

**BUENA VISTA TOWNSHIP PUBLIC LAND SALE AUGUST 29, 2016**

PLEASE TAKE NOTICE that the Township of Buena Vista will sell the following real property not needed for public use to the highest bidder, August 29, 2016 at 6:00PM, Buena Vista Township Municipal Building, 890 Harding Highway, Buena, NJ 08310. Minimum bids will be adjusted at the time of sale to reflect additional costs of advertising, legal fees and deed costs. A deposit of 10 percent of the minimum price for real property must be paid in cash or by certified bank check by the successful bidder at the time of the public sale. The balance, together with the costs of sale and legal expenses must be deposited in full by either cash or certified bank check within 20 days after the date of sale or acceptance of bid whichever is later at the office of the Township Clerk. Structures maybe inspected with prior arrangement. Conditions of Sale can be obtained online at [www.buonavistanj.com](http://www.buonavistanj.com) and at the Township Clerk's Office, 890 Harding Highway, Buena, NJ 08310, Monday through Friday, between the hours of 9:00AM and 4:30PM.

BLOCK 101, LOT 51  
LOCATION: Mayflower Lane  
Vacant  
SIZE: .73 Acres  
ZONING: PVRI  
MINIMUM BID: \$1,500

BLOCK 215, LOT 1  
LOCATION: East Colton Lane  
Vacant  
SIZE: .34 Acres  
ZONING: PVRI  
MINIMUM BID: \$1,400

BLOCK 301, LOT 9 & 10  
LOCATION: Fairmount Avenue  
Vacant  
SIZE: .5751 Acres (Irregular)  
ZONING: PVRI  
MINIMUM BID: \$1,700

BLOCK 902, LOT 20  
LOCATION: Ninth Street  
Vacant  
SIZE: 19.88 Acres  
ZONING: FA3  
MINIMUM BID: \$29,800

BLOCK 1005, LOT 8  
LOCATION: Fifth Road  
Vacant  
SIZE: .43 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,500

BLOCK 1010, LOT 9  
LOCATION: Hanover Road  
Vacant  
SIZE: .25 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,000

BLOCK 1010, LOT 10  
LOCATION: Hanover Road  
Vacant  
SIZE: .25 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,000

BLOCK 1106, LOT 8  
LOCATION: Fifth Road  
Vacant  
SIZE: .77 Acres  
ZONING: RDR1  
MINIMUM BID: \$3,000

BLOCK 1304, LOT 11  
LOCATION: Cains Mill Road  
Vacant  
SIZE: .80 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,700

BLOCK 1505, LOT 9  
LOCATION: Tenth Street  
Vacant  
SIZE: .25 Acres  
ZONING: PVRI  
MINIMUM BID: \$1,000

BLOCK 1506, LOT 24  
LOCATION: Tenth Street  
Vacant  
SIZE: .25 Acres  
ZONING: PVRI  
MINIMUM BID: \$1,000

BLOCK 1506, LOT 25  
LOCATION: Tenth Street  
Vacant  
SIZE: .2583 Acres  
ZONING: PVRI  
MINIMUM BID: \$1,000

BLOCK 1510, LOT 45  
LOCATION: Lodge Lane  
Vacant  
SIZE: .30 Acres  
ZONING: PVRC  
MINIMUM BID: \$1,100

BLOCK 1801, LOT 148  
LOCATION: Dodge Street  
Vacant  
SIZE: .2583 Acres  
ZONING: RDR1  
MINIMUM BID: \$2,700

BLOCK 1801, LOT 170  
LOCATION: Dodge Street  
Vacant  
SIZE: .25 Acres  
ZONING: RDR1  
MINIMUM BID: \$2,700

BLOCK 1801, LOT 182  
LOCATION: Hanson Street  
Vacant  
SIZE: .2583 Acres  
ZONING: RDR1  
MINIMUM BID: \$2,700

BLOCK 1803, LOT 4  
LOCATION: Hanson Street  
Vacant  
SIZE: .34 Acres  
ZONING: RDR1  
MINIMUM BID: \$3,600

BLOCK 2104, LOT 3  
LOCATION: Rome Street  
Vacant  
SIZE: .34 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,600

BLOCK 2105, LOT 128  
LOCATION: Unexpected Road  
Vacant  
SIZE: .8419 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,800

BLOCK 2208, LOT 4  
LOCATION: Cains Mill Road  
Vacant  
SIZE: .34 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,400

BLOCK 2302, LOT 27 & 26  
LOCATION: Ruth Street  
Vacant  
SIZE: .5165 Acres  
ZONING: RDR1  
MINIMUM BID: \$2,300

BLOCK 2805, LOT 7  
LOCATION: Risa Avenue  
Vacant  
SIZE: .2583 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,200

BLOCK 2807, LOT 16  
LOCATION: Sorrento Avenue  
Vacant  
SIZE: .25 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,200

BLOCK 3001, LOT 13  
LOCATION: Edward Street  
Vacant  
SIZE: 1.59 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,400

BLOCK 3205, LOT 15  
LOCATION: Ruth Street  
Vacant  
SIZE: .2583 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,000

BLOCK 3501, LOT 37  
LOCATION: Don Road  
Vacant  
SIZE: .67 Acres  
ZONING: FA1  
MINIMUM BID: \$800

BLOCK 5101, LOT 16  
LOCATION: Mason Avenue  
Vacant  
SIZE: 2.00 Acres  
ZONING: FA2  
MINIMUM BID: \$4,000

BLOCK 5802, LOT 4  
LOCATION: Tuckahoe Road  
Vacant  
SIZE: .2583 Acres  
ZONING: RDR1  
MINIMUM BID: \$1,000

BLOCK 8423, LOT 7  
LOCATION: S. Boundary Avenue  
Vacant  
SIZE: 15.98 Acres  
ZONING: FA1  
MINIMUM BID: \$11,200

BLOCK 8423, LOT 10  
LOCATION: E. Boundary Avenue  
Vacant  
SIZE: 4.77 Acres  
ZONING: FA1  
MINIMUM BID: \$4,700

Lisa A. Tilton, CMR/RMC  
Township Clerk / Registrar

Publication Dates: August 6, 2016 & August 13, 2016

ORDINANCE # 32-2016

AN ORDINANCE OF THE TOWNSHIP OF BUENA VISTA  
AUTHORIZING THE SALE OF TOWNSHIP OWNED LAND

**WHEREAS**, Various Lots of Various Blocks are owned by the Township of Buena Vista and is not needed for public purposes; and

**WHEREAS**, it is in the best interest of the Township to sell such land to generate revenue, reduce taxes and reduce liabilities; and

**WHEREAS**, N.J.S.A. 40A:12-13.2 provides in pertinent part that whenever any municipality intends to sell real property which is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvements thereon, the municipality must accord contiguous property owners of right of first refusal to purchase such land; and

**WHEREAS**, the Township proposes to offer such right to all contiguous owners and to sell such lands to the highest bidders among the contiguous owners as authorized by N.J.S.A. 40A:12-13; and

**WHEREAS**, if no contiguous owner offers to purchase such property, then the property shall be opened to full public bidding.

**NOW, THEREFORE, be it ordained** by the Committee of the Township of Buena Vista, County of Atlantic, State of New Jersey, as follows:

1. The Township Clerk is authorized, subject to the conditions set forth herein, to offer for sale by public auction all of the Township's right, title and interest in and to the following lots pursuant to the provisions of N.J.S.A. 40A:12-13:  
See **Exhibit A**
2. The minimum bid for the lots are set forth in **Exhibit A**. No bid less than the minimum amount set forth herein will be considered.
3. The Township Clerk is authorized to notify by letter the contiguous owners of record in accordance with the current tax assessments and to advise each such contiguous owner of the lot being offered for sale that such contiguous owner may bid for such lot in accordance with the terms and conditions set forth herein. The Clerk is further directed to advertise the sale in a newspaper circulating in the Township by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication to be not earlier than seven (7) days prior to the date of the public sale.
4. The property set forth above is not necessary for public municipal purposes and the best interest of the public shall be served in selling said property by public sale to the highest bidder at or above the minimum price set forth above with the Township Committee reserving the right to accept or reject or otherwise remove any lot from sale. The public sale shall take place on **Monday, August 29, 2016, at 6:00 PM** at the Municipal Complex located at 890 Harding Highway, Buena, New Jersey 08310. Bids shall be received by the Township Clerk in accordance with procedures to be announced by the Township Clerk. A deposit by cash, certified check, bank check or money order made payable to the Township of Buena Vista in an amount not less than ten percent (10%) of the bid must be paid by the successful bidder at the time of the sale. The Mayor or Clerk may by the announcement made at the time and place scheduled for the public sale adjourn the sale to another date and time and such announcement shall be deemed adequate notice to all interested parties.
5. The lot set forth above shall be first offered to the contiguous property owner at the minimum price set forth above. If there be more than one (1) contiguous owner, then the property shall be sold to the highest bidder from among the adjoining property owners.

6. All bids shall be referred to the Township Committee for review and final approval pursuant to N.J.S.A. 40A:12-13 and the Township reserves the right to accept the highest bid or to reject any and all bids for any property. The deposits with respect to any unsuccessful bid and any rejected bid shall be returned.
7. The successful bidder shall be responsible for the cost of preparation of the deed of conveyance and any related documents for the transfer of title, not to exceed \$150.00. The balance of the purchase price, together with cost of preparation of the deed of conveyance and related documents for the transfer of title must be paid by certified check, bank check or money order made payable to the Township of Buena Vista and provided to the Township of Buena Vista within ten (20) days of the date of sale. The successful bidder shall be responsible for the recording of the deed and for the cost of such recording.
8. A bargain and sale deed without covenants shall be delivered at the Office of the Township Clerk on or before 45 days after Committee approval of the sale. The Mayor and Township Clerk are hereby authorized to execute said deed and other conveyance documents and the Township Attorney is authorized to prepare such deed and documents.
9. In addition to the terms and conditions set forth herein, the successful bidders agree to the imposition of the following conditions by the Township:
  - a. In the event that the successful bidder fails to close title, the bidder agrees to forfeit to the Township any and all monies deposited with the Township.
  - b. The Township does not warrant or certify title to the property and in no event shall the Township be liable for any damages to the successful bidder if title is found defective or unmarketable for any reason, and the bidder waives any and all rights and damages or by way of liens against the Township, the sole remedy being the right to receive a refund prior to closing a title of the deposit paid and in the event title is found defective or unmarketable. It is the right of the successful bidder to examine title prior to closing. In the event of closing and a later finding of a defect of title, the Township shall not be required to refund any money or correct any defect in title and shall not be held liable for damages. Acceptance of an offer to purchase shall constitute a binding agreement by the bidder and the successful bidder shall be deemed obligated to comply with the terms and conditions contained herein.
  - c. The deed of conveyance shall be subject to all matters of record which may affect title, what an accurate survey would reveal, the Ordinances of the Township of Buena Vista, and the reservation of an easement for all natural or constructed drainage systems, swales, pipes, drains, inlets, waterways and easements, if any, on the land and a continued right of maintenance and flow thereof. The Township shall be without obligation to provide access, public or private, or to provide any improvements.
  - d. The land being conveyed is an undersized lot and may not be developed separately for residential or other purposes and, if applicable, must be merged with the contiguous land owned by the bidder. The deed of conveyance shall contain a restriction governing the subject property that, if applicable, neither it nor the property with which it is consolidated shall thereafter be subdivided. The deed will also contain a further covenant that neither the purchaser nor any future owner or potential developer of the lot may ever in any manner, directly or indirectly, assert a claim against the Township of Buena Vista based upon the inability to develop or use the lot including, but not limited to, a claim for inverse condemnation or damages of any kind.
  - e. The Township makes no warranties whatsoever regarding said lands and assumes no responsibility for environmental conditions, known or unknown, regarding said lands. The bidder shall be responsible for the exercise of due diligence in determining the condition of the land, including but not limited to, the determination of any title conditions, environmental conditions, zoning and development restrictions and any other condition or restriction that might impact the use of the land.
10. The Township Clerk, the Mayor and the Township Attorney are authorized to prepare and execute any and all such documents and to take any and all such actions as may be required to effect the transactions set forth herein.

11. The Township Clerk shall file with the Director of Local Government Services in the Department of Community Affairs, sworn affidavits verifying the publications of the advertisements required by N.J.S.A. 40A:12-13(b).
12. Bidding may be made by an individual, corporation or other entity. Bids may also be submitted by a prospective purchaser's attorney, real estate agent or broker or other duly authorized representative. However, no commission shall be paid by the Township of Buena Vista to any real estate agent or broker or other representative in connection with any sale.
13. The sale of such lands is subject to applicable New Jersey Law concerning the disposition of municipal real estate and all other applicable laws and ordinances of the State of New Jersey and the Township of Buena Vista.
14. All potential sales are subject to final approval by the Township Committee. This includes the right of the Township Committee to remove a property from the sale list at any time and to terminate any sale up to the time of the issuance of a deed to the purchaser. If terminated, any monies paid by a successful bidder will be refunded.
15. The Township reserves the right to waive any and all defects, informalities and irregularities in any bid. The Township further reserves the right to reject all bids in each instance where the highest bid is not accepted and to, in its discretion, readvertise the property for sale. No bid shall be considered finally accepted until confirmed by the Township Committee.

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

**BE IT FURTHER ORDAINED**, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect following adoption and approval in the time and manner prescribed by law.

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced in and passed the first reading at a meeting of the Township Committee of the Township of Buena Vista, County of Atlantic and State of New Jersey, held on July 11, 2016, and said Ordinance will be further considered for final passage and adoption at a public hearing to be held at the Municipal Complex located at 890 Harding Highway, Buena, New Jersey 08310, on August 1, 2016 at 7:00 PM or as soon thereafter as the matter may be reached.

TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF BUENA VISTA

BY:   
CHUCK CHIARELLO - MAYOR

ATTEST:

  
LISA A. TILTON - TOWNSHIP CLERK

	Motion	Y	N	ABSENT	ABSTAIN
ARMATO	—	✓	—	—	—
KELLY	1	✓	—	—	—
MARTINELLI	2	✓	—	—	—
WILLIAMS	—	✓	—	—	—
CHIARELLO	—	✓	—	—	—

**BUENA VISTA TOWNSHIP  
PUBLIC LAND SALE  
LEGAL NOTICE**

TAKE NOTICE that the Township of Buena Vista will sell the following real property not needed for public use, to the highest bidder on **Monday, August 29, 2016 at 6:00 p.m.** at the Buena Vista Township Municipal Building, 890 Harding Highway, Buena, New Jersey 08310.

NO.	BLOCK/LOT	LOCATION	ZONING	MEETS ZONING REQ.	STRUCTURE	SIZE (ACRES)	ASSESSED VALUE	APPROVED MINIMUM BID
1	101/51	MAYFLOWER LANE	PVR1	NO	NO	.73	\$1,500	\$1,500
2	215/1	EAST COLTON LANE	PVR1	NO	NO	.34	\$1,400	\$1,400
3	301/9 & 10	FAIRMONT AVENUE	PVR1	NO	NO	.5751 (Irregular Lot)	\$1,700	\$1,700
4	902/20	NINTH STREET	FA3	NO	NO	19.88	\$39,800	\$29,800
5	1005/8	FIFTH ROAD	RDR1	NO	NO	.43	\$1,500	\$1,500
6	1010/9	HANOVER ROAD	RDR1	NO	NO	.25	\$1,000	\$1,000
7	1010/10	HANOVER ROAD	RDR1	NO	NO	.25	\$1,000	\$1,000
8	1106/8	FIFTH ROAD	RDR1	NO	NO	.77	\$3,000	\$3,000
9	1304/11	CAINS MILL ROAD	RDR1	NO	NO	.80	\$1,700	\$1,700
10	1505/9	TENTH STREET	PVR1	NO	NO	.25	\$1,000	\$1,000
11	1506/24	TENTH STREET	PVR1	NO	NO	.25	\$1,000	\$1,000
12	1506/25	TENTH STREET	PVR1	NO	NO	.2583	\$1,000	\$1,000
13	1510/45	LODGE LANE	PVRC	NO	NO	.30	\$1,100	\$1,100
14	1801/148	DODGE STREET	RDR1	NO	NO	.2583	\$2,700	\$2,700
15	1801/170	DODGE STREET	RDR1	NO	NO	.25	\$2,700	\$2,700
16	1801/182	HANSON STREET	RDR1	NO	NO	.2583	\$2,700	\$2,700
17	1803/4	HANSON STREET	RDR1	NO	NO	.34	\$3,600	\$3,600
18	2104/3	ROME AVENUE	RDR1	NO	NO	.34	\$1,600	\$1,600
19	2105/128	UNEXPECTED ROAD	RDR1	NO	NO	.8419	\$1,800	\$1,800
20	2208 / 4	CAINS MILL ROAD	RDR1	NO	NO	.34	\$1,400	\$1,400
21	2302/27 & 26	RUTH STREET	RDR1	NO	NO	.5165	\$2,300	\$2,300

22	2805/7	RISA AVENUE	RDR1	NO	NO	.2583	\$1,200	<b>\$1,200</b>
23	2807/16	SORRENTO AVENUE	RDR1	NO	NO	.25	\$1,200	<b>\$1,200</b>
24	3001/13	EDWARD STREET	RDR1	NO	NO	1.59	\$1,400	<b>\$1,400</b>
25	3205/15	RUTH STREET	RDR1	NO	NO	.2583	\$1,000	<b>\$1,000</b>
26	3501 / 37	DON ROAD	FA1	NO	NO	.67	\$800	<b>\$800</b>
27	5101/16	MASON AVENUE	FA2	NO	NO	2.00	\$4,000	<b>\$4,000</b>
28	5802/4	TUCKAHOE ROAD	RDR1	NO	NO	.2583	\$1,000	<b>\$1,000</b>
29	8423/7	S. BOUNDARY AVENUE	FA1	NO	NO	15.98	\$19,200	<b>\$11,200</b>
30	8423/10	E. BOUNDARY AVENUE	FA1	NO	NO	4.77	\$5,700	<b>\$4,700</b>

RDR1 - Rural Development Residence (3.2 Acres)

PVR1 - Pinelands Village Residence (2.5 Acres)

PVRC - Pinelands Village Residence/Commerce District (2.5 Acres)

FA1 - Forest Area District (30 Acres)

FA2 - Forest Area District (30 Acres)

FA3 - Forest Area District (20 Acres)