

**TOWNSHIP OF STILLWATER
COUNTY OF SUSSEX
STATE OF NEW JERSEY**

RESOLUTION 2026-089

**RESOLUTION AUTHORIZING THE WITHDRAWAL OF CERTAIN
PROPERTIES FROM THE PUBLIC SALE AUTHORIZED BY
ORDINANCE 2026-05**

WHEREAS, on April 7, 2026, the Stillwater Township Committee adopted Ordinance 2026-05 authorizing the public sale of certain municipally-owned real property to contiguous property owners, pursuant to N.J.S.A. 40A:12-13(b)(5); and,

WHEREAS, Schedule “A” of Ordinance 2026-05 listed various parcels for sale by auction limited to contiguous property owners with mandatory merger; and,

WHEREAS, upon further review by the Township, it has been determined that the following properties, although listed in Schedule “A”, are pre-existing lots of record that meet or exceed the minimum lot size and road frontage requirements for potential development in their respective zoning districts (subject to all applicable setbacks, environmental constraints, steep slopes, wetlands, easements and site plan approval requirements); and,

WHEREAS, because these parcels are potentially buildable under current zoning standards for pre-existing nonconforming lots, they do not qualify as “less than the minimum size required for development under the municipal ordinance” within the meaning of N.J.S.A. 40A:12-13(b)(5); and,

WHEREAS, Ordinance 2026-05 expressly reserves to the Township Committee the right, in its sole discretion, to withdraw the offer to sell any property for any reason; and,

WHEREAS, the Stillwater Township Committee has determined that it is in the best interest of the Township to withdraw the below listed properties from the May 2026 sale so that they may be properly appraised as buildable lots and potentially offered for sale at a future date through an open public auction, pursuant to N.J.S.A. 40A:12-13(a).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater, Sussex County, State of New Jersey, as follows:

1. The following properties are hereby formally withdrawn from the public sale authorized by Ordinance 2026-05:

Block	Lot	Location	Approximate Size
4004	18	East End Road	0.600 AC
4209	9	Cedar Drive	144 x 150 AV

Block Lot Location	Approximate Size
4302 1 West End Drive	175 x 140 AV

2. The Township Clerk is directed to publish notice of this withdrawal in the official Township newspaper in substantially the same manner as the original sale notice, as well as post on the Township website and all other places where notice is required to be.
3. Should the Township decide to go forward with the auction of these withdrawn properties, the Township Assessor and/or a qualified independent appraiser shall be engaged to prepare updated appraisals of the withdrawn parcels that reflect their status as potentially buildable pre-existing lots.
4. The Township Clerk shall notify the contiguous property owners of the withdrawn parcels by regular and certified mail of the withdrawal and the Township's potential intention to re-offer the properties at a future public sale.
5. This Resolution shall take effect immediately.

CERTIFICATION

By my signature below, I hereby certify that the above Resolution was adopted by the Township Committee of the Township of Stillwater at a regular meeting of the Stillwater Township Committee held on May 5, 2026 at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, New Jersey, County of Sussex, State of New Jersey.

Valerie Ingles, RMC, CMR
Stillwater Township Clerk