

RESOLUTION: 205 – 15

**RESOLUTION AUTHORIZING A PRIVATE SALE OF VACANT LAND KNOWN
AS BLOCK 206, LOTS 7 AND 8 TO CONTIGUOUS PROPERTY OWNERS
PURSANT 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 two parcels of land known as Block 206, Lots 7 and 8 located in the Borough of Clayton and each lot being less than the minimum size required for development under the Municipal Zoning Ordinance and neither has any capital improvements located on said lands; 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 lots to the highest bidder; and

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

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

Block 206, Lot 7, Land 4,700;
Block 206, Lot 8, Land 2,700; and

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

WHEREAS, the governing body by statute must set the minimum price at the assessed value of the two properties for a total of \$7,400.00; and

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

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

1. That the governing body has determined that Block 206, Lots 7 and 8 are not needed for any public purpose and that each constitutes an irregularly shaped undersized vacant piece of land.

2. That the governing body hereby sets as the minimum sale price for the two lots the sum of \$7,400.00.
3. That the two lots are being sold by 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 January 14, 2016 as follows:
 - a. Any bidder must submit an amount which must be paid either in cash or by certified check or bank check. The Borough will not accept any financing for the purchase of the lots.
 - b. The offer shall be made to the Borough of Clayton to purchase both lots (i.e., 7 & 8).
 - c. Settlement shall be completed within thirty (30) days of the award of the bid.
 - d. The Borough shall convey ownership of the two (2) lots by a Quit Claim Deed and by reference to the Block and Lot numbers and without any legal description.
 - e. 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.
 - f. A sealed envelope with the bid amount shall be addressed and delivered to the Borough as follows (Borough of Clayton, 125 North Delsea Drive, Clayton, New Jersey 08312, Attn: Christine Newcomb, Borough Clerk, Reference: Sealed Bid/Land Purchase for Block 206, Lot 7 and 8).
5. The Borough reserves the right to reject any and all bids for any reason.


ADOPTED at a meeting of the Mayor and Council of the Borough of Clayton,
County of Gloucester, and State of New Jersey held on Thursday, November 12, 2015.

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor

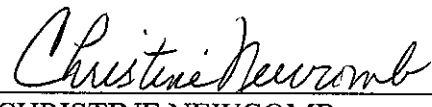
Attest:



CHRISTINE NEWCOMB, Municipal Clerk

CERTIFICATION

I, Christine Newcomb, Municipal 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 Thursday,
November 12, 2015.



CHRISTINE NEWCOMB
Municipal Clerk