., or the recording of the all-inclusive deed, as the case may be.

Adopted:

President of Council

ATTEST:

City Clerk