

**BOROUGH OF PENNINGTON
RESOLUTION 2025-8.8**

**RESOLUTION AUTHORIZING DISMISSAL OF THE BOROUGH'S
CONTESTED ANSWER IN FORECLOSURE ACTION BY NORTHVIEW
ASSOCIATES LLC V BEYROUTY, ET AL (Block 901, Lot 2)**

WHEREAS, Northview Associates, LLC has filed a foreclosure action against Louis B Beyrouty, Pennington Borough and others seeking to take clear title to an isolated vacant 0.31-acre lot on the Hopewell side of Rt 31 South opposite the southerly end of Reading Street in the Borough (Block 901, Lot 2 on the Borough Tax Map);

WHEREAS, the foreclosure action is titled Northview Associates, LLC v Beyrouty, et al, Superior Court of New Jersey, Chancery Division, Mercer County, Docket No. F-7948-24;

WHEREAS, the basis for Northview's claim to the property is a Tax Sale Certificate it purchased at a public tax sale on December 3, 2021;

WHEREAS, the Borough's interest in the property includes Tax Sale Certificates issued on October 23, 2013, December 8, 2023, and December 5, 2024;

WHEREAS, the Borough filed a contested Answer to the foreclosure Complaint with a view toward protecting its interests;

WHEREAS, the Borough and Northview now acknowledge that Northview's Tax Sale Certificate is superior to the Borough's Certificate from 2013 and the Borough's Certificates from 2023 and 2024 are superior to Northview's Certificate;

WHEREAS, the Borough and Northview now seek to enter into a Consent Order converting the Borough's Answer in the action to a "non-contesting answer" (R. 1:34-6) by which the above priority of liens is agreed upon and the matter is removed from contested proceedings and returned to the Office of Foreclosure for resolution, with the Borough continuing to receive notice of proceedings and copies of subsequent pleadings, all with the stipulation that Northview must redeem the Borough's 2023 and 2024 certificates in order to obtain final judgment;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that the Borough Attorney is hereby authorized to enter into a Consent Order substantially in conformance with the above recitals.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Marciante					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on August 4, 2025.

Elizabeth Sterling, Borough Clerk