

**BOROUGH OF EMERSON
COUNTY OF BERGEN**

NOTICE OF ADOPTION

ORDINANCE NO. 1566-18

Introduced: August 14, 2018

Adopted: September 4, 2018

NOTICE IS HEREBY GIVEN that the following ordinance was adopted on the second reading after a Public Hearing at the Regular Meeting of the Borough Council of the Borough of Emerson on the 4th day of September, 2018. A copy of Ordinance 1566-18 is on file in the Borough Clerk's Office in the Municipal Building, 1 Municipal Pl., Emerson, NJ 07630.

**AN ORDINANCE OF THE BOROUGH OF EMERSON IN THE COUNTY OF
BERGEN, NEW JERSEY, AUTHORIZING THE SALE OF THE PROPERTY KNOWN
AS BLOCK 715 LOT 2 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF
EMERSON, BERGEN COUNTY, NEW JERSEY**

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq. permits a municipality to sell real property owned by the municipality to the owner of the real property contiguous to the real property being sold; and

WHEREAS, 156 Palisade Avenue, also known as Block 715, Lot 2 on the official tax map of the Borough of Emerson, Bergen County, New Jersey ("156 Palisades Avenue") is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvements thereon; and

WHEREAS, 156 Palisades Avenue has two adjoining property owners, both of which have been contacted to see if they are interested in purchasing the property; and

WHEREAS, only one of the two adjoining owners, Northern Valley Developers LLC ("NVD"), expressed interest in purchasing the property; and

WHEREAS, the Borough received an appraisal from McNerney and Associates dated April 28, 2017 establishing the value of the parcel at \$32,000; and

WHEREAS, NVD has agreed to purchase 156 Palisades Avenue for the appraised market value of \$32,000.00 plus the appraisal cost of \$1,500.00 and municipal legal fees directly related to the sale of this parcel; and

WHEREAS, the Borough wishes to convey the title to 156 Palisades Avenue for fair market value, appraisal costs and closing costs.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Emerson, County of Bergen and State of New Jersey that:

1. The Borough of Emerson's sale of the property located 156 Palisades Avenue, also designated as Block 715 Lot 2 on the official tax map of the Borough of Emerson, Bergen County, State Of New Jersey for fair market value, appraisal and closing costs is hereby authorized and approved; and

2. The Borough Attorney and the Borough Administrator are hereby authorized to take any and all actions necessary to convey the 156 Palisade Avenue Property; and

3. The Mayor and Borough Clerk are hereby authorized to, respectively, execute and witness any documents or instruments necessary to convey the 156 Palisade Avenue Property; and

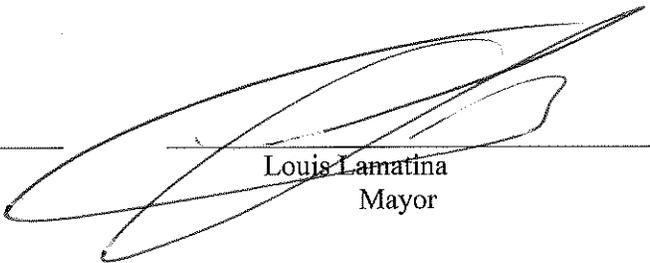
BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

Attest:


 Coleen Goddel, BMC
 Deputy Clerk


 Louis Lamatina
 Mayor

COUNCIL	M O V E D	S E C O N D E D	A Y E S	N A Y E S	A B S E N T	A B S T A I N
DiPaola			X			
Bayley			X			
Wolf			X			
Knoller	X		X			
Falotico		X	X			
Downing			X			

I hereby certify that Ordinance No 1566-18 was duly adopted by the Borough of Emerson at a meeting held on September 4, 2018.

Attest: 
 Deputy Municipal Clerk