

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

**ORDINANCE NO. \_\_\_\_\_**

1st Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

2nd Reading &  
Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Adopted:  
\_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form of Legality

Effective Date:  
\_\_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF EWING, COUNTY OF MERCER, STATE OF NEW JERSEY,  
AUTHORIZING EWING TOWNSHIP TO OFFER CERTAIN LOTS IN EWING TOWNSHIP TO ALL  
CONTIGUOUS LANDOWNERS BY WAY OF A PRIVATE SALE**

First Reading

MEMBER	AYE	NAY	ABS	NV	RES	SEC
Baxter						
Hyser						
Murphy						
Wollert						
Summiel						

Second Reading

MEMBER	AYE	NAY	ABS	NV	RES	SEC
Baxter						
Hyser						
Murphy						
Wollert						
Summiel						

By \_\_\_\_\_ Date \_\_\_\_\_ Accepted \_\_\_\_\_ Rejected \_\_\_\_\_  
Mayor

Reconsidered  
By Council \_\_\_\_\_ Override Vote YEA \_\_\_\_\_ NAY \_\_\_\_\_

\_\_\_\_\_  
President of the Council

Municipal Clerk

TOWNSHIP OF EWING

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING EWING TOWNSHIP TO OFFER CERTAIN LOTS  
IN EWING TOWNSHIP TO ALL CONTIGUOUS LANDOWNERS BY WAY OF A  
PRIVATE SALE**

WHEREAS, there are certain unimproved vacant lots in Ewing Township which are not considered buildable land since the size of each lot is less than the minimum size required for development under Ewing Township's municipal zoning ordinance and each lot is without any capital improvement thereon; and,

WHEREAS, the Township wishes to abandon the following unimproved vacant lots for tax purposes: Lots 1 and 9 of Block 2 on New Trent Street and Lots 5 and 6 of Block 242 of Broad Avenue also known as 140 Broad Avenue; and,

WHEREAS, Lot 1, Block 2 on New Trent Street which has a lot size of fifteen and sixteen hundredths feet (15.16) by one-hundred feet (100); and

WHEREAS, Lot 9, Block 2 on New Trent Street is an irregular-shaped lot with a lot size of less than eleven and nineteen hundredths feet (11.19) by one hundred feet (100);

WHEREAS, Lots 5 and 6 of Block 242 of Broad Avenue also known as 140 Broad Avenue has the lot size of fifty (50) feet by one hundred twenty five (125) feet; and

WHEREAS, there is more than one (1) contiguous landowner adjoining these respective vacant lots; 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 all contiguous landowners of each respective lot by way of a private sale; and,

WHEREAS, the Township wishes to offer to sell each vacant lot to the highest bidder from among all contiguous landowners of the lot, for not less than the fair market value of the lots, 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 lots described above to the highest bidder from among all the contiguous landowners.
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 the above-referenced vacant lots to the respective contiguous landowners may be effectuated by private sale after adoption of an ordinance by the Ewing Township council authorizing said private sale.
3. The minimum bid for Lot 1, Block 2 is Six Thousand, Seven Hundred Thirty-One Dollars and Zero Cents (\$6,731.00).
4. The minimum bid for Lot 9, Block 2 is Two Thousand, Four Hundred Eighty Dollars and Zero Cents (\$2,480.00).
5. The minimum bid for Lots 5 & 6, Block 242 is Twenty-Five Thousand, Three Hundred Thirty-Two Dollars and Zero Cents (\$25,332.00).
6. In the event that none of the respective contiguous landowners wish to purchase the lots, or offer the fair market value of said lots by contacting the Ewing Township Chief Financial Officer within 20 days of final passage and publication of this ordinance,

Ewing Township is authorized to sell the lots by way of an open public sale at auction to the highest bidder in accordance with N.J.S.A. 40A:12-13(a) 30 days following the final passage and publication of this ordinance.

7. This ordinance shall be posted in the Ewing Township Municipal Building and advertised in a newspaper circulating in the municipality within 5 days of final passage of the ordinance. All owners of property adjacent to the above parcels have 20 days from the date of posting to make offers to the Township.

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

#### **STATEMENT**

This Ordinance authorizes the private sale of certain vacant lots in Ewing Township.