



**JAMES H. KOSTOPLIS**  
SHERIFF

**ODISE A. CARR**  
UNDERSHERIFF

**JENNIFER CRAGG**  
CONFIDENTIAL AIDE

# Office of the Sheriff County of Burlington

PO BOX 6000  
49 RANOCAS ROAD  
MOUNT HOLLY, NEW JERSEY 08060  
[www.co.burlington.nj.us/sheriff](http://www.co.burlington.nj.us/sheriff)



**MANISH GAUTAM**  
UNDERSHERIFF

**JOSEPH WILK**  
CHIEF WARRANT OFFICER

## PUBLIC NOTICE

Effective immediately and until further notice, the Burlington 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 Burlington 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 nonprofit 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County Chancery Division renders a final decision on the constitutionality of the CWPP, or until this directive is rescinded or modified by subsequent order.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 matter 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.



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**To:** All Interested Parties  
**From:** James H. Kostoplis  
**Date:** April 30, 2025  
**Re:** **Suspension of Certain Provisions Under the Community Wealth Preservation Program (CWPP)**

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 nonprofit 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.

Pending judicial review of the CWPP, the Burlington County Sheriff’s Office will not recognize the first or second right of refusal to a next of kin, tenant, or nonprofit community development corporation.

Sheriff’s sales shall proceed in accordance with procedures in place prior to the enactment of the CWPP, except where a defendant/homeowner seeks to exercise a right of first refusal under the CWPP. In such cases, the provisions of the statute will remain recognized until otherwise directed by the Court.

Respectfully,

A handwritten signature in black ink that reads "J. H. Kostoplis".

James H. Kostoplis  
Sheriff  
County of Burlington