

RESOLUTION 218-16

**RESOLUTION AUTHORIZING THE SALE OF LANDS
OWNED BY THE BOROUGH OF CLAYTON PURSUANT TO N.J.S.A. 40A:12-13
AND THE ADVERTISEMENT THEREOF
(BLOCK 2002, LOT 4 – E. ACADEMY STREET)**

WHEREAS, the Borough of Clayton has offered to sell certain land in the Borough of Clayton described as Block 2002, Lot 4, located at E. Academy Street for the sum of Sixty-Six Thousand Three Hundred Dollars (\$66,300.00), and which land is not needed for public purposes, in cash upon confirmation of said sale and due advertisement as required by law, and upon delivery of a Deed for said land.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Clayton as follows:

1. That the Borough of Clayton has offered to sell Block 2002, Lot 4 for the sum of Sixty-Six Thousand Three Hundred Dollars (\$66,300.00), which is not needed for public purposes, be and the same is hereby approved, subject to final confirmation and ratification in accordance with the provisions of N.J.S.A. 40A:12-13.
2. That the successful bidder shall be responsible to comply with the terms and conditions as outlined in the letter from Sickels & Associates dated November 15, 2016, a copy of which is attached hereto and made a part of this Resolution. The successful bidder shall be responsible to meet and complete all such conditions at their own expense.
3. That the property shall be sold under and subject to any and all municipal easements.
4. The property is sold in as-is condition and subject to all provisions of the Borough of Clayton zoning ordinances.
5. That said land is being sold on condition that all legal, engineering and advertising expenses be paid by the purchaser and subject to all existing zoning ordinances of the Borough of Clayton.

6. That the proper officials are hereby authorized to publish a Notice of Sale containing the terms and conditions of this sale.

ADOPTED at a meeting of the Mayor and Council of the Borough of Clayton, County of Gloucester, and State of New Jersey held on Thursday, December 8, 2016.

BOROUGH OF CLAYTON



TOM BIANCO, Mayor

Attest:



CHRISTINE NEWCOMB, Municipal Clerk

CERTIFICATION

I, Christine Newcomb, Municipal Clerk, of the Borough of Clayton, in the County of Gloucester, do hereby certify that the foregoing Resolution was presented and duly adopted by the Borough Council at a meeting of the Borough of Clayton held on Thursday, December 8, 2016.



CHRISTINE NEWCOMB
Municipal Clerk

To whom it may concern,

My name is Alexa Robinson, my husband, Robert Robinson Jr, and I are currently interested in buying a 4 acre lot from the Borough of Clayton. The Block is 2002, lot 4. Currently our family owns a 12 acre lot behind the piece of land we are interested in. As longtime residents of the borough, 20+ years we would love to stay in Clayton close to our family. Please feel free to contact me with any questions. Thank you for your time.

Best regards,

A handwritten signature in black ink, appearing to read 'Alexa Robinson', written in a cursive style.

Alexa Robinson

Phone: 8563041970

Email: lextrischitta@yahoo.com

November 15, 2016

Mayor & Council
Borough of Clayton
125 N. Delsea Drive
Clayton, NJ 08312

**RE: REQUEST TO PURCHASE BOROUGH PROPERTY
BLOCK 2002, LOT 4
EAST ACADEMY STREET
S&A FILE No. C-001**

Dear Mayor and Council:

Per our meeting on November 10, 2016, we have reviewed the above referenced parcel with respect to the request to purchase same from the Borough.

The site is within the Agricultural/Low Density Residential District which permits single family dwellings, agricultural or farm uses, community residences for developmentally disabled individuals, community shelters, along with other uses listed on Article 8 of the Unified Development Ordinance. The minimum lot size is 1.0 acre for non-sewered areas. Lot 4 is 4.45 acres.

The site is wooded with frontage along East Academy Street. Any construction on the lot will require a County road opening permit for a driveway, etc.

The closest sanitary sewer collection system is over 700' away at Cenco Blvd. Any home construction will need to have a septic system approved by the County Board of Health unless they wish to install an ejector pump and force main to Cenco Blvd.

There is an existing 12" water main along the frontage for a potable water connection.

Based upon the NJDEP Data, the site may contain freshwater wetlands. There is no guarantee wetlands exist but the area has been mapped to indicate it is a possibility. Anyone purchasing the parcel will need to have a freshwater wetlands verification prior to clearing and construction on the lot.

**RE: REQUEST TO PURCHASE BOROUGH PROPERTY
BLOCK 2002, LOT 4
EAST ACADEMY STREET
S&A FILE No. C-001**

November 15, 2016

Based upon the above, it does not appear to be any reason to retain the parcel for Borough purposes. We defer to Mr. Hunt if there is any need of the Public Works Department or Water & Sewer Department for the parcel.

We have enclosed a copy of the NJDEP freshwater wetlands map and tax map for your reference.

If you have any questions, please call our office at your earliest convenience.

Very truly yours,

SICKELS & ASSOCIATES, INC.



Mark R. Brunermer, PE, CME
Clayton Borough Engineer

Enclosures

MRB:kc

cc: Timothy Scaffidi, Borough Solicitor (*via email only*)
Sue Miller, Administrator (*via email only*)
Christine Newcomb, Clerk (*via email only*)
Donna Nestore, CFO (*via email only*)
Joseph Hunt, CPWM (*via email only*)



AERIAL & WETLANDS
EAST ACADEMY STREET
BLOCK 2002 LOT 5

BOROUGH OF CLAYTON, GLOUCESTER COUNTY, N.J.



SICKELS &

ASSOCIATES INC.

SHERWOOD MEWS
833 KINGS HIGHWAY
WOODBURY, NEW JERSEY 08096-3110

N.J. CERT. OF AUTHORIZATION GA27994900
856-848-6800
FAX 848-8520

DRW./CH:	DJP/MRB	SCALE:	1" = 200'
DATE:	11/15/16	FILE:	