

March 27, 2024

BOROUGH OF BRADLEY BEACH

RESOLUTION 2024- 82

RESOLUTION AUTHOZING THE SALE OF 317-319 LAREINE AVENUE ALSO KNOWN AS BLOCK 41, LOT 1 ON THE TAX MAPS OF THE BOROUGH IN ACCORDANCE WITH N.J.S.A. 40A:12-13

WHEREAS, the Borough of Bradley Beach on March 27, 2020 purchased the real property located at 317-319 LaReine Avenue, also known as Block 41, Lot 1, from the Ocean Grove Camp Meeting Association, and

WHEREAS, the Borough subsequently conducted various studies to determine the cost of renovating/reusing the property/structures, conducted both a community survey and a non-binding referendum, and conducted various other inquires regarding the value of the property, the potential utility and value of the resident artifacts within the structures, conducted property survey, appraisals, and prepared draft subdivision plans among other investigations, and

WHEREAS, the Borough of Bradley Beach is currently under review by the Superior Court of New Jersey regarding required actions to conform to the requirements of providing affordable housing in accordance with both statute and case law, and

WHEREAS, the Borough has and will have adopted various ordinances in order to comply with these obligations and regulations, and

WHEREAS, the Land Use Board of the Borough retains authority in the areas of subdivision review and approval, site plan review and approval and the issuance of variances, and

WHEREAS, the subject property is located in a R-1 Single Family Zone, and

WHEREAS, the Borough’s Governing Body has determined that the sale of the property is in the best interests of all residents and taxpayers, and

WHEREAS, the Borough is authorized to sell surplus real estate in conformance with the provisions of N.J.S.A. 40A:12-13.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Bradley Beach in the County of Monmouth that:

1. The Borough Governing Body is hereby authorized to provide for the sale of the subject property by open public sale at auction to the highest bidder in accordance with N.J.S.A.

40A:12-13.

2. That said sale shall be in accordance with the following provisions of the aforementioned statute, which reads in part:

In any case in which a ... municipality intends to retain an estate or interest in any real property, capital improvement or personal property, in the nature of an easement, contingent or reversionary, the invitation to bid and the advertisement required herein shall require each bidder to submit one bid under each Option A and Option B below.

(1) Option A shall be for the real property, capital improvement or personal property subject to the conditions or restrictions imposed, or interest or estate retained, which the county or municipality proposes to retain or impose.

(2) Option B shall be for the real property, capital improvement or personal property to be sold free of all such restrictions, conditions, interests or estates on the part of the county or municipality.

The ... the municipality may elect or reject either or both options and the highest bid for each. Such acceptance or rejection shall be made not later than at the second regular meeting of the governing body following the sale, and, if the governing body shall not so accept such highest bid, or reject all bids, said bids shall be deemed to have been rejected. Any such sale may be adjourned at the time advertised for not more than one week without readvertising.

3. The conditions to which the sale of the subject property would be subject to and would apply under Option A would be as follows:

A. All existing structures and improvements shall be demolished in accordance with all extant regulations, statutes, ordinances applicable thereto.

B. The resulting vacant property shall be subdivided into 3 market rate lots and one affordable housing lot able to have up to two (2) affordable dwelling units situated thereon in accordance with the Major Subdivision Plat prepared by CME Associates, dated 04/18/2023.

C. All improvements shall be subject to provisions of the various Borough, State and Federal land use, zoning and other ordinances and restrictions.

D. Minimum Bid Price of \$2,718,100.00.

4. Option B as set forth in the statute would be a sale of the property “free of all such restrictions, conditions, interests or estates on the part of the ... municipality”, except existing regulatory, land use, zoning and other restrictions.

A. Minimum Bid Price of \$2,718,100.00

BE IT FURTHER RESOLVED, that the Borough Administrator and the Borough Attorney are directed to proceed with this project immediately.

Mayor Fox made a motion to table Resolution 2024-82, seconded by Councilman Gubitosi

	AYES	NAYS	ABSTAIN	ABSENT
Ms. DeNoble	X			
Mr. Gubitosi	X			
Ms. Mahoney	X			
Mr. Weber			X	
Mayor Fox	X			

*******TABLED*******