

TOWNSHIP OF FLORENCE

ORDINANCE 2014-20

**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 112, Lot 3 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 Scott and Rita Schuler, one of the three contiguous owners, expressed their interest in acquiring the property; and

WHEREAS, the Township obtained written confirmation from the two remaining contiguous property owners that they do 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 owners of Block 112, Lot 8 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
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 ordinance

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

JOY M. WEILER, RMC/MMC
TOWNSHIP CLERK

**TOWNSHIP OF FLORENCE
NOTICE OF PENDING ORDINANCE
Ordinance No. 2014-20**

**AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN
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Take Notice that the Ordinance identified above which authorizes the Township to sell certain vacant real property no longer needed for public use, has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on September 3, 2014. It will be considered for final passage after public hearing to be held on September 17, 2014, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

The Ordinance will take effect immediately upon adoption and publication as required by law.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained free of charge on request and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Joy M. Weiler, RMC/MMC
Township Clerk