

**ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.344, LOT 26 ON THE MUNICIPAL TAX MAP TO PINCHOS GELB & BELLA GELB, IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (941 ENGLEMER AVENUE; \$10,000.00)**

**WHEREAS**, the Township of Manchester is the owner of Block 1.344, Lot 26, which is an undersized lot under the current ordinances of the municipality; and

**WHEREAS**, it is the desire of the Mayor and Township Council to sell said property; and

**WHEREAS**, the municipality has established \$10,000.00 as the fair market value for said property; and

**WHEREAS**, N.J.S.A. 40A:12-13.2 requires the municipality to first offer said property to the adjoining property owners for purchase; and

**WHEREAS**, the adjoining property owners, Pinchos Gelb and Bella Gelb, have agreed to purchase Block 1.344, Lot 26, from the Township of Manchester for the sum of \$10,000.00; and

**WHEREAS**, N.J.S.A. 40A:12-13(b)(5) provides for the authorization of said transfer of property by ordinance.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** That, in accordance with the requirements of N.J.S.A. 40A:12-13(b)(5), the governing body does hereby authorize the sale of Block 1.344, Lot 26, to the adjoining property owners, Pinchos Gelb and Bella Gelb, said property being undersized, and the adjoining property owners agree to purchase said property for the fair market value of said property.

**SECTION 2.** That the Mayor and Municipal Clerk are hereby authorized to execute any and all documents to transfer title to said property by Quitclaim Deed to Pinchos Gelb and Bella Gelb, for the sum of \$10,000.00. Pinchos Gelb and Bella Gelb shall be responsible for the payment of the municipality's costs in conveying said property. A requirement of the transfer of the property is that it be consolidated with the adjoining property owned by the purchasers.

**SECTION 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 4.** This ordinance shall take effect after the second reading and publication as required by law.

**NOTICE**

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Council of the Township of Manchester, in the County of Ocean and State of New Jersey on the 8<sup>th</sup> day of September, 2025 and was then read for the first time. The said ordinance will be further considered for final passage by the Township Council in the Town Hall at 6:00 p.m. on September 22, 2025. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

---

Teri Giercyk, RMC/CMC  
Municipal Clerk