

RESOLUTION NO. 2025- 66

RESOLUTION APPROVING THE ADVERTISEMENT OF VACANT PROPERTIES FOR SALE TO THE HIGHEST BIDDERS PURSUANT TO N.J.S.A. 40A: 12-13 (a).

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, the City of Vineland is the owner of the following vacant lots in the City of Vineland:

<u>Address</u>	<u>Block & Lot</u>	<u>Zone</u>	<u>Size</u>	<u>Assessed Value</u>
814 Catherine St	4907, Lot 8	R-3	.43 acres	\$32,800.00
532 N. East Ave.	2324, Lot 5	R-2	.396 acres	\$29,900.00
757 S. East Blvd.	5010, Lot 13	R-3	.537 acres	\$31,200.00
609 S. Sixth St.	4115, Lot 21	R	.224 acres	\$10,900.00

WHEREAS, a Survey of City Departments confirmed that these lots are 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 the properties be advertised, for not less than their assessed value, for public sale to the highest bidder pursuant to N.J.S.A. 40A: 12-13 (a) and 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 (a) the development of each lot limited to construction of a single family home with a minimum of 1,200 sq. feet of living space, plus a basement; (b) the purchaser, or any subsequent transferee, maintaining the lot in accordance with the City of Vineland's Property Maintenance Code until such time as the lot is developed and a C.O. or T.C.O. is issued; (c) the purchaser or any subsequent transferee limiting the use of the lot to a permitted use under the City of Vineland's land use law, or variance granted by the Vineland Zoning Board; and (d) if approved by the appropriate land use board, the purchaser may subdivide the property and construct single family homes with a minimum of 1,200 sq. feet of living space, plus a basement on each of the subdivided lots.

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.

CITY OF VINELAND, NJ

BE IT FURTHER RESOLVED that the sale of the property shall not affect the right and privileges, if any, possessed by any municipal or private utility and by any cable television company to maintain, repair and replace their existing or future facilities in, adjacent to, over or under the Property.

Adopted: February 11, 2025

President of Council pfs

ATTEST:

City Clerk kp