

AN ORDINANCE AUTHORIZING THE SALE OF UNUSED BRIDGEWATER TOWNSHIP PROPERTY IN BLOCK 548, LOT 2, HIGHLAND AVENUE, TO BE SOLD, AS IS, TO THE ADJACENT LANDOWNER(S) AS PERMITTED BY STATE LAW N.J.S.A. 40A:12-13(b)(5)

WHEREAS, the Township Council has determined that certain municipally owned land designated as Block 548, Lot 2 on the tax map of the Township of Bridgewater (hereinafter the "subject property" or the "property"), consisting of one undersized parcel of land, is no longer necessary for municipal purposes and as such shall be sold at private sale in accordance with N.J.S.A. 40A:12-13(b)(5), and

WHEREAS, the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., authorizes the sale by municipalities of any real property, capital improvement, or personal property no longer needed for public use,

NOW, THEREFORE, BE IT ORDAINED by the Township Council that the subject property shall be sold by private sale. The property is being sold by the Township "as is".

BE IT FURTHER ORDAINED, in accordance with N.J.S.A. 40A:12-13(b)(5) and with N.J.S.A. 40A:12-13.2, the subject property is being offered to the adjacent property owners as it is an undersized lot.

BE IT FURTHER ORDAINED, the following terms and conditions shall apply:

1. The subject property being sold is subject to the express condition that it shall be added to and become a part of the adjacent lands of the purchaser and it shall for all future purposes be considered as one parcel.
2. The Township Council reserves the right to reject all bids.
3. The minimum bid the Township will consider is \$16,700.00, plus the cost of recording the deed, and agrees that deeds shall be recorded by the purchaser.
4. All bids shall be submitted as sealed bids clearly indicating on the face of the envelope it is a "Bid for Block 548, Lot 2", and shall be submitted within twenty days after advertisement of sale required by N.J.S.A. 40A:12-13(b) 5.
5. Potential Bidders are advised:
 - a. No representations of any kind are made by the Township of Bridgewater as to the conditions of the property; the premises are being sold in their present conditions "as is".
 - b. That the sale is made subject to all applicable laws, statutes, regulations and ordinances of the United States, State of New Jersey and the Township of Bridgewater.
 - c. That no employee, agent or officer of the Township of Bridgewater has any authority to waive, modify or amend any of the conditions of the sale.

- d. That offers for the property must be made for a sum equal or greater to the minimum bid price of \$16,700.00.
 - e. The property will be conveyed subject to all covenants, restrictions, reservations and easements established of record or by prescription.
6. Additional Terms the Successful Bidder must comply with:
- a. A. Bidder shall deposit cash, check or money order in the amount of not less than 10% of the bid price within 10 days of notice of acceptance of their bid. In the event a bidder fails to timely deposit 10% of the bid price, the Township may re-auction the subject property.
 - b. The property purchased shall be merged with the bidder's existing property.
 - c. The successful bidder shall pay at the time of closing: (1) The balance of the purchase price (2) The cost of recording deeds and agrees that deeds shall be recorded by the purchaser.
 - d. To pay prorated real estate taxes for the balance of the current year as of the date of closing.
 - e. To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.
 - f. That the failure to close title as agreed shall forfeit to the Township of Bridgewater any and all money deposited with the Township.
 - g. That the purchase price shall not be used before any County Board of Taxation, Tax Court of New Jersey, or in any court of this State as grounds to support a challenge of the existing assessments with regard to other property.
 - h. That the title shall close on or before December 31, 2022, and that date shall be considered time of the essence. The Township reserves the right to require that two or more pieces of contiguous property be merged and treated as one piece of property.
 - i. The Township reserves the right to withdraw the offer of sale and reject any and all bids.
 - j. All sales are subject to final approval by the Township Council.
 - k. Parties interested in submitting bids and who require additional information, should contact Linda Doyle, Township Clerk, 100 Commons Way, Bridgewater, NJ 08807.
7. Acceptance of the bids shall constitute a binding agreement of sale, and the purchaser shall be deemed to agree to comply with the terms of conditions of the sale herein contained.
8. The sale is subject to all of the terms and conditions as provided for in the Notice of Sale.

CONSTRUCTION: Where consistent with the context in which used in this ordinance, words importing the singular shall include the plural; words importing the plural shall include the singular; and words importing one gender shall include all other genders.

INCONSISTENCY: Should any provision of this ordinance be inconsistent with the provisions of any prior ordinances, the inconsistent provisions of said prior ordinances are hereby repealed, but only to the extent of such inconsistencies.

SEVERABILITY: In the event that any provision of this ordinance, or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other provision or application of this ordinance which may be given effect and, to realize this intent, the provisions and applications of this ordinance are declared to be severable.

PURPOSE OF CAPTIONS: Captions contained in this ordinance have been inserted only for the purpose of facilitating reference to the various sections, and are not intended and shall not be utilized to construe the intent and meaning of the text of any section.

EFFECTIVE DATE: This ordinance shall take effect immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

Adopted: October 3, 2022

Effective: October 24, 2022