

**ORDINANCE NO. 2022-03-OAB**

**ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF MUNICIPALLY-OWNED PROPERTIES SOLD BY AUCTION BY MAX SPANN ON DECEMBER 20, 2021**

January 3, 2022

**WHEREAS**, the Township of Berkeley holds title to the properties offered for sale at the auction by Max Spann on December 20, 2021; and


**WHEREAS**, at the time, place and date set for the receipt of bids for the sale of the subject properties, the individuals listed below submitted the highest bids to Max Spann; and

**WHEREAS**, the governing body wishes to accept the bids of the individuals listed below and authorize the sale of the properties listed for the amounts specified.

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

1. That the governing body does hereby authorize the sale of the properties listed to on Schedule "A", attached hereto, to the individuals listed therein in the amounts specified.
2. That the Mayor and Township Clerk are hereby authorized to execute any and all documents necessary to effectuate the transfer of the subject properties to the individuals set forth herein in accordance with the terms of the notice to bidders for the sale of said properties, and said individuals shall be responsible for the payment of the Township's costs in conveying said property, i.e. attorney's fees and recording fees.
3. That a certified copy of this ordinance be forwarded to the Chief Financial Officer.

  
CARMEN F. AMATO, JR., Mayor

  
SOPHIA GINGRICH, Council President  
JOHN BACCHIONE, 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 January 3, 2022, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 24<sup>th</sup> day of January, 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.

  
BEVERLY M. CABLE, RMC  
Township Clerk, Township of Berkeley

<b>Bid Amount</b>	<b>Successful Bidder</b>	<b>Company Name</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Block</b>	<b>Lot(s)</b>
\$155,000	Richard Versnel	517 Berk LLC	281	1, 2, 5, 7, 8, 9, 10, 12	282	17, 18, 19, 20, 21, 22, 23
\$18,000	Lauren Alexander & James J Clark	N/A	331	22, 27, 28, 24		
\$59,000	Allen Vrabel	N/A	333	1, 2, 5, 7, 9, 11, 12	335	14, 16, 17
\$28,000	Elizabeth Hennessey	Hennessey Family	349	17,18	351	3,4,5,7,9
\$27,400	Elizabeth Hennessey	Hennessey Family	351	3,4,5,7,9		
\$20,000	Elizabeth Hennessey	Hennessey Family	353	3,4,6,8, 10,12,14, 16, 18,20		
\$25,000	Elizabeth Hennessey	Hennessey Family	453	16,17		
\$33,000	Johnny Tamayo	N/A	458	9,11,16, 17	459	19,20
\$86,000	Jeffrey R. Jerman	N/A	487	3,4,6,8, 10,12,14	488	3,4,6
	Additional Blocks & Lots				489	16,18,20
	Additional Blocks & Lots				495	11,12
	Additional Blocks & Lots				496	10,17,18
\$39,000	David Kesser	Wynn Holdings	506	1,2,3,4,5,6,14 ,15,17, 18		
\$49,000	David Kesser	Wynn Holdings	551	16,17,18, 19,32-34	552	1,2,3,4,5,6
\$76,000	David Kesser	Wynn Holdings	557	15,16- 19,20,21, 22- 42		
\$69,000	David Kesser	Wynn Holdings	562	18, 19, 20, 21-38		
\$35,000	David Kesser	Wynn Holdings LLC	564	1,2		
\$40,000	David Kesser	Wynn Holdings	568	36,37-41	569	33,34-42
\$74,000	Joaquim Ferreira	Green Stone Investments LLC	580	17,18,19, 32- 36,26, 27-31	585	17,18-23, 26- 34

Bid Amount	Successful Bidder	Company Name	Block	Lot(s)	Block	Lot(s)
			590	17,18-23,26,27,30-34		
\$80,000	Peter Kania	PKN Development LLC	675	22,24,26,28,35-40		
\$70,000	Daniel & Colleen Ciccocanti	N/A	710	54,60,61		
\$108,000	Marek Wrazen	Wrazen Homes LLC	792	14,16,18, 20		
			792	13,15,17,19		
\$174,000	Richard Versnel	N/A	933	9,11,12, 13,14,15, 16		
\$71,000	Richard Versnel	N/A	973	5		
\$44,000	Hamid Hamid	N/A	1228	5		
\$77,000	William Conway	Three Valleys Group LLC	1338	9,11-350DD, 37-44		
	Additional Blocks & Lots		1339.01	33,35,39-46		
	Additional Blocks & Lots		1339.02	1, 2-21		
\$27,000	Joaquim Ferreira	Green Stone Investments LLC	1340.02	1, 2-10, 12, 14, 16, 18, 20, 21		
\$38,000	Joaquim Ferreira	Green Stone Investments LLC	1344	1, 2-5, 10, 11, 13		
\$29,000	Joao Almeida	N/A	1345	11,13,15, 17,19,21, 23,25		
\$33,000	Joao Almeida	N/A	1347	26,28,30, 32,34,36, 38,40		
\$32,000	Joaquim Ferreira	Green Stone Investments LLC	1352	2,4,6,8,10,12, 14,16		
\$57,000	Lizbeth Iturriaga Espinoza	N/A	1392	1, 2-4, 6, 8, 10, 18, 20, 22, 24		
\$56,501	Nicole Cicero	N/A	1639	6		
\$12,800	Christopher Burris	Berk 517 LLC	282	16		

<b>Bid Amount</b>	<b>Successful Bidder</b>	<b>Company Name</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Block</b>	<b>Lot(s)</b>
\$9,200	Jeffrey R. Jerman	N/A	337	7		
\$13,000	Robert Dantonio	N/A	410	5		
\$6,000	Tanja Hageman	N/A	429	5,6		
\$11,700	George E. Kirk & Lynn D. Kirk	N/A	475	20		
\$11,700	Stephen Willis	N/A	485	18		
\$7,600	Ashley Truex	N/A	546	12,13		
\$23,400	Thomas Barrella	N/A	546	26,27,28,29		
\$17,600	Thomas Barrella	N/A	546	37,38,39		
\$3,800	Jeffrey Jerman	N/A	562	11		
\$15,100	Richard Schmidt	N/A	566	42,43-45		
\$7,600	Thomas Fallon	N/A	567	39,40		
\$11,300	Jeffrey Jerman	N/A	569	46,49,50		
\$3,800	Jeffrey Jerman	N/A	600	20		
\$7,200	Patrick Stesner	N/A	699	23		
\$5,900	Jeffrey Jerman	N/A	707	29		
\$31,100	Jeffrey Jerman	N/A	707	31,32,33,34		
\$21,500	Maria Henriques	N/A	718	24		
\$14,300	John Bally	N/A	722	18,20		
\$8,600	Jeffrey Jerman	N/A	793	44,45		
\$12,200	James R. Johnson, Jr.	Bil-Jim Construction Co Inc	841	1		
\$6,600	Raymond Hall	N/A	983	11,14		
\$15,100	Andrew & Nellya Napolitano	N/A	994	4,5		
\$16,000	David Nelson	N/A	1285	10,38,11,12, 37-45		
\$2,500	Carl Niro	N/A	1367	10,12		
\$11,700	Richard & Holly Fritz	N/A	1385	2, 4-48 even, 17-27 odd, 37, 39		
\$2,500	Shawn Forlenza	Pinnacle Plumbing & Heating Inc	1490	15		
\$6,000	Heather Greirner	N/A	1497	17,19		
\$3,100	Victoria E. Freund	N/A	1497	20		
\$5,900	Margaret Crawford	N/A	641	15		