

RESOLUTION R: 182-20

**RESOLUTION AUTHORIZING THE SALE OF LANDS
OWNED BY THE BOROUGH OF CLAYTON PURSUANT TO N.J.S.A. 40A:12-13
AND THE ADVERTISEMENT THEREOF
(BRIAN EMMONS, BLOCK 1405, LOT 20)**

WHEREAS, BRIAN EMMONS has offered the sum of Fifteen Thousand Dollars (\$15,000.00) to the Borough of Clayton for the conveyance to him of certain property in the Borough of Clayton, described as Block 1405, Lot 20 and, which property is not needed for public purposes; and has agreed to pay the balance in cash upon completion of said sale pursuant to the terms contained herein and due advertisement as required by law, and upon delivery of a deed for said land.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Clayton as follows:

1. That the offer of Fifteen Thousand Dollars (\$15,000.00) by Brian Emmons for the purchase of Block 1405, Lot 20, which is not needed for public purposes, be and the same is hereby approved, subject to final confirmation and ratification in accordance with the provisions of N.J.S.A. 40A:12-13.
2. The property is sold in as-is condition.
3. The property shall be sold under and subject to any and all municipal easements, covenants and/or restrictions of record.
4. The existing improvement on the property must either 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.
5. At the conclusion of the bidding, the property will be struck off and sold to the highest bidder. The said highest bidder shall then pay to the Borough Clerk a deposit in the amount of 10% of the sale price in cash or certified or bank check.

6. Upon payment of the said 10% deposit, the Mayor and Council shall adopt a Resolution confirming the sale of the property to said highest bidder for said price.

7. If the full purchase price is not paid within 30 days of the date of the adoption of the Resolution Confirming the Sale, then the highest bidder shall be in default of the terms of the sale of the land, as a result of which, the highest bidder's 10% deposit shall be forfeited to the Borough.

8. The Borough shall convey ownership of the property by a Quit Claim Deed.

9. 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 any deposit paid shall be refunded.

10. That the proper officials are hereby authorized to publish a Notice of Sale containing the terms and conditions of this sale.

ADOPTED at a meeting of the Mayor and Council of the Borough of Clayton, County of Gloucester, and State of New Jersey held October 8, 2020.

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 October 8, 2020.



CHRISTINE NEWCOMB
Municipal Clerk