

TOWNSHIP OF WALL

ORDINANCE NO. 18-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL,
IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY REGARDING SALE OF
VACANT LAND DESIGNATED AS BLOCK 137, LOT 16 ON THE WALL TOWNSHIP TAX
MAP

WHEREAS, the Township of Wall is the owner of certain real property, Block 137, Lot 16 located at 1414 Edgemere Road, Wall Township comprised of ± 0.057 acres; and,

WHEREAS, pursuant to N.J.S.A. 40A:12-13 (b)(5) the Township is permitted to sell the property to the owner or owners of contiguous property at a private sale for the fair market value of said real property; and,

WHEREAS, on August 28, 2019 the Township Committee passed Resolution 19-0819 which authorized the Township to undertake an auction of Block 137 Lot 16 and all contiguous property owners were noticed and were provided with details of the Township's intentions to conduct an auction; and,

WHEREAS, on October 25, 2019 the Township of Wall conducted a public auction of Block 137, Lot 16, with the highest bid being the minimum sale price of \$7,450.00, in accordance with the auction requirements; and,

WHEREAS, the Township Committee wishes to convey title of the above real property to the highest bidder, Viola Ravanelli, residing at 1416 Edgemere Road, Wall Township; and,

WHEREAS, the bidder understands that the conveyance of said property is contingent on the buyer satisfying all requirements enumerated in Resolution 19-0819 including: make payment to the Township for associated professional fees; take necessary steps to formally merge the vacant land with their property; agree not to subdivide the parcel; as well as the additional conditions that the land may not be changed in grade by more than two feet without Board of Adjustment Approval, and any improvements or clearing on the property will not have a negative drainage effect on any adjacent properties; and

NOW, BE IT ORDAINED by the Township Committee of the Township of Wall, in the County of Monmouth, in the State of New Jersey, as follows:

Section 1. The Township of Wall is herewith authorized to enter into a contract to convey title of Block 137 Lot 16, located at 1414 Edgemere Road to Viola Ravanelli in consideration of payment of \$7,450.00 and the other contingencies included in Wall Township Resolution 19-0819.

Section 2. All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

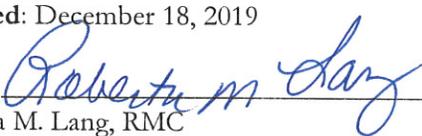
Section 3. This Ordinance may be renumbered for codification purposes.

Section 4. In the event that any section, part or provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

Section 5. This Ordinance shall take effect upon final passage and publication as provided by law.

Introduced: November 26, 2019

Adopted: December 18, 2019

Attest: 
Roberta M. Lang, RMC
Township Clerk

Approve: 
Kevin Orender
Mayor

NOTICE AND SUMMARY OF ORDINANCE NO. 18-2019

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY
REGARDING SALE OF VACANT LAND DESIGNATED AS BLOCK 137, LOT 16
ON THE WALL TOWNSHIP TAX MAP**

The purpose of this Ordinance is to authorize the Wall Township Mayor and Committee to enter into a contract to convey real property owned by Wall Township to a contiguous property owner pursuant to the auction held in Wall Township on October 25, 2019.

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **November 26, 2019**, and further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **December 18, 2019** at 7:30 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to members of the general public who shall request the same or on our website www.wallnj.com under Legal Notices.

ROBERTA LANG
MUNICIPAL CLERK