

MEDFORD TOWNSHIP**ORDINANCE 2022-18****AUTHORIZING SALE OF PROPERTY INCLUDING EXISTING RESIDENCE
KNOWN AS BLOCK 1601, LOT 2.01, 51 UNION STREET, MEDFORD, NEW JERSEY**

WHEREAS, in 2018, the Township of Medford purchased a parcel of property at 51 Union Street, Medford, New Jersey, known as Block 1601, Lot 2, hereinafter referred to as the “parcel”, and.

WHEREAS, as of the time of the purchase, the parcel was approximately 3.27 acres and was improved with a single-family residential dwelling of approximately 3,000 square feet; and

WHEREAS, the Township then constructed a new municipal building and library on the parcel and subdivided the property into two lots; and

WHEREAS, one of the subdivided lots was for the new municipal building and library (Block 1601, Lot 2.02, approximately 2.418 acres) and known as 49 Union Street; and

WHEREAS, the second subdivided lot was for the existing single-family dwelling. (Block 1601 Lot 2.01, approximately 0.801 acres) and known as 51 Union Street (the “Property”); and

WHEREAS, the lot for the existing single-family residence includes a small easement in the rear of the lot retained by the Township for any lawful purpose related to the Township municipal building and cannot be improved or disturbed by any future owner of the single-family home; and

WHEREAS, pursuant to the Local Lands and Building Law, N.J.S.A. 40A:12-13 (the ‘statute’), a municipality may sell any real property, not needed for public use, by open public sale at auction to the highest bidder after advertisement thereof in a newspaper circulating in the municipality in which the land is situate, by two insertions at least once a week during two consecutive weeks, the last publication to be not earlier than seven days prior to said sale; and

WHEREAS, with the completion of the municipal building and library, the Property with the existing single family residence is not needed for public use; and

WHEREAS, the statute further provides that the invitation to bid may also impose restrictions on the use to be made of such real property including demolition, repair or construction of buildings or structures; and

WHEREAS, the existing single family residence on the Property is a brick Colonial farmhouse constructed in 1760 and is believed to be one of the oldest homes in the Township. Known as the Jonathan Haines House, the existing single-family residence was also the residence/law office of a long time Mayor of Medford Township, Ephraim Tomlinson II; and

WHEREAS, the Township Council finds that the sale of the Property with the existing single family residence should be subject to an Historical Preservation Deed Restriction providing for the preservation and protection of the exterior of the existing single family residence; and

WHEREAS, the statute further provides that the governing body may fix a minimum price, with the reservation of the right to reject all bids where the highest bid is not accepted; and

WHEREAS, the Township has received an appraisal establishing the value of the Property as of October 31, 2022, in the amount of Four Hundred Thousand (\$400,000) Dollars.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Township Council of the Township of Medford, County of Burlington, State of New Jersey as follows:

1. The Township hereby authorizes the sale of Block 1601, Lot 2.01 with the existing single family residence (the 'Property') to the highest bidder, if any, at public auction. The Property is not needed for any public purpose.
2. The sale the Property shall be subject to an Historic Preservation Deed Restriction providing for the preservation and protection of the exterior of the existing single family residence.
3. The sale shall be expressly "as is, where is" with no warranties of representations concerning the Property. The Township shall have no liability or responsibility for the Property or the single family residence or any improvements to the property, without limitation.
4. The minimum purchase price shall be Four Hundred Thousand (\$400,000) Dollars based on the appraisal of the Property. The Township expressly reserves the right to

- reject all bids and reserves all rights pursuant to N.J.S.A. 40A:12-13.
5. The Township Manager and Township Attorney are authorized and directed to prepare all required documentation to effectuate the conveyance authorized by this Ordinance.

REPEALER, SEVERABILITY AND EFFECTIVE DATE


- A. Any and all Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.
- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect immediately upon final passage and publication according to law.

Township of Medford

Ordinance 2022-18

“Authorizing Sale of Property Including Existing Residence known as Block 1601, Lot 2.01, 51 Union Street, Medford, New Jersey”

The above entitled ordinance was passed on first reading at a meeting of the Township Council of the Township of Medford on December 6, 2022. It will be further considered for final passage after a public hearing at the regularly scheduled meeting to be held on December 20, 2022 at the Public Safety Building, 91 Union Street, Medford, New Jersey at 7:00 PM, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be heard. Copies of this ordinance will be made available at the Municipal Clerk’s office to members of the general public who shall request them.


Katherine Burger, RMC
Municipal Clerk




Township of Medford

Notice of Final Adoption

Ordinance 2022-18

“Authorizing Sale of Property Including Existing Residence known as Block 1601, Lot 2.01, 51 Union Street, Medford, New Jersey”

Notice is hereby given that the Ordinance as entitled above was adopted following second reading and public hearing at a regular meeting of the Township Council of the Township of Medford, County of Burlington, State of New Jersey, held at the Public Safety Building, 91 Union Street, Medford, New Jersey on December 20, 2022.



Katherine E. Burger
Municipal Clerk

