

CITY OF ENGLEWOOD

ORDINANCE #25-34

AN ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO A PORTION OF NORDHOFF PLACE

WHEREAS, there exists in the City of Englewood, County of Bergen, State of New Jersey, an area contiguous to Block 2519, Lot 1.01 known as Nordhoff Place, as shown on the Official Tax Map of the City of Englewood (“Nordhoff Place”); and

WHEREAS, the City has authorized the sale of a portion of Nordhoff Place consisting of approximately 5,313 square feet (the “Property”), as more particularly described in the metes and bounds description attached hereto as Exhibit A, to the owner of the contiguous property pursuant to Ordinance #25-07, and the City has entered into a Contract for Sale of the said Property dated May 5, 2025 in accordance with Ordinance #25-07 (“Contract”); and

WHEREAS, N.J.S.A. 40:67-1(b) and N.J.S.A. 40:67-19 empowers the governing body of a municipality to make, amend, repeal and enforce ordinances to vacate any public street, including the vacation of any portion of any public street, and to vacate any street, or any part thereof, whether or not the same, or any part, has been actually opened or improved; and

WHEREAS, the City has determined the Property is not needed for public purposes; and

WHEREAS, in order to effectuate the purposes of Ordinance #25-07, the City does hereby vacate that portion of Nordhoff Place that comprises the Property as described in the attached Exhibit A, subject to the terms and conditions of the Contract except as otherwise modified herein, and subject to the retention by the City of any and all rights, privileges, and easements in and to the Property.

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

SECTION 1.

A. Except as otherwise provided herein, the rights of the public and the City of Englewood in and to that portion of Nordhoff Place as described in Exhibit A are hereby extinguished and vacated, subject to the retention by the City of any and all rights, privileges, and easements in and to the Property.

B. All rights and privileges now possessed by any public utility or cable television company, to maintain, repair and/or replace their existing facilities in, adjacent, over or under the vacated portion of Nordhoff Place as described in Exhibit A are hereby expressly reserved and excepted from this vacation.

C. The within partial street vacation is made subject to all easements, restrictions and covenants of record, including but not limited to Easement dated December 17, 2007 between the City of Englewood and Englewood Development Associates Pad, L.L.C. in Deed Book 08484, Page 219 in the Bergen County Clerk's Office.

D. The City Clerk shall, within sixty (60) days of the effective date of this Ordinance, file a copy hereof, certified by the Clerk, under seal of the City, to be a true and exact copy of the Ordinance, together with a copy of the proof of publication thereof, in the Office of the Bergen County Clerk for recordation in the County's Book of "Vacations," pursuant to N.J.S.A. 40:67-21.

SECTION 2.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 3.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 4.

This Ordinance shall take effect immediately upon final publication as provided by law.

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PUBLIC RIGHTS IN AND TO A PORTION OF NORDHOFF PLACE**

RECORD OF VOTE

FIRST READING DATE: September 16, 2025

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

DATE PUBLISHED IN THE RECORD: September 22, 2025

DATES PUBLIC HEARINGS HELD: September 30, 2025

DATE SECOND READING HELD: September 30, 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