

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE #2017-12

AUTHORIZATION FOR THE SALE OF LAND TO A CONTIGUOUS LAND OWNER

WHEREAS, the Township is the record owner of 15 Sprucewood Avenue, Villas, also known as Block 362, Lot 7; and

WHEREAS, the assessed value of said parcel is Eleven Thousand One Hundred Dollars (\$11,100) as certified by the Tax Assessor; and

WHEREAS, the parcel is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; and

WHEREAS, all contiguous landowners were contacted and asked if they were interested in purchasing said parcel; and

WHEREAS, it has been deemed necessary and desirable to effectuate the sale of said parcel to the only contiguous landowner who expressed an interest in purchasing it.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey as follows:

SECTION 1. Pursuant to N.J.S.A. 40A:12-13 (b) (5), the Township of Lower shall sell to MECA Investments, LLC the parcel designated as Block 362, Lot 7 for the price of Eleven Thousand One Hundred Dollars (\$ 11,100.)

- A. The attached agreement of sale shall be incorporated into this Ordinance
- B. A deposit of \$2,000.00 will be payable upon the execution of the Contract for Sale, with the balance to be paid at closing.
- C. The title conveyed by the Township will be good and marketable title pursuant to a bargain and sale deed with covenants against grantor's acts.
- D. The property is being sold "as is" with no representations or warranties by the Township. Buyer will be required to acknowledge that they conducted a thorough inspection of the property including, without limitation, the effect that the New Jersey Freshwater Wetlands Act and all other environmental laws may have on the property, and have reviewed all of the applicable zoning ordinances as they pertain to such property and accept the property "as is".

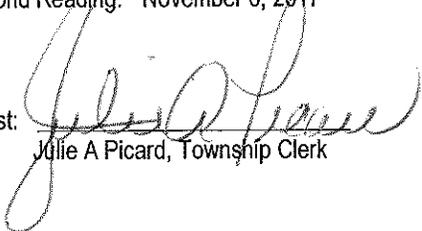
SECTION 2. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

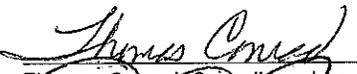
SECTION 3. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provision of this Ordinance are hereby declared to be severable.

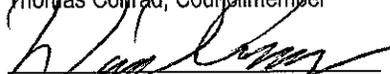
SECTION 4. This Ordinance shall become effective immediately upon final passage and publication, according to law.

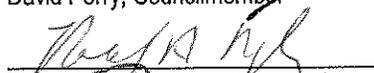
First Reading: October 16, 2017

Second Reading: November 6, 2017

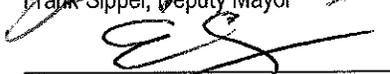
Attest:   
Julie A Picard, Township Clerk

  
Thomas Conrad, Councilmember

  
David Perry, Councilmember

  
Roland Roy, Jr., Councilmember

  
Frank Sippel, Deputy Mayor

  
Erik Simonsen, Mayor