

RESOLUTION 2020 – 154

RESOLUTION OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE ADVERTISEMENT OF BIDS FOR THE PUBLIC SALE OF PROPERTY KNOWN AS BLOCK 250 LOT 23, 686 E. BAY AVENUE, PURSUANT TO N.J.S.A. 40A:12-13(a)

WHEREAS, the Township of Barnegat is the owner of real property and capital improvements known as Block 250 Lot 23 otherwise known as 686 E. Bay Avenue in the Township of Barnegat (the "Property"); and

WHEREAS, the Property is an undersized lot located in the Village Commercial Zone; and

WHEREAS, the Property has improvements on it which is currently the existing Office of Emergency Management Headquarters; and

WHEREAS, the Township Committee of the Township of Barnegat has determined that the Property is no longer needed for public use; and

WHEREAS, a sale of the Property will return the Property to the tax rolls of the Township of Barnegat; and

WHEREAS, the Township Committee has determined that it is in the best interests of the Township of Barnegat to offer the Property for public sale, pursuant to N.J.S.A. 40A:12-13(a); and

WHEREAS, N.J.S.A. 40A:12-13(a) authorizes the Township to sell municipally owned property with capital improvements as a public sale after the Township sets the minimum bid.

NOW THEREFORE BE IT RESOLVED this 7th day of April, 2020 by the Mayor and Township Committee of the Township of Barnegat, County of Ocean, State of New Jersey as follows:

1. The Township is the owner of the land and improvements located in the Township of Barnegat known as Block 250 Lot 23 otherwise known as 686 E. Bay Avenue, Barnegat Township, NJ (the "Property") and is located in the CVH Village Commercial Zone and is subject to all easements and restrictions of record and not of record.
2. The Township Committee has determined it to be in the public interest to sell said Property at a public sale to the highest bidder in accordance with N.J.S.A. 40A:12-13(a).

3. The Township Committee declares the Property to be surplus and not needed for public use.
4. The following conditions for the sale of the Property shall apply:
 - (a) The minimum bid for the Property shall be \$50,000.00 as determined to be the value of the Property by the Tax Assessor.
 - (b) Full payment of the purchase price shall be received within thirty (30) days of the date of the acceptance of the bid. The successful bidder will be required to pay, either by cash or bank check, the deposit in the amount of ten percent (10%) of the minimum price of the bid at the close of bidding with the balance to be paid by either cash or bank check. The successful bidder shall pay all legal expenses including, but not limited to, Township legal fees, the pro rata cost of advertisement, recording fees, realty transfer fee and all other reasonable fees and costs incurred as part of the consideration on the date of closing.
 - (c) The Property is being sold in an "as is" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense. The Property is sold subject to any and all conditions, including but not limited to, title issues, environmental issues, existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal, any future or present assessment for the construction of improvements benefitting the Property. A survey of the Property may be conducted by any prospective bidder at its own discretion, as part of its due diligence.
 - (d) Should the Property be developed, it shall be done in accordance with all applicable Township ordinances as well as County and State laws, rules and regulations. No representations, express or implied, is made that the successful bidder on an undersized lot will be able to secure a variance to develop, construct, or otherwise utilize any undersized lots hereby being sold.
 - (e) The Deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Barnegat without the necessity of entry or re-entry.
 - (f) With respect to the sale of the Property herein, no real estate commission is owed.
 - (g) The Deed given by the Township for the Property will be a Quit Claim Deed. No title contingencies or conditions are permitted.
 - (h) The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price or to reject all bids and not to award to the highest bidder. The Township reserves the right to waive any and all defects in formalities in any proposal, and to accept or reject the highest responsive bid deemed to be in the best interest of the Township.

- (i) In the event the Township cannot convey marketable title to said premises its sole liability shall be to return without interest all monies paid by the purchaser to the Township. This obligation will not survive the closing of title. It is suggested and recommended that the potential bidders perform title searches and/or last owner and lien searches on the properties they are interested in bidding upon prior to the date of bid submission so that the potential bidder may be adequately apprised of any encumbrances or restrictions of record effecting the use and germane of property. The Township of Barnegat shall not be responsible for the cost associated with such searches in the event the Township of Barnegat is unable to convey title and/or if a bid is rejected.
5. The advertisement for bids and sale shall be advertised in the official newspaper of the Township by two insertions, at least once a week during two (2) consecutive weeks, the last publication to be no later than seven (7) days prior to the sale.
6. A certified copy of this Resolution shall be forwarded to the following:
 - (a) John J. Novak, Mayor;
 - (b) Martin J. Lisella, Administrator;
 - (c) Kristen Peel, Tax Assessor

CERTIFICATION

I, Michele Rivers, Municipal Clerk of the Township of Barnegat, County of Ocean, State of New Jersey do hereby certify that the foregoing Resolution was duly adopted by the Governing Body at their meeting held in the Municipal Complex, 900 W. Bay avenue, Barnegat, NJ on the 7th day of April, 2020

Michele Rivers, RMC
Municipal Clerk