

TOWNSHIP OF FLORENCE

ORDINANCE 2017-20

**AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN
VACANT PROPERTY OWNED BY THE TOWNSHIP OF FLORENCE
NOT NEEDED FOR PUBLIC USE**

WHEREAS, the Township of Florence is the owner of real property identified as Block 155.47, Lot 15 on the official tax map of the Township of Florence (hereinafter “the Property”); and

WHEREAS, the property is less than the minimum size for development under the Township Zoning Ordinance and is without any capital improvement thereon; and

WHEREAS, the Township Council has determined that the property is not needed for public use and it is in the best interest of the Township to sell this property; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13, the property was offered for sale to all of the contiguous property owners, and only SPAF Cedar Management, LLC, one of the two contiguous owners expressed their interest in acquiring the property; and

WHEREAS, the Township has obtained written confirmation from the remaining contiguous property owner that it does not have any interest in purchasing the property for any cost; and

WHEREAS, the Township has determined the fair market value of the property, with the recommendation and review by the Township tax assessor;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Florence in the County of Burlington, State of New Jersey that:

1. The Township of Florence hereby authorizes the private sale of the property to the contiguous real property owner of Block 155.47, Lot 15, and
2. The Buyers of the property are required to merge the purchased lot into their contiguous lot upon closing of title, and
3. Any use of the property shall be consistent with Township land use ordinances, and
4. The Township is offering the property for sale in its present condition. The property is sold “as is” and the Township makes no representations or warranties regarding the condition of the property or its suitability for any purpose, and
5. Title shall be transferred by a quit claim deed and the property shall be conveyed subject to all the conditions of this ordinances, and

6. The Township Solicitor, on behalf of the governing body, along with Township staff, is authorized to take all steps necessary and legally required to conclude and close the sale of the property, with a purchase price in the amount of \$1.00.

TED LOVENDUSKI
COUNCIL PRESIDENT

NANCY ERLSTON
ACTING TOWNSHIP CLERK