Ordinance No. 6-2026

AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY IDENTIFIED AS BLOCK 10, LOT 28 ON THE TAX MAPS OF THE BOROUGH OF BROOKLAWN

WHEREAS, the Borough of Brooklawn ("Borough") owns certain land and premises located within the Borough of Brooklawn, which has been determined is no longer needed for public use; and

WHEREAS, the Borough is the owner of the property located at 207 New Jersey Road, identified on the Official Tax Map of the Borough of Brooklawn, County of Camden, New Jersey as Block 10, Lots 28 (the "Property"); and

WHEREAS, the Mayor and Borough Council of the Borough of Brooklawn have determined that it is in the best interest of the Borough that the following land and premises should be sold at public sale to the highest bidder, pursuant to statute; and

WHEREAS, the Mayor and Borough Council, held a Public Auction on December 12th 2025, with no responsive bidders for the subject property; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for municipal entities to sell the property under a private sale after failure of public auction; and

WHEREAS, the Borough Council has approved the selling of the property in private sale; and

WHEREAS, the Borough received numerous offers to purchase the property set forth below; and

Offer #	Offer Price	EMD ($)	Payment Type	Down Payment (%)	Closing Date	Seller %	Lising Broker Comp %	Seller Net (Before add'l Closing Cost)
1	$175,000.00	$1,000.00	FHA	5%	5/29/2026	3%	2.5%	$163,375.00
2	$205,000.00	$5,000.00	CONV	35%	5/22/2026	2.5%	2.5%	$194,750.00
3	$172,900.00	$2,000.00	CONV	10%	5/20/2026	2.5%	2.5%	$164,255.00
4	$165,000.00	$1,000.00	FHA	3%	5/29/2026	3%	2.5%	$155,925.00
5	$170,000.00	$1,500.00	FHA	3%	6/15/2026	2%	2.5%	$162,350.00

WHEREAS, the Borough had determined that "Offer #2", recited above, would advance the purposes and goals of the Borough; and

WHEREAS, the Borough heretofore authorized the execution of an Agreement of Sale for the subject property by the adoption of Resolution No. 84-2026 passed on April 20th, 2026; and

WHEREAS, the Borough agrees to sell the subject property for the total Purchase Price of TWO HUNDRED AND FIVE THOUSAND DOLLARS ($205,000.00), including all of Seller's rights whatsoever, including oil, gas and mineral rights, privileges, easements, interests and appurtenances thereto, subject to the execution of, and the terms and conditions of, the Agreement of Sale.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Borough Council of the Borough of Brooklawn, County of Camden and State of New Jersey as follows:

Section One: The Borough is hereby authorized to sell 207 New Jersey Road identified on the Official Tax Map of the Borough as Block 10, Lot 28 for Two Hundred and Five Thousand dollars ($205,000.00). This sale is specifically conditioned upon the execution of an Agreement of Sale by the parties within thirty (30) days of the adoption of this Ordinance.

Section Two: The Borough Solicitor shall prepare the necessary deeds and closing documents to effectuate the land transfer.

Section Three: The Mayor, Borough Manager, and Borough Solicitor are authorized to execute all documents necessary in the fulfillment of this Ordinance.

Section Four: Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

Section Five: In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Borough Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Borough to meet the goals of the Ordinance.

Section Six: This Ordinance shall take effect upon passage and publication according to law.

Introduced: May 6, 2026
Adopted: May 18, 2026

BOROUGH OF BROOKLAWN

Jerry D Granstrom
MAYOR

ATTEST:

Ryan Giles
MUNICIPAL CLERK