

RESOLUTION 41 - 19

RESOLUTION AUTHORIZING A PRIVATE SALE OF VACANT LAND KNOWN AS BLOCK 2105, LOT 12 A/K/A 615 FRIES MILL ROAD TO CONTIGUOUS PROPERTY OWNERS PURSUANT TO N.J.S.A. 40A:12-13(b)(5) BY SEALED BID

WHEREAS, the Borough of Clayton has determined that it has no public purpose for a parcel of land known as Block 2105, Lot 12 located in the Borough of Clayton and said lot being less than the minimum size required for development under the Municipal Zoning Ordinance as well as a land locked parcel of ground with a dilapidated improvement located on said land; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13(b)(5), the municipality may sell to the contiguous property owners by private sale any such lot to the highest bidder; and

WHEREAS, the governing body has determined to offer for sale this lot to the contiguous property owners; and

WHEREAS, the governing body has determined that it is in the best interest to sell the lot to the successful highest bidder; and

WHEREAS, the tax records for said property reflect the following values:

Block 2105, Lot 12, Land \$16,900.00; and

WHEREAS, the property has a dilapidated structure on the property which is in need of demolition; and

WHEREAS, the governing body has obtained a demolition estimate of \$12,000; and

WHEREAS, the governing body has applied the demolition cost as a credit against the current assessed value to arrive at the minimum bid amount; and

WHEREAS, the governing body has set the minimum bid price for the lot at a total of \$4,900.00; and

WHEREAS, the governing body will accept sealed bids from each contiguous property owner to purchase said lot.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Clayton, County of Gloucester, and State of New Jersey as follows:

1. That the governing has determined that Block 2105, Lot 12 is not needed for any public purpose and that the lot constitutes an irregularly shaped undersized and landlocked vacant piece of land with a dilapidated building on same.

2. That the governing body hereby sets as the minimum sale price for the lot at a total of \$4,900.00
3. That the lot is being sold by a private sale to the contiguous property owners by sealed bid.
4. That any sealed bid must be submitted to the attention of the Borough Clerk on or before 10:00 a.m. on February 12, 2019 as follows:
 - a. A sealed envelope with written bid amount enclosed shall be addressed and delivered to the Borough as follows (Borough of Clayton, 125 North Delsea Drive, Clayton, New Jersey 08312, Att: Christine Newcomb, Borough Clerk, Reference: Sealed Bid/Land Purchase for Block 2105, Lot 12.
 - b. Any bidder must submit a written dollar amount which must be paid either in cash or by certified cash or bank check. The Borough will not accept any financing for the purchase of the lot.
 - c. The offer shall be made to the Borough Clerk to purchase the lot.
 - d. Settlement shall be completed within thirty (30) days of the award of the sealed bid.
 - e. The Borough shall convey ownership of the lot by a Quit Claim Deed and by reference to the Block and Lot number and without any legal description.
 - f. The successful bidder will be given the opportunity to purchase Title Insurance on the property at their sole cost. In the event the Borough cannot convey free and clear title, then this sale shall be declared null and void and the purchase price shall be returned to the successful bidder.
5. The lot is being sold under and subject to the following terms and conditions:
 - a. The property is being sold in its "as is" condition.
 - b. The property is being sold subject to any and all municipal easements, if any.
 - c. The property is being sold subject to all existing Borough of Clayton Zoning and Land Use laws.
 - d. The dilapidated improvement on the property must be demolished and/or repaired per the Uniform Construction Code and/or any local municipal code requirements within one (1) year of the date of sale.
6. The Borough reserves the right to reject any and all bids for any reason.

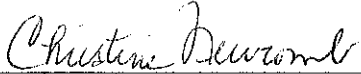
ADOPTED at the meeting of the Borough Council of the Borough of Clayton held on January 10, 2019.

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor

ATTEST:



Christine Newcomb, Borough Clerk

CERTIFICATION

I, Christine Newcomb, Borough Clerk, of the Borough of Clayton, in the County of Gloucester, do hereby certify that the foregoing Resolution was presented and duly adopted by the Borough Council at a meeting of the Borough of Clayton held on January 10, 2019.



Christine Newcomb, Borough Clerk