

ORDINANCE NO. 2 – 2024

**GREENWICH TOWNSHIP
GLOUCESTER COUNTY**

**AN ORDINANCE AUTHORIZING PRIVATE SALE OF REAL PROPERTY
WITHIN THE TOWNSHIP OF GREENWICH, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY**

WHEREAS, N.J.S.A. 40A:12-13(b)(5) provides that a municipality, when authorized by ordinance, may sell any real property, not needed for public use, at private sale, provided the sale is a sale to the owner of real property contiguous to the real property being sold, and the property being sold is less than the minimum size required for development under the municipal zoning ordinance, and is without capital improvements thereon; and

WHEREAS, it is in the best interest of the Township of Greenwich to sell such lands to generate revenue and to reduce liability to the Township; and

WHEREAS, N.J.S.A. 40A:12-13.2 requires owners of real property contiguous to the real property being sold the right of first refusal to purchase said land; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Greenwich, that the following property shall be offered for sale to contiguous owner(s) of the owners of real property listed below:

<u>Description of Real Property</u>	<u>Minimum Price</u>
Block 53, Lot 1 Approximately 1,750 square feet	\$4,000.00

BE IT FURTHER ORDAINED that the sale shall be for not less than the fair market value of the property; and,

BE IT FURTHER ORDAINED that the sale shall be conducted in accordance with the

requirements of NJSA 40A:12-13 (b) and

BE IT FURTHER ORDAINED that the Township makes no warranties whatsoever regarding said lands and assumes no responsibility for environmental conditions, known or unknown, regarding said lands and the proposed purchaser agrees to fully release and indemnify the Township with respect thereto. The proposed purchaser shall be fully responsible for the exercise of due diligence in determining all aspects of the condition of the land, including but not limited to the determination of any title conditions, environmental conditions, zoning and development restrictions and any and other condition or restriction that might impact the use of land; and

BE IT FURTHER ORDAINED that the cost of preparation of the deed of conveyance and any related documents for the transfer of title as well as the cost of recording the deed of conveyance with the Gloucester County Clerk shall be borne by the purchaser; and

BE IT FURTHER ORDAINED that the purchase price, together with the cost of preparation and recording of the deed of conveyance shall be paid by certified check, money order or bank check payable to the Township of Greenwich within twenty (20) days of the sale; and

BE IT FURTHER ORDAINED that the Township Solicitor is authorized to notify by letter the contiguous owners of record in accordance with the tax assessments and to advise the owners of such lot being offered for sale; and

BE IT FURTHER ORDAINED that is ordinance shall be posted on the bulletin board at Township Building and advertisement of the offer for sale of Township property shall be placed in an official newspaper of Greenwich Township. The Township Clerk shall file with the Director of the Division of Local Government Services in the Department of Community Affairs,

sworn affidavits verifying the publication of advertisements as required by N.J.S.A. 40A;12-13;
and

BE IT FINALLY ORDAINED that this Ordinance shall take effect twenty (20) days
final after final passage and publication as required by law.

INTRODUCTION: January 16, 2024

Council	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Councilman Chila							
Councilman DiMenna							
Councilman Nastase							
Councilwoman Tranquillo							
Mayor Giovannitti							

TOWNSHIP OF GREENWICH

By: _____
Vincent Giovannitti, Mayor

I, Holly Tropea, do hereby attest the above Ordinance 2-2024 was introduced at a meeting of the Mayor and Council of the Township of Greenwich on January 16, 2024. A public hearing will occur on February 20, 2024 at 7:00 P.M.

ATTEST:

Holly Tropea, RMC, CMR
Municipal Clerk

ADOPTION: February 20, 2024

Council	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Councilman Chila							
Councilman DiMenna							
Councilman Nastase							
Councilwoman Tranquillo							
Mayor Giovannitti							

I, Holly Tropea, do hereby attest the above Ordinance 2-2024 was adopted at a meeting of the Mayor and Council of the Township of Greenwich on February 20, 2024 after a public hearing which was scheduled for February 20, 2024. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Holly Tropea, RMC, CMR
Municipal Clerk

On this _____ day of _____ 2024, I hereby approve the above Ordinance **2-2024**.

Vincent Giovannitti
Mayor