

**CORBIN CITY  
ORDINANCE NO. 3-2024**

**AN ORDINANCE AMENDING CHAPTER 47, FEES, OF THE CODE OF THE CITY OF  
CORBIN CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY**

**WHEREAS**, after periodic review of Chapter 47, Fees, the City Council of the City of Corbin City finds that it is in the best interest of the City to amend Chapter 47, Fees.

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of Corbin City, in the County of Atlantic and State of New Jersey, that Chapter 47, Fees, is amended as follows:

**Section 1.** Section 47-2. Fee for public auction of property, is deleted in its entirety and replaced with the following:

**§47-2 Fees for Sale of Public Land**

**A.** When members of the public make requests of the City to purchase publicly owned land, the City must undertake various administrative tasks before an actual sale is approved and processed, including analysis of the specific lot(s) by multiple municipal departments and professionals in order to establish, among other things, fair market value, public need for the land, etc. Once City Council has decided to proceed with the sale of publicly owned land, it shall do so pursuant to the applicable provisions of the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.*, which will require the performance of additional tasks at an additional cost to the City. The costs incurred by the City in connection with a request to purchase publicly owned land and the administration of the applicable procedure under the New Jersey Local Lands and Buildings Law shall be defrayed by the application and escrow fees set forth herein.

**B. Application Fee.** A nonrefundable application fee of seventy-five dollars (\$75.00) shall be made payable to the City of Corbin City and submitted with a completed Request To Purchase City Owned Property Form to the City Clerk. Failure to submit the required application fee with the Request will result in the denial of the Request.

**C. Escrow Fee.** The applicant also shall submit with the Request to Purchase City Owned Property Form, an escrow fee in the amount of two-hundred and fifty dollars (\$250.00), which shall be made payable to the City of Corbin City. The escrow fee will be utilized for costs related to the auction and sale of the land, including, but not limited to, newspaper publications, mailings, preparation of deed, etc. If the applicant is not the successful bidder, the City decides not to proceed with the sale, or the applicant advises the City in writing prior to the City's adoption of an ordinance approving the sale of the property pursuant to the New Jersey Local Lands and Buildings Law that he/she/it no longer wishes to purchase the property, then the escrow fee of \$250.00, minus any expenses, will be refunded

to the applicant. If the successful bidder is a party other than the applicant, the successful bidder shall be required to submit to the City the \$250.00 escrow fee upon the City's acceptance of the bid.

**D.** The sale of City owned property carries no guarantees, stated or implied, that the purchaser will be able to obtain a building permit or use of the land for any specific purpose. It is sold subject to all federal, state, county and municipal regulations for the use or development of the land. Title searches and surveys are the responsibility of the buyer.

**E.** All sales shall be conducted in accordance with the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.*.

**Section 2.** Section 47-4. Fees for marriages and civil unions performed by Mayor, is deleted in its entirety and replaced with the following:

**§ 47-4 Fees for marriages and civil unions performed by Mayor.**

When, pursuant to N.J.S.A. 37:1-13, the Mayor or Deputy Mayor, when authorized by the Mayor, may perform marriages or civil unions, the following fees shall be payable to the municipality, collected by the Clerk, and deposited into the general municipal current fund:

Ceremonies performed by Mayor or Deputy within municipality: \$100.

Ceremonies performed by Mayor or Deputy outside municipality: \$150.

**Section 3.** All Ordinances and provisions thereof which are inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**Section 4.** If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such invalidity shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**Section 5.** This Ordinance shall take effect immediately upon final adoption in accordance with the law.

First Reading: April 8, 2024

Adoption: May 13, 2024

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WAYNE SMITH, MAYOR

ATTEST:

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KIMBERLY JOHNSON, CLERK