

RESOLUTION NO. 215 OF 2016

**A RESOLUTION OF BUENA VISTA TOWNSHIP
AUTHORIZING THE SALE OF TOWNSHIP OWNED LAND**

WHEREAS, the properties attached hereto as Exhibit "A" are owned by the Township of Buena Vista and are not needed for public purposes; and

WHEREAS, it is in the best interest of the Township of Buena Vista to sell such lands to generate revenue, reduce taxes and reduce liability; and

WHEREAS, it is in the best interest of the Township of Buena Vista to advertise this land for public sale to the highest bidder in accordance with N.J.S.A. 40A:12-13.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Buena Vista Township, County of Atlantic and 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 to the highest bidder all of the Township right, title and interest in and to the properties listed on Exhibit "A" on the municipal tax map of the Buena Vista Township, pursuant to the provisions of N.J.S.A. 40A:12-13.
2. The minimum bid for such property is listed in Exhibit "A" per property. No bid less than the minimum amount set forth will be considered.
3. Said public auction sale shall be conducted on Monday, October 3, 2016, at 6:15 p.m. or such later date or time as may be established and advertised by the Township Clerk. Said public auction sale shall be conducted at the Buena Vista Township Municipal Building, Township of Buena Vista, 890 Harding Highway, Buena, NJ. Each bidder wishing to submit a bid and participate in the auction shall be registered as a bidder prior to the sale by contacting the Township Clerk, Township of Buena Vista, 890 Harding Highway, Buena, NJ, telephone number 856-697-2100. The sale shall be to the highest bidder at the auction. No bid shall be considered unless it is made orally at the auction. The Township Clerk may establish such other appropriate procedures for the auction as deemed necessary.
4. On the scheduled date and time the Township Clerk may by announcement to the public adjourn the date and time to a later announced date and time not later than twenty (20) days after the original date.
5. The highest bid 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 then returned.
6. 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; said time and place set forth herein. This deposit shall be made subject to return in the event of rejection of said bid. 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
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 by the Township Attorney, or for the Township Attorney's review and approval of the documents not to exceed \$150.00, as well as the cost of recording the Deed with the Atlantic County Clerk. The balance of the purchase price, together with cost of preparation of the deed of conveyance and related documents for the transfer of title and the Atlantic County recording fee must be paid by certified check or bank check made payable to the Township of Buena Vista and provided to the Township Clerk within twenty (20) days of the date of sale.
8. The Mayor and Township Clerk are hereby authorized to execute said Bargain and Sale Deed and other conveyance documents and the Municipal Attorney is authorized to prepare such deed and other documents on behalf of the Township after the Township Committee accepts the bid offer.
9. In addition to the terms and conditions set forth herein, the successful bidder agrees to the imposition of the following conditions by the Township:
 - a. 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.
 - b. 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.
 - c. 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 against the Township, the sole remedy being the right to receive a refund of the deposit paid prior to closing in the event title is found

**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, October 3, 2016 at 6:15 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	1809 / 1	ELEVENTH STREET	RDR1	YES	NO	11.09	\$46,200	\$29,000
2	2105 / 21	SORRENTO AVENUE	RDR1	YES	NO	16.50	\$19,800	\$7,000
3	2601 / 14	PARK AVENUE	RDR1	YES	NO	3.89	\$66,800	\$26,000
4	2813 / 12	RISA AVENUE	RDR1	YES	NO	3.61	\$7,200	\$3,000
5	3104 / 3	ROUTE 54	RDR1	YES	NO	18.52	\$96,000	\$45,000
6	5101 / 24	208 GRECO AVENUE	RDR1I	YES	FOUNDATION	8.97	\$92,900	\$4,000
7	7101 / 18 & 20	OAK ROAD	RA	YES	NO	26.40	\$175,300	\$4,000

RDR1 - Rural Development Residence (3.2 Acres)
RDR1I - Rural Development Residence/Industry (3.2 Acres)
RA - Residence Agriculture (2 Acres)