

**ORD: 1725-23**  
**ORDINANCE AUTHORIZING THE**  
**PRIVATE SALE OF CERTAIN**  
**LAND OWNED BY THE TOWNSHIP OF HAZLET**

**WHEREAS**, Block 127.04, Lot 5.01 located on Leocadia Court in the Township of Hazlet, Monmouth County, New Jersey is owned by the Township of Hazlet and will not be needed for public purposes, does not meet the minimum zoning requirements, and does not contain any capital improvements; and

**WHEREAS**, it is in the best interest of the Township of Hazlet to advertise for the solicitation of bids from owners of contiguous properties for the private sale of this property to the highest bidder;

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Hazlet, County of Monmouth, State of New Jersey, as follows:

1. The above property shall be advertised for private sale to the adjoining property owners (the owners of Block 127.04, Lots 5 and 6 as shown on the Township tax records) pursuant to all requirements and procedures set forth in the Local Lands and Buildings Law (N.J.S.A. 40A:12-1 et seq.) subject to the following conditions:
  - (a) Sealed bids shall be received by the Municipal Clerk on or before January 23, 2024 at 10:00 a.m., at the Hazlet Township Municipal Office located at 1766 Union Avenue, Hazlet, New Jersey. The minimum bid shall be Seventy-Two Thousand Dollars (\$72,000.00). The bid must be in a sealed envelope, marked as “Sealed Bid for Purchase of Block 127.04, Lot 5.01, Leocadia Court.”
  - (b) All bids shall be referred to the Township Committee for review and approval. The Township of Hazlet reserves the right to accept the highest bid or to reject any and all bids, including the highest bid, and shall make its decision known by resolution within thirty (30) days after bids are received. If the highest bid is rejected, all payments made by the bidders shall be returned as soon as practicable.
  - (c) The bidders shall make payment as follows:  
By all bidders: Certified, bank, or cashier’s check, made payable to the Township of Hazlet in the amount of Ten Thousand Dollars (\$10,000.00) to be included in the sealed bid; plus  
By the highest qualified bidder: Certified, bank or cashier’s check, made payable to the Township of Hazlet for the balance of the bid at closing of title.
  - (d) Upon the close of bidding, the highest qualified bidder, shall execute an irrevocable offer to purchase at the bid price; the form of such irrevocable offer is available for inspection at the office of the Municipal Clerk at Hazlet Township Municipal Offices, 1766 Union Avenue, Hazlet, New Jersey and shall include the terms and conditions specified herein.

- (e) Title shall be conveyed by Bargain and Sale Deed with Covenants as to Grantor's Acts. The deed description shall be by block and lot.
- (f) At closing of title, purchaser shall be responsible for all recording fees.
- (g) Closing shall occur on or before February 22, 2024. The exact date for closing shall be set by the Township with at least ten days' notice to the bidder.
- (h) Failure to comply with any of the above requirements shall entitle the Township of Hazlet to rescind its prior bid approval, terminate any and all rights of the bidder and retain all monies theretofore deposited.
- (i) The property is to be conveyed subject to existing encumbrances, liens, zoning regulations, easements, restrictions of record, such facts as an accurate survey would reveal, and any present or future assessments for the construction of improvements benefiting said property. The property shall merge with the contiguous lot of the bidder. The property is being sold in "As Is" condition.
- (j) The proposed form of deed, affidavit of title, and irrevocable offer are available for inspection at the office of the Municipal Clerk at the Township Municipal Offices at 1766 Union Avenue, Hazlet, New Jersey, during normal business hours.

**BE IT FURTHER ORDAINED** that the Municipal Clerk shall within five days of the enactment of this ordinance, post a copy of this ordinance on the bulletin board or other conspicuous space in Town Hall, publish a copy of this ordinance once in a newspaper circulating in the Township, and send this ordinance by certified mail, return receipt requested, to the owner of Block 127.04, Lot 5 and to the owner of Block 127.04, Lot 6, as shown on the tax records. The deadline for the receipt of sealed bids shall be at least 20 days after publication of the enacted ordinance.

#### PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that at a meeting of the Township Committee of Hazlet Township held on the 19th day of December 2023, the above-entitled ordinance was adopted on final passage and becomes effective with the publication of this notice.

ATTEST:     Mary L. Lynch  
                  Municipal Clerk