

**CITY OF ENGLEWOOD**

**ORDINANCE #25-07**

**AN ORDINANCE AUTHORIZING SALE OF LAND  
WITHOUT PUBLIC AUCTION PURSUANT TO N.J.S.A. 40A:12-13(b)(5)**

**WHEREAS**, N.J.S.A. 40A:12-13(b)(5) authorizes a private sale of certain real property owned by a municipality where such real property is less than the minimum size required for development; and

**WHEREAS**, such sale opportunity is limited to the owners of property contiguous to the subject real property; and

**WHEREAS**, the Governing Body has determined that City owned real property containing approximately 5,313 square feet, as more particularly described in the metes and bounds description attached hereto as **Exhibit A** (“Subject Property”), meets the statutory criteria of N.J.S.A. 40A:12-13(b)(5); and

**WHEREAS**, the Governing Body has determined that the Subject Property is not needed for public purposes; and

**WHEREAS**, the sale of the Subject Property is in the best interests of the City of Englewood.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the City of Englewood as follows:

1. The Governing Body of the City of Englewood shall offer the said real property, as more fully described in the metes and bounds description attached hereto as Exhibit A, for sale to the owner of the real property contiguous to the subject property, and located at 333 South Van Brunt Street, Englewood, New Jersey (“Contiguous Owner”), for the minimum price of Ninety-Three Thousand Dollars and 00/100 (\$93,000.00).

2. At the time of closing the City shall deliver marketable title to the Subject Property to the Contiguous Owner, with closing to occur within sixty (60) days of the acceptance of the offer of sale herein.

3. The Deed of Conveyance for said property shall contain the following restriction which shall be binding upon the heirs, successors and assigns of the Contiguous Owner as purchaser:

“THE WITHIN LANDS SHALL BE MERGED WITH THE LANDS COMMONLY KNOWN AS 333 SOUTH VAN BRUNT STREET, ENGLEWOOD, NEW JERSEY, WHICH IS DESIGNATED ON THE TAX MAP OF THE CITY OF ENGLEWOOD AS LOT \_\_\_\_ IN BLOCK \_\_\_\_, WHICH LANDS ARE OWNED BY THE GRANTEE HEREOF. SAID LANDS SHALL HEREAFTER NOT BE USED OR SUBDIVIDED IN ANY WAY EXCEPT AS PART OF A CONFORMING LOT BEING USED IN CONFORMANCE WITH THE USE AND BULK REGULATIONS SET FORTH IN THE ENGLEWOOD LAND USE ORDINANCES AS MAY FROM TIME TO TIME BE AMENDED.”

**BE IT FURTHER ORDAINED** that the Governing Body finds and determines, in accordance with N.J.S.A. 40A:12-13(b)(5) that the said minimum purchase price set for this property, based upon the appraisal prepared by McNerney & Associates dated January 31, 2025, and including the limitation on the future use of the property in accordance with this Ordinance, is equal to or greater than the fair market value of the Subject Property.

**BE IT FURTHER ORDAINED** that Ordinance #10-05 be and is hereby repealed and replaced with this Ordinance.

The Governing Body retains the right, as mandated by statute, to reconsider this Ordinance not later than thirty (30) days from the date hereof.

A copy of this Ordinance shall be posted on the bulletin board of the Governing Body and published in the official newspaper of the City of Englewood within five (5) days following the adoption hereof.

Written acceptance by the Contiguous Owner of the within offer of sale, together with the additional submissions and payments required in accordance with the terms and conditions of this Ordinance shall be made to the Clerk for the City of Englewood within twenty (20) days following the adoption and advertisement of this Ordinance. The City Clerk is Yancy Wazirmas, RMC, and the said acceptance, submissions and payment should be directed by personal delivery per certified mail to 2-10 North Van Brun Street, Englewood, New Jersey 07631, not later than twenty (20) days after the advertisement. Such written acceptance shall be accompanied by a certified or bank check in an amount of ten percent (10%) of the sale price (\$9,300.00) (“Deposit”), which check

shall be made payable to the City of Englewood. The sale of the subject property is subject to the execution of a Contract of Sale for same.

Closing of title shall occur at the offices of Huntington Bailey, L.L.P., 373 Kinderkamack Road, Westwood, New Jersey 07675. Title to be conveyed shall be insurable by a New Jersey licensed title company at regular rates, however, conveyance at the City's option, shall be by quit claim deed. If title is not acceptable to the Contiguous Owner, the transaction shall be deemed void, the Deposit shall be returned, and the City shall have no other responsibility.

As a condition of sale, the Contiguous Owner shall submit a survey, to be approved by the City Engineer, within thirty (30) days of submission of the acceptance and payment required hereunder to the City of Englewood. The cost of the survey shall be the sole responsibility of the purchaser. The Contiguous Owner shall also be responsible for all engineering fees, legal fees, appraisal fees, costs and expenses, including but not limited to the subdivision of the subject property.

As a further condition of the sale, the Contiguous Owner shall file the Deed of Conveyance with the County, and all filing costs shall be the sole responsibility of the Contiguous Owner.

If any section, subsection, part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

This Ordinance shall take effect immediately upon final passage and publication as required by law.

# EXHIBIT A

**ORDINANCE #25-07**

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**RECORD OF VOTE**

FIRST READING DATE: February 18, 2025

COUNCIL	MOTION	VOTE
David	X	Y
Rosenzweig		Y
Tokayer		Y
Wilson		Y
Wisotsky		Y

DATE PUBLISHED IN THE RECORD: February 24, 2024

DATES PUBLIC HEARINGS HELD: March 4, 2025

DATE SECOND READING HELD: March 4, 2025

COUNCIL	MOTION	OPEN	MOTION	CLOSE	MOTION	ADOPT
David						
Rosenzweig						
Tokayer						
Wilson						
Wisotsky						

Y=YES

N=OPPOSED

A=ABSTAINED

AB=ABSENT

PRESENTED TO MAYOR:

APPROVED \_\_\_\_\_

REJECTED \_\_\_\_\_ (VETO)

DATE: \_\_\_\_\_

\_\_\_\_\_  
MAYOR MICHAEL WILDES

I do hereby certify that the foregoing is a true and exact copy of  
an Ordinance adopted and approved by the Mayor and  
Council of the City of Englewood.

\_\_\_\_\_  
Yancy Wazirmas, RMC  
City Clerk