

ORDINANCE 2025-10

**ORDINANCE OF THE TOWNSHIP OF CHATHAM IN THE COUNTY OF MORRIS,
STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP TO ENTER INTO A
PURCHASE AND SALE AGREEMENT, PROVIDING FOR THE SALE OF PROPERTY
LOCATED IN THE TOWNSHIP OF CHATHAM AND IDENTIFIED IN THE
TOWNSHIP TAX RECORDS AS BLOCK 62, LOT 71.01, PURSUANT TO THE LOCAL
LANDS AND BUILDINGS LAW**

WHEREAS, the Township of Chatham (the “**Township**”) is a public body corporate and politic of the State of New Jersey, and, pursuant to N.J.S.A. 40A:12-13(b)(5) of the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq. (the “**LLBL**”), the Township has determined to sell the real property located in the Township of Chatham, State of New Jersey designated as Block 62, Lot 71.01 (the “**Property**”) and to exercise the powers contained in the LLBL to facilitate such sale; and

WHEREAS, Deniz Sinal (the “**Buyer**”) is the owner of certain real property designated as Block 62, Lot 72, commonly known as 476 River Road, which is contiguous with the Property that is being sold to Buyer in order to eliminate an existing encroachment by Buyer; and

WHEREAS, on December 6, 2023, the Township commissioned an appraisal of the Property from David Mailman, ASA, IFAS, SCGRE, Certified General Real Estate Appraiser, to determine the fair market value of the Property (the “**Appraisal Report**”), a copy of which is on file with the Township Clerk; and

WHEREAS, the Appraisal Report determined the fair market value of the Property to be Twenty Thousand Dollars (\$20,000); and

WHEREAS, the Township wishes to sell the Property to the Buyer at private sale pursuant to the authority granted to it under the LLBL; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13(b)(5) of the LLBL, the Township may sell real property at private sale; and

WHEREAS, in furtherance of the transactions contemplated herein, the Township and Buyer entered into a certain Escrow Agreement, pursuant to which the Buyer deposited the Purchase Price (as defined herein) for the purchase of the Property with the Township; and

WHEREAS, the Township desires to sell the Property to Buyer for a price of Twenty Thousand Dollars (\$20,000.00) (the “**Purchase Price**”), pursuant to the terms of a purchase and sale agreement, substantially in the form attached hereto as Exhibit A (the “**PSA**”), negotiated between the Township and Buyer.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Chatham, County of Morris, and the State of New Jersey, as follows:

Section 1. The aforementioned recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. The Township Committee approves the PSA in substantially the form attached hereto as **Exhibit A**, together with any changes, insertions and omissions, after the Mayor's consultation with counsel to the Township, deemed in their collective discretion to be necessary or desirable for the execution thereof.

Section 3. The Mayor and other necessary and desirable Township officials/employees and Township consultants are authorized to execute, deliver and administer the PSA, and take any other necessary actions or refrain from taking actions, execute and deliver documents and/or agreements that are reasonable and necessary to effectuate the PSA, this Ordinance and to close on the sale of the Property.

Section 4. The Township Committee further authorizes the sale of, and closing on the purchase of the Property to the Buyer in accordance with the PSA and the Mayor and other necessary and desirable Township officials/employees are hereby authorized to convey the Deed to the Property and any and all associated documents by and between the Buyer and the Township, and any other documents in accordance with the PSA and this Ordinance as reasonably required to effectuate said sale.

Section 5. The Township Clerk shall post this Ordinance on the bulletin board or other conspicuous space in the Municipal Building where the Township Committee holds its regular meetings, and shall further advertise this Ordinance, and the sale of the Property contemplated herein, in a newspaper circulating in the Township of Chatham within five (5) days of adoption of this Ordinance.

Section 6. The Township Clerk shall file sworn affidavits verifying the publication of advertisement of the Ordinance, and the sale of the Property contemplated herein, with the Director of the Division of Local Government Services in the Department of Community Affairs.

Section 7. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 8. This Ordinance shall take effect upon final passage and publication according to law.

Introduced: March 25, 2025

Adopted:

Attest:

TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY

BY: _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk

EXHIBIT A

FORM OF PURCHASE AND SALE AGREEMENT