

# Ordinance

Ordinance No. 94

OF THE  
CITY OF ATLANTIC CITY, N.J.

Date..10-22-2025.....  
Date to Mayor..11-13-2025....

Approved as to Form and Legality on Basis of Facts Set Forth

Factual contents certified to by

Assistant Solicitor/s/ Jack Berenato

Director of Planning & Development/s/ Jacques Howard

Revised 10/22/2025

Prepared by the City Solicitor's Office

Council Members SHABAZZ, RANDOLPH, MARSHALL & LACCA Present the following Ordinance:

## **AN ORDINANCE TO TRANSFER CITY OWNED PROPERTY TO THE CONTIGUOUS PROPERTY OWNER PURSUANT TO N.J.S.A. 40A:12-13(b)5**

**WHEREAS**, New Jersey Statute 40A:12-13(b)5 provides a municipality may sell real property, that is less than the minimum size required for development under the municipal zoning ordinance and has no capital improvements, to a contiguous property owner for not less than fair market value of the property; and

**WHEREAS**, the City is the owner of Block 694, Lot 15.01; 1514 W. Riverside Dr. #A, which is a riparian lot, undersized for development and has no capital improvements; and

**WHEREAS**, Edward D. Marchese II, is the owner of the contiguous properties located at Block 694 Lots 15, 16, 17; 1512, 1514, 1518 W. Riverside Dr.; and

**WHEREAS**, the City of Atlantic City will transfer Block 694, Lot 15.01; 1514 W. Riverside Dr. #A to the adjacent property owner, Edward D. Marchese II, for fair market value based upon a current appraisal, and not for less than the assessed value, pursuant to N.J.S.A. 40A: 12-13(b)5; and

**WHEREAS**, this matter was presented to and received approval from the City Council Planning & Development Subcommittee on October 8, 2025; and

**NOW, THEREFORE, BE IT ORDAINED** and enacted by the City Council of the City of Atlantic City as follows:

1. Upon second reading and approval, the Mayor shall execute a Deed transferring: Block 694, Lot 15.01, 1514 W. Riverside Dr. #A to Edward D. Marchese II.
2. The purchase price shall be for fair market value based upon a current appraisal, and not for less than the assessed value pursuant to N.J.S.A. 40A:12-13(b)5 and under the terms and conditions as set forth in this Ordinance.

**BE IT FURTHER ORDAINED** that this ordinance repeals any inconsistent ordinance or ordinances or part of parts thereof.

**BE IT FURTHER ORDAINED** that if any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall only apply to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this ordinance shall be deemed to be valid and effective.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect immediately upon its final passage and publication as provided by law.

October 23, 2025      10-C

DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FINAL PASSAGE													
COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
BAILEY	X						LACCA	X					
CROUCH				X			MARSHALL	X					
DUNSTON	X					X	SHABAZZ	X				X	
KURTZ	X						TIBBITT				X		
RANDOLPH, PRESIDENT								X					
X-Indicates Vote    NV-Not Voting    AB-Absent    MOT-Motion    SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...OCTOBER 22, 2025.....

Adopted on second and final reading after hearing on...NOVEMBER 12, 2025.....

Approved By *[Signature]* Date *11-13-25* By Council.....Reconsidered \_\_\_\_\_ Over \_\_\_\_\_  
 Mayor \_\_\_\_\_ Ride \_\_\_\_\_ Aye \_\_\_\_\_ Nay \_\_\_\_\_

This is a Certified True copy of the Original Ordinance on file in the City Clerk's Office.

*[Signature]* PAULA GELETEI, City Clerk