



Legislation Details (With Text)

**File #:** 21-0344      **Version:** 1      **Name:** NJDOT - Sale of Watershed Prosperity to State of NJ (133-179 RockLodge Rd., Hardyston, NJ)  
**Type:** Resolution      **Status:** Adopted  
**File created:** 3/4/2021      **In control:** Water Sewer Utility  
**On agenda:** 4/7/2021      **Final action:** 4/7/2021

**Title:** Dept/ Agency: Water and Sewer Utilities  
Action: ( ) Ratifying (X) Authorizing ( ) Amending  
Type of Service: Intergovernmental Agreement  
Purpose: City of Newark Property Sale required under the Eminent Domain Act  
Entity Name: State of New Jersey, Department of Transportation (NJDOT)  
Entity Address: 1035 Parkway Avenue, P.O. Box 600, Trenton, New Jersey 08625-0600  
Contract Amount: \$160.00  
Funding Source: N/A  
Contract Period: N/A  
Contract Basis: ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
(X) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
Additional Information:  
Sale of city-owned property located at 133-179 Rock Lodge Road, Hardyston, New Jersey 07460 (Block 60, Lot 15).

**Sponsors:**

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
4/7/2021	1	Municipal Council	Adopt	Pass
3/23/2021	1	Municipal Council	No Action Taken	

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Sale of city-owned property located at 133-179 Rock Lodge Road, Hardyston, New Jersey 07460 (Block 60, Lot 15).

**WHEREAS**, The State of New Jersey, through the Department of Transportation (NJDOT or State) is in the process of designing improvements at the Route 23 Hardyston Township Project; and

**WHEREAS**, the City of Newark owns a portion of the property located at 133-179 Rock Lodge Road, Hardyston, New Jersey 07460; Block 60, Lot 15 (City Property), which is within the proposed site of the planned construction. The property is also identified as Route: 23, Section: 6, Parcel: 52 in the State's Route 23 Hardyston Township Project plans; and

**WHEREAS**, the NJDOT wants to acquire the City Property in accordance with the Eminent Domain Act; and

**WHEREAS**, the NJDOT has hired real estate appraiser BBG, Inc., 205 Main Street, Chatham, New Jersey 07928, to determine the Fair Market Value of the property; and

**WHEREAS**, the appraisal report submitted by BBG, Inc., and obtained by NJDOT has estimated a fair market value of one hundred sixty dollars and zero cents (\$160.00) for the city property; and

**WHEREAS**, the state agrees with the estimated compensation of one hundred sixty dollars and zero cents (\$160.00) for the portion of the city property it wishes to acquire and has offered the City of Newark and agreement of sale for the City Property in the amount of one hundred sixty dollars and zero cents (\$160.00); and

**WHEREAS**, the City of Newark shall agree to sell the City Property to the State for the amount of one hundred sixty dollars and zero cents (\$160.00), as per the estimated fair market value of the property.

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:**

1. The Municipal Council hereby authorizes the Mayor and/or his designee, the Director of the Department of Water and Sewer Utilities, to accept and execute an agreement of sale with the State of New Jersey, 1035 Parkway Avenue, P.O. Box 600, Trenton, New Jersey 07460-600, to sell city property located at 133-179 Rock Lodge Road, Hardyston, New Jersey 07460; Block 60, Lot 15, for an amount of one hundred sixty dollars and zero cents (\$160.00).
2. A fully executed copy of this Agreement of Sale shall be filed in the Office of the City Clerk by the Director of Water and Sewer Utilities.
3. No changes shall be made to the terms and conditions of this Agreement of Sale without prior Municipal Council approval.

**STATEMENT**

This Resolution authorizes the Mayor and/or his designee, the Director of Water and Sewer Utilities, to enter into an Agreement of Sale with the State of New Jersey, Department of Transportation (NJDOT), for the sale of City property located at 133-179 Rock Lodge Road, Hardyston, New Jersey 07460; Block 60, Lot 15, for an amount of one hundred sixty dollars and zero cents (\$160.00). This acquisition of property by the State is in accordance with the Eminent Domain Act.

