

RESOLUTION

WHEREAS, the Township Council for the Township of West Orange pursuant to N.J.S.A. 40A:12-13-1 authorizes the Township to sell the undersized lot known as Block 175.14, Lot 2 on the Township of West Orange Tax Map (the “Property”); and

WHEREAS, on October 16, 2024, 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 October 17, 2024, Richard Calderon and Chautuyen Tran (the “Buyers”), the owners of 57 Mellon Avenue, submitted a formal offer consistent with the provisions of the proposed Agreement of Sale (the “Agreement”), annexed hereto as Exhibit “A” and

WHEREAS, the Agreement provides that the Buyers will pay to the Township \$7,500 for the purchase of the Property which is consistent with the valuation provided by Mark Hendricks, CRE, FRICS, CTA, SCGREAA; and

WHEREAS, the Agreement provides that the closing for the purchase of the Property shall occur no later than fourteen (14) days from the authorization of the sale by adoption of this resolution; and

WHEREAS, the Agreement provides that the Buyers are obligated to obtain a survey of the Property; and to prepare the deed including the required deed restriction for the closing as well as any other documents required for the Buyers to obtain title insurance; and

WHEREAS, the Buyers have already obtained the required survey.

THEREFORE, IT IS HEREBY RESOLVED, that the Township Council authorizes the Township to enter into the Agreement with the Buyers, annexed hereto as Exhibit “A,” pursuant to the terms and conditions set forth therein; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute the Agreement with the Buyers, 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

Bill Rutherford,
Council President

Adopted: November 25, 2024