

Resolution No. 2026-085

Resolution Acknowledging Possession Of Block 770, Lots 17, 18 & 19 In The Township Of Parsippany-Troy Hills For The Public Purpose Of The Morris County Municipal Utilities Authority And Exempt From Ad Valorem Real Property Taxes

WHEREAS, the Morris County Municipal Utilities Authority (“MCMUA”) is the owner of land located at New Road and Edwards Road, Parsippany-Troy Hills Township, New Jersey, and known as Lots 17, 18 & 19 in Block 770 of the Tax Map of the Township of Parsippany-Troy Hills, New Jersey (hereinafter referred to as “the Property”); and

WHEREAS, the MCMUA leased the Property to AJACO Towing, Inc., (“AJACO”) pursuant to a September 2, 2015 lease (the “Lease Agreement” or “Lease”), with said Lease to expire on September 30, 2025; and

WHEREAS, via a letter dated September 19, 2024, the MCMUA served a Notice of Termination on AJACO, noting that the Lease was to expire on September 30, 2025 and the MCMUA did not intend to extend the term of the Lease Agreement; and

WHEREAS, AJACO remained on the Property past the expiration of the Lease and rent was not paid to the MCMUA per the Lease Agreement; and

WHEREAS, pursuant to Paragraph 10 of the Lease Agreement, AJACO was also responsible for paying any property taxes due to the Township of Parsippany-Troy Hills (“Township”); and

WHEREAS, the MCMUA was advised by the Township that property taxes had not been paid by AJACO since 3rd Quarter of 2020 for Block 770, Lot 18 and the 4th Quarter of 2021 for Block 770, Lots 17 and 19 and as a result, Tax Sale Certificates were issued for all three (3) lots (“Certificates”); and

WHEREAS, the Township purchased the Certificates and, in order to prevent further accrual of liens on the publicly owned Property, the MCMUA paid the outstanding tax liens, bringing the taxes on the Property current; and

WHEREAS, after months of attempted negotiations, the MCMUA filed a Verified Complaint (Holdover Eviction) seeking to obtain possession of the property in the Special Civil Part of the Morris County Law Division; and

WHEREAS, on August 20, 2026, the Special Civil Part issued an Order of Disposition and Judgment for Possession after AJACO agreed to a Voluntary Default; and

WHEREAS, the MCMUA filed a Request for a Warrant of Removal on August 26, 2026, which has been executed by the Special Civil Part; and

WHEREAS, due to the Order of Disposition, Judgment of Possession and Warrant of Removal, the MCMUA’s Property is now solely for the public purpose of the MCMUA, including in

connection with MCMUA's adjacent Solid Waste Transfer Station; and

WHEREAS, as a public entity, utilizing the property for a public purpose, the Property is exempt from property taxes owed to the Township of Parsippany-Troy Hills, pursuant to N.J.S.A. 54:4-3.3.

NOW, THEREFORE, BE IT RESOLVED by the Morris County Municipal Utilities Authority in the County of Morris and State of New Jersey on this 15th day of September, 2026 as follows:

1. Since the date of the Judgment of Possession, the MCMUA's Property, known as Block 770, Lots 17, 18 and 19 in the Township of Parsippany-Troy Hills is now utilized for public purpose of the MCMUA and is therefore exempt from ad valorem real property taxes.
2. The MCMUA's staff and consultants are authorized to take all actions reasonable and necessary to effectuate the terms of this Resolution.
3. This Resolution shall take effect as provided by law.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Morris County Municipal Utilities Authority at the Regular Meeting held on September 15, 2026.

MORRIS COUNTY MUNICIPAL
UTILITIES AUTHORITY

By: _____
Christopher Dour, Chairman

ATTEST:

Marilyn Regner, Secretary