

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY**

ORDINANCE 2019-14

**AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF UNDERSIZED PUBLIC
PROPERTY TO CONTIGUOUS PROPERTY OWNERS PURSUANT TO N.J.S.A.
40A:12-13(b)(5)**

WHEREAS, the Township Committee of the Township of Mansfield has deemed that certain Township owned properties located at 29 Chesterfield Road, a/k/a Block 11, Lot 3; 24510 E. Main Street, a/k/a Block 28, Lot 2 and 24512 E. Main Street, a/k/a Block 28, Lot 3 are not needed for public use; and

WHEREAS, the Mayor and Township Committee recognize that the size of said property is less than the minimum size required for development; and

WHEREAS, no capital improvements are located thereon; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) authorizes the sale of sub-standard sized lots to contiguous property owners under certain conditions;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey as follows:

Section 1: The following parcel of real property, owned by the Township of Mansfield, and smaller than the minimum sized lot permitted for development in that zone, is offered for sale to the highest bidder among the adjoining property owners:

| BLOCK | LOT | ADDRESS | MINIMUM PRICE |
|-------|-----|----------------------|---------------|
| 11 | 3 | 29 Chesterfield Road | \$15,000.00 |
| 28 | 2 | 24510 E. Main Street | \$ 3,000.00 |
| 28 | 3 | 24512 E. Main Street | \$ 9,000.00 |

Section 2: A copy of this Ordinance shall be posted on the bulletin board in the Municipal Building and advertisement made in the Burlington County Times within five (5) days after enactment. The Township Committee reserves the right to reject any and all bids for any reason it may choose.

Section 3: Offers shall be received from adjoining property owners, or their duly authorized representative, for a period of twenty (20) days after enactment.

Section 4: No warranties of any kind are made with regard to the property by the Township of Mansfield.

Section 5: The successful bidder shall be prohibited from building upon said property

purchased from the Township of Mansfield any separate dwelling unit as defined by the Zoning Code of the Township of Mansfield and further is prohibited from seeking approval from the Mansfield Township Planning Board, or Mansfield Township Zoning Board to build such a dwelling unit. The successful bidder shall be permitted to construct an accessory building, such as is defined by the Zoning Code of the Township of Mansfield and to use the property for any accessory uses as currently allowed in said Zoning code.

Section 6: This Ordinance shall take effect upon final passage and publication according to law.

CERTIFICATION

I, LINDA SEMUS, RMC, CMR, Municipal Clerk of the Township of Mansfield, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an Ordinance which was introduced by the Mansfield Township Committee, County of Burlington, State of New Jersey at their regular meeting held on July 17, 2019 at 7:00 PM at the Municipal Complex, with a Second Reading, public hearing and final adoption to be held on August 21, 2019 at 7:00 PM.

LINDA SEMUS, RMC, CMR
Municipal Clerk