

**TOWNSHIP OF JEFFERSON
COUNTY OF MORRIS, NJ**

CONSENT AGENDA RESOLUTION #17-273

“RESOLUTION AUTHORIZING THE SALE OF TOWNSHIP PROPERTY KNOWN AS LOT 6.02 BLOCK 489”

WHEREAS, the Township of Jefferson presently owns certain property known as Lot 6.02, Block 489, as shown on the official Tax Map of the Township of Jefferson; and

WHEREAS, the Township Council of the Township of Jefferson does declare said land to be no longer necessary or needed for public use; and

WHEREAS, the Township desires to sell said property at a public sale pursuant to State law and the Conditions of Sale attached hereto and made a part hereof; and

WHEREAS, said parcel will be offered at a public sale to be held at the Municipal Building on January 24 2018 at 10:30 a.m.; and

WHEREAS, said lot is a non-conforming parcel, and pursuant to law must first be offered to the owners of any properties which are adjacent to said parcel, and if they are desirous of purchasing the same then there will be no public auction of the property.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Jefferson, Morris County, New Jersey, that the Administration is authorized to offer for sale at public auction, pursuant to State law, the parcel known as Lot 6.02, Block 489, at a minimum price of \$ 1500.00, and in accordance with the Conditions of Sale attached and incorporated herein.

BE IT FURTHER RESOLVED that the Township reserves the right to remove said property from the sale at any time prior to the actual auction.

ATTEST:

Michele Reilly
MICHELE REILLY, TOWNSHIP CLERK
Dated: December 20, 2017

COUNCIL OF THE TOWNSHIP OF JEFFERSON:

Debi Merz
DEBI MERZ, COUNCIL PRESIDENT

CERTIFICATION: I, Michele Reilly, Clerk of the Township of Jefferson, County of Morris, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Jefferson Township Council at a meeting held on December 20, 2017.

Michele Reilly
Michele Reilly, RMC, Township Clerk

NAME	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
Birmingham			X			
Finnegan	X		X			
Smith					X	
Dunham		X	X			
Merz			X			

CONDITIONS OF SALE

1. All property will be sold subject to N.J.S.A. 40A:12-13 providing the right of contiguous property owners to purchase non-conforming property; all properties sold will be adjoined to the successful bidder's contiguous property and shall become known as one parcel (lot).
2. The property will be sold at no less than the minimum price indicated and to the highest bidder.
3. The sale will be for cash and the successful bidder will be required at the conclusion of the sale to sign a purchase offer agreement and post a non-refundable amount equal to ten percent (10%) of the bid price to guarantee the sale. The balance due shall be paid to the Administrator's Office within two (2) weeks of confirmation of the sale by the Township governing body.
4. All sales are subject to final confirmation by the Township governing body.
5. Any property will be sold as vacant land unless otherwise specified.
6. The Township will pay no real estate commission.
7. Purchaser shall be responsible for recording the Deed with the Morris County Clerk.
8. The property will be sold subject to municipal zoning ordinances in effect at the time of sale.
9. The property will be conveyed by tax lot and block only.
10. The Township makes no representation as to the quality of title or the quantity of property being conveyed. The Township will convey only such title as it possesses, and the conveyance will be by Quit Claim Deed.
11. All property will be sold in an "as is" condition.
12. All non-conforming lots, if sold to contiguous property owners, will be placed in the same names as the contiguous property and will be merged into the contiguous property