

**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO. 13-28

1st Reading 6-25-13

Date to Mayor 7-10-13

2nd Reading &
Public Hearing 7-9-13

Date Returned _____

Date Adopted:
7-9-13

Date Resubmitted to Council _____

Approved as to Form of Legality

Effective Date:
7-29-13

**AN ORDINANCE OF THE TOWNSHIP OF EWING, COUNTY OF MERCER, STATE OF NEW JERSEY
AUTHORIZING EWING TOWNSHIP TO OFFER A VACANT LOT KNOWN AS LOT 6, BLOCK 385 ON
RAILROAD AVENUE IN EWING TOWNSHIP TO THE CONTIGUOUS LANDOWNERS BY WAY OF A
PRIVATE SALE**

First Reading

MEMBER	AYE	NAY	ABS	NV	RES	SEC
Baxter				X		
Keyes-Maloney				X		
Schroth	X				X	
Wollert	X					X
Hyser	X					

Second Reading

MEMBER	AYE	NAY	ABS	NV	RES	SEC
Baxter	X					X
Keyes-Maloney	X				X	
Schroth	X					
Wollert	X					
Hyser	X					

By _____ Date _____ Accepted _____ Rejected _____
Mayor

Reconsidered
By Council _____ Override Vote YEA _____ NAY _____

President of the Council

Municipal Clerk

TOWNSHIP OF EWING

ORDINANCE NO. 13-28

AN ORDINANCE OF THE TOWNSHIP OF EWING, COUNTY OF MERCER, STATE OF NEW JERSEY AUTHORIZING EWING TOWNSHIP TO OFFER A VACANT LOT KNOWN AS LOT 6, BLOCK 385 ON RAILROAD AVENUE IN EWING TOWNSHIP TO THE CONTIGUOUS LANDOWNERS BY WAY OF A PRIVATE SALE

WHEREAS, there is an unimproved vacant lot on Rail Road Avenue, more particularly described as Lot 6 of Block 385, an irregular-shaped lot with a lot size of 1,990 square feet; and,

WHEREAS, the lot is not buildable land since the size is less than the minimum size required for development under Ewing Township's municipal zoning ordinance and the lot is without any capital improvement thereon; and,

WHEREAS, the Township wishes to abandon this unimproved vacant lots for tax purposes; and,

WHEREAS, there is one (1) contiguous landowner adjoining this vacant lot other than the Township; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2 permit the Township to sell the lot to contiguous landowners by way of a private sale; and,

WHEREAS, the Township wishes to offer to sell the vacant lot to the adjacent landowner to this vacant lot for not less than the fair market value of the lot, pursuant to N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2; and,

NOW THEREFORE BE IT ORDAINED, by the Council of the Township of Ewing, in the County of Mercer, State of New Jersey, as follows:

1. Ewing Township is authorized, pursuant to N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2, to sell the vacant lot, known as Lot 6 of Block 385 on Rail Road Avenue to the adjacent landowner for not less than fair market value of said real property.
2. Upon acceptance of a satisfactory agreement of sale, which shall not be for less than the fair market value of said real property, the sale of Lot 6, Block 385 may be effectuated by private sale.
3. The fair market value of Lot 6, Block 385 is not less than \$1,600.00 Dollars and Zero Cents (\$1600.00).
4. In the event that the contiguous landowner does not wish to purchase the lots, or offer the fair market value of said lots, Ewing Township is authorized to sell the lot by way of an open public sale at auction to the highest bidder, in accordance with N.J.S.A. 40A:12-13(a) at such time in the future as such a public sale may occur.

Section 1. This Ordinance shall take effect after final passage and publication according to law.

STATEMENT

This Ordinance authorizes the private sale of Lot 6, Block 385 on Rail Road Avenue.