

ORDINANCE 23-34-OA**b**

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 791, LOTS  
30, 32, 34, 36, & 41 ON THE MUNICIPAL TAX MAP TO JEFFREY R.  
JERMAN IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (Egenoff Place \$24,400.00)

September 18, 2023

**WHEREAS**, the Township of Berkeley is the owner of Block 791, Lots 30, 32, 34, 36, & 41, which is an undersized lot under the current ordinances of the municipality; and

**WHEREAS**, it is the desire of the Mayor and Township Council to sell said property; and

**WHEREAS**, the municipality has established \$24,400.00.00 as the fair market value for said property; and

**WHEREAS**, N.J.S.A. 40A:12-13.2 requires the municipality to first offer said property to the adjoining property owners for purchase; and

**WHEREAS**, the adjoining property owner, Jeffrey R. Jerman, has agreed to purchase Block 791, Lots 30, 32, 34, 36, & 41, from the Township of Berkeley for the sum of \$24,400.00; and

**WHEREAS**, N.J.S.A. 40A:12-13(b)(5) provides for the authorization of said transfer of property by ordinance.

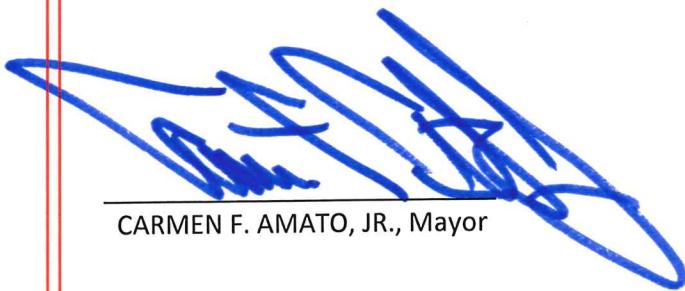
**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Township Council of the Township of Berkeley, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** That in accordance with the requirements of N.J.S.A. 40A:12-13(b)(5), the governing body does hereby authorize the sale of Block 791, Lots 30, 32, 34, 36, & 41, to the adjoining property owner, Jeffrey R. Jerman, said property being undersized, and the adjoining property owners agree to purchase said property for the fair market value of said property.

**SECTION 2.** That the Mayor and Municipal Clerk are hereby authorized to execute any and all documents to transfer title to said property by Quitclaim Deed to Jeffrey R. Jerman, for the sum of \$24,400.00. Jeffrey R. Jerman shall be responsible for the payment of the municipality's costs in conveying said property. A requirement of the transfer of the property is that it be consolidated with the adjoining property owned by the purchasers.

**SECTION 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 4.** This ordinance shall take effect after second reading and publication as required by law.



CARMEN F. AMATO, JR., Mayor



JOHN BACCHIONE, Council President  
KEITH BUSCIO, Council Vice President

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on September 18, 2023, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 16<sup>th</sup> day of October, 2023, at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 627 Pinewald-Keswick Road, Bayville, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.



KAREN STALLINGS RMC  
Township Clerk, Township of Berkeley

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Bailee Liston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Press of Atlantic City, a newspaper printed and published in the City of Linwood, distributed in the following counties: Atlantic, Camden, Cape May, Cumberland, Gloucester, and Ocean and mailed to various parts of the State of New Jersey, the United States, and foreign countries, does hereby certify that the Notice was published in The Press of Atlantic City on:

**PUBLICATION DATES:**

Oct. 24, 2023

**NOTICE ID:** 6zkeEN5CY9MRBy9WVnvi

**PUBLISHER ID:** COL1376

**NOTICE NAME:** 10-16-23 - 33 & 34 OAB 35-31OA

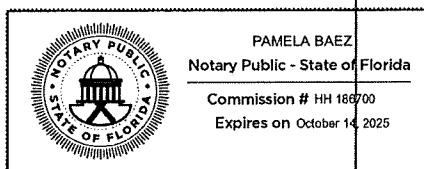
**Publication Fee:** 94.00

All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

*Bailee Liston*

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this:  
10/24/2023

*Pamela Baez*

Notary Public  
Notarized online using audio-video communication

23-33-OAB

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNT OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1433, LOTS 16 & 17 ON THE MUNICIPAL TAX MAP TO BROOKSIDE POINT, LLC IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (ROGERS STREET; \$10,800.00)

23-34-OAB

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 791, LOTS 30, 32, 34, 36, & 41 ON THE MUNICIPAL TAX MAP TO JEFFREY R. JERMAN IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (Egenoff Place \$24,400.00)

Foregoing Ordinances were duly passed after Public Hearing held October 16, 2023 at a regular meeting of the Township of Berkeley and approved by the Mayor on 10/17/23.

23-35-OA

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE, SO AS TO AMEND CHAPTER VII, ENTITLED "TRAFFIC" TO AMEND CHAPTER 7-19 "THROUGH STREETS" (Browning Avenue)

23-36-OA

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 11, ENTITLED "BUILDING AND HOUSING" SO AS TO REPEAL SECTION 11-5.6, ENTITLED "PERMIT FEE"

23-37-OA

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE ACQUISITION OF AN EASEMENT ON A PORTION OF BLOCK 10,22, Lot 24, FROM LAURA CALIFRI, IN ACCORDANCE WITH N.J.S.A. 40A:12-5(a)(1)

23-38-OA

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 35, ENTITLED "LAND DEVELOPMENT" SO AS TO AMEND SECTION 35-29, ENTITLED "APPLICATION FOR ZONING PERMIT; WHEN REQUIRED" (Setbacks Temporary Handicapped Ramps)

23-39-OA re:

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER XXXV, ENTITLED 'LAND DEVELOPMENT' SO AS TO AMEND §35-3, ENTITLED "DEFINITIONS" (Low-Speed Vehicle)

23-40-OA re:

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER II, ENTITLED "ADMINISTRATION" SO AS TO CREATE SECTION 2-56, ENTITLED "MAYOR'S ADVISORY COMMITTEE ON DEVELOPMENTAL DISABILITIES"

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on October 16, 2023, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 20th day of November, 2023, at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 627 Pinewald-Keswick Road, Bayville, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

**Karen Stallings, RMC**

Township Clerk, Township of Berkeley

Printer Fee: \$94.00

Pub Date: October 24th, 2023

Order #: COL1376