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PUBLIC NOTICE

Effective immediately and until further notice, the Gloucester County Sheriff's Office shall temporarily suspend acceptance of all non-profit organizations participating in the Community Wealth Preservation Program (CWPP) from acquiring properties at Sheriff's Sales in Gloucester County.

The Community Wealth Preservation Program (CWPP), codified under N.J.S.A 2A:50-64, was enacted to provide certain classes of individuals – including next-of-kin, tenants, and non-profit community development corporations – with a right of first or second refusal to purchase properties at Sheriff's Sales. While intended to advance housing stability and community equity, the CWPP has raised significant procedural and legal questions statewide.

A consolidated action, MER-C-00094-24, is currently pending in the Mercer County Chancery Division. This action involves several counties (Atlantic, Burlington, Essex and Passaic), challenging the constitutionality of the Community Wealth Preservation Program (CWPP). The challenges are based on allegations that the CWPP violates the Due Process Clause and the Takings Clause of the United States and New Jersey Constitutions. To mitigate potential legal risks and protect the integrity of the foreclosure sale process, it is deemed necessary to temporarily suspend the participation of CWPP non-profits. This suspension will remain in effect until the Mercer County Chancery Division renders a final decision on the constitutionality of the CWPP, or until this directive is rescinded or modified by subsequent order.

The Sheriff's Sales shall continue in the manner prior to the enactment of CWPP, except for defendants, next-of-kins, and/or tenants, seeking a right of first refusal under the CWPP. Please be guided accordingly.