

RESOLUTION : 220 - 19

**RESOLUTION OF THE BOROUGH OF CLAYTON AUTHORIZING LAND SALE OF
CERTAIN BLOCKS AND LOTS WITHIN THE BOROUGH OF CLAYTON, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY**

WHEREAS, from time to time the Borough of Clayton (the “Borough”) will offer for public sale certain Borough owned property located in the Borough of Clayton, pursuant to N.J.S.A. 40A:12-13; and

WHEREAS, the following specific Blocks and Lots will be offered for public sale, which land is not needed for public purposes.

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

Section 1. The following Blocks and Lots shall be listed for sale with the minimum bid set forth herein:

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Minimum Bid</u>
404	10	680 W. Academy Street	\$24,500.00
404	12	676 W. Academy Street	\$24,500.00
1101	8	598 E. Clayton Avenue	\$41,700.00
1203	13	309 E. Linden Street	\$37,800.00
1203	14	305 E. Linden Street	\$45,500.00
1405	20	496 N. New Street	\$87,300.00
1701	31	1013 N. Delsea Drive	\$27,500.00

Qualifications for Purchase: All purchasers must be 18 years of age or older.

The following restrictions apply: Successful participants are subject to the

following restrictions and covenants:

1. The property is being sold in the existing as-is condition.
2. The property is sold under and subject to any and all easements, restrictions and covenants of record.
3. The property is being sold subject to all existing Borough of Clayton Zoning and Land Use Laws.
4. The successful bidder shall be responsible to demolish the dilapidated improvements on the property within one (1) year of the date of sale and/or repair the improvements per the Uniform Construction Code and/or any local municipal code requirements and obtain a Certificate of Occupancy within one (1) year of the date of sale. If not, then the property shall revert back to the Borough of Clayton.
5. The successful bidder shall not be permitted sell the lot until the successful bidder has paid the Borough the full purchase price.

Term of Sale: The following terms apply to the purchase of the property:

- a. At the conclusion of the bidding, the property will be struck off and sold to the highest bidder. The said highest bidder will then immediately pay to the Borough Clerk a non-refundable deposit in the amount of ten (10%) percent of the sale price in cash, certified check or bank check. Upon payment of the said ten (10%) percent deposit, the Mayor and Council shall adopt a Resolution confirming the sale to said bidder for said price.
- b. Within thirty (30) days of confirmation of sale, the purchaser shall pay the balance of the purchase price in full together with all legal and advertising

expenses, at which time the Borough will execute and deliver to the purchaser a Quit Claim deed conveying ownership of the property.

- c. If the purchaser fails to make such payment within such thirty (30) day period, he shall be in default, as a result of which his 10% deposit shall be forfeited to the Borough and the sale shall be void.
- d. The Mayor and Council of the Borough of Clayton reserve the right to reject any and all bids for any reason whatsoever.
- e. The purchaser, regardless of the method of payment used, shall pay all closing costs, fees for preparation of deeds, or other transfer documents, escrow fees, if any, and all recording fees.
- f. The Borough Clerk is hereby authorized to publish notice of this public land sale.

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

A handwritten signature in cursive script, reading "Christine Newcomb", written in black ink.

Christine Newcomb, Borough Clerk

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