

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY**

ORDINANCE NO. 557-2016

**AN ORDINANCE AUTHORIZING THE SALE OF LAND OF THE
BOROUGH OF WOODBINE NOT NEEDED FOR PUBLIC
PURPOSES IN ACCORDANCE WITH N.J.S.A. 40A:12-13(b)(5)**

WHEREAS, the Borough of Woodbine is the fee title owner of certain property located in the Borough of Woodbine known as Block 24, Lot 14 on the Tax Map of the Borough (Property);

WHEREAS, the Property is less than the minimum size required for development under the Borough's Zoning Ordinance and no improvements exist thereon;

WHEREAS, it has been determined that the Property is not needed for public purposes and that its sale will be beneficial to the borough by placing the same upon the tax rolls of the Borough;

WHEREAS, the Borough has determined that the fair market value for the Property is \$1,462.50 (One Thousand Four Hundred Sixty Two and Fifty Cents);

WHEREAS, the Borough has offered the Property to all contiguous property owners and only one contiguous property owner is interested in acquisition, the others having executed a Waiver of Interest.

WHEREAS, the owner of contiguous property, known as Block 24, Lot 13 wishes to purchase the Property at the Fair Market Value.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Woodbine as follows:

1. The Mayor and Clerk are authorized to execute a Contract of Sale for the Property known as Block 24, Lot 14 to Christopher Rodriguez for the price of \$1,462.50, as well as a Quit Claim Deed of Transfer and all other documents necessary for the transfer of title.
2. The Contract shall require the purchaser provide for an all inclusive deed for Block 24, Lot 14 consolidation therewith Block 24, Lot 13 within 60 days of the execution of the Contract which shall contain the new legal description therewith.
3. The Contract shall further require that should the Purchaser fail to provide an all inclusive deed within 60 days, the Purchaser shall be in breach thereof and the Borough shall be entitled to retain the purchaser price deposited as liquidated damages and the Property will remain that of the Borough.

4. The Property shall be described as Block 24, Lot 14 and the Deed presented shall be a Quit Claim Deed.

5. The Property authorized to be sold together with the Fair Market Value shall be posted on the official bulletin board and the Ordinance printed in this official newspaper if in 5 days following its adoption.

6. The Clerk is instructed to notify the Director of the Division of Local Government Services in the Dept. of Community Affairs in accordance with N.J.S.A. 40A:12-13(b).

WILLIAM PIKOLYCKY, MAYOR

ATTEST:

LISA GARRISON, CLERK

INTRODUCED: SEPTEMBER 1, 2016

ADOPTED: OCTOBER 6, 2016