

RESOLUTION

WHEREAS, on June 25, 2019, the Township Council for the Township of West Orange adopted Ordinance 2579-19 authorizing the Township to sell the undersized lot known as Block 175.08, Lot 11 on the Township of West Orange Tax Map (the “Property”) pursuant to N.J.S.A. 40A:12-13.2; and

WHEREAS, on July 17, 2019, pursuant to N.J.S.A. 40A:12-13.2, the Township issued letters to the owners of the properties contiguous to the Property (the “Contiguous Owners”) providing notice that the Township intended to sell the Property and that the Township was providing the Contiguous Owners, the right to prior refusal to purchase the Property; and

WHEREAS, on August 9, 2019, Valerie Ford (the “Buyer”), the owner of the adjacent property known as Block 175.08, Lot 11 on the Township of West Orange Tax Map, submitted a formal offer for purchase of the Property; and

WHEREAS, on May 12, 2020, the Township adopted Resolution 113-20 authoring the Township to execute an agreement with the Buyers authorizing to sale of the Property to the Buyers for the amount of \$5,000; and

WHEREAS, on November 10, 2020, the Township adopted Resolution 221-20 authoring the Township to execute the closing documents to finalize the sale of the Property to the Buyer; and

WHEREAS, the Essex County Register of Deeds and Mortgages (the “County”) has unilaterally consolidated the Property with another adjacent property owned by the Township, the County rejected the recording of the Deed and closing documents; and

WHEREAS, the Township proceeded to apply for a minor subdivision with the West Orange Planning Board to separate the Property from the adjacent property owned by the

Township which was granted by resolution of the West Orange Planning Board dated May 4, 2022; and

WHEREAS, pursuant to the resolution of the West Orange Planning Board, a subdivision deed was recorded with the County of July 21, 2022; and

WHEREAS, the Buyers have prepared and submitted an updated set of closing documents including a proposed Deed, a Seller’s Residency Certification/Exemption, and Affidavit of Title (collectively the “Closing Documents”), annexed hereto as Exhibit “A;” to be executed by the Township and recorded with the Essex County Register of Deed and Mortgages.

THEREFORE, IT IS HEREBY RESOLVED, that the Township Council authorizes the Township to execute the Closing Documents, annexed hereto as Exhibit “A;” and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute the Closing Documents, annexed hereto as Exhibit “A,” and the Township Clerk is authorized to attest to the Mayor’s signature; and

BE IT FURTHER RESOLVED that a copy of this Resolution and exhibit hereto shall remain on file with the Township Clerk.

Karen J. Carnevale, R.M.C.
Municipal Clerk

Susan McCartney
Council President

Adopted: September 6, 2022