

ORDINANCE #13-25
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AUTHORIZING THE BOROUGH OF SAYREVILLE'S SALE OF
THE REAL PROPERTY IDENTIFIED AS BLOCK 371, LOT 2.03 TO THE
ADJACENT PROPERTY OWNER

WHEREAS, the Borough of Sayreville owns the property previously identified as **Lot 2.03 in Block 371** on the official tax map of the Borough of Sayreville, consisting of approximately 1,800± square feet (0.04± acres), located off of Johnson's Lane (the "Property"); and

WHEREAS, the Property is undersized, being less than the minimum size required for development in the zone; and

WHEREAS, the Property is landlocked, without any access to any public or private roadways; and

WHEREAS, the Property is without any capital improvements; and

WHEREAS, the Borough found that the Property is not need for public use, thus authorized the sale of same pursuant to N.J.S.A. 40A:12-13(b)(5), having met the requirements for the private sale of the Property to the adjacent property owners; and

WHEREAS, by letters dated February 12, 2025, the Borough advised the adjacent property owners of the opportunity to bid for the purchase of the Property, which bids would need to be received by March 3, 2025; and

WHEREAS, in response to the Borough's letter, only one bid was received for the purchase of the Property from the owner of the adjacent owner of the property identified as Block 371, Lot 3, located at 279 Johnson's Lane, Karen Bailey Bebert, in the amount of \$6,400; and

WHEREAS, by letter dated March 5, 2025, the Borough Tax Assessor confirmed the market value of the Property, based on the tax assessment, being \$6,206; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.*, specifically N.J.S.A. 40A:12-13(b)(5), the Borough is authorized to convey or sell any real property by private sale, when authorized by ordinance, to the owner of the real property contiguous to the real property being sold, provided the property being sold is less than the minimum size required for development, is without any capital improvements thereon, and if sold to the highest bidder when there are more than one owner with contiguous property; and

WHEREAS, the Mayor and Council finds that the facts and circumstances of this sale meet the requirements of N.J.S.A. 40A:12-13(b)(5), and the Borough is authorized to

sell the Property to the adjacent property owner; and

WHEREAS, the Mayor and Council finds it to be in the best interest of the Borough to authorize the sale of the Property to the adjacent property owner.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Sayreville, in the County of Middlesex and State of New Jersey, as follows:

1. The Borough of Sayreville is hereby authorized to convey, transfer and sell the real property identified as Lot 2.03 in Block 371 on the Tax Map of the Borough of Sayreville, to Karen Bailey Bebert, the owner of the contiguous property identified as Lot 3 in Block 371, for the sale price of \$6,400.00.
2. The appropriate Borough officials and professionals are hereby directed and authorized to take all required actions to satisfy all requirements for the sale of the Property, and to arrange to close the transaction authorized by this Ordinance.
3. This Ordinance shall take effect immediately upon final passage and publication according to law.

INTRODUCED/APPROVED ON FIRST READING

DATED: March 24, 2025

Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

Daniel Balka, Councilman
(Admin. & Finance Committee)

ADOPTED ON SECOND READING

DATED: April 14, 2025

Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

Daniel Balka, Councilman
(Admin. & Finance Committee)

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____, 2025.

Kennedy O'Brien, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

Borough Attorney