

ORDINANCE #2014-1148

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN LAND IN THE  
BOROUGH OF MANVILLE TO BE SOLD AT PRIVATE SALE  
IN ACCORDANCE WITH N.J.S.A. 40A:12-13(b)(5)

**WHEREAS**, the Borough Council has determined that certain municipally owned land designated as Block 170 Lot 1 on the tax map of the Borough of Manville (hereinafter the "subject property" or the "property"), consisting of one undersized parcel of land, is no longer necessary for municipal purposes and as such shall be sold at private sale in accordance with N.J.S.A. 40A:12-13(b)(5), and

**WHEREAS**, the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., authorizes the sale by municipalities of any real property, capital improvement, or personal property no longer needed for public use,

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council that the subject property shall be sold by private sale. The property is being sold by the Borough "as is".

**BE IT FURTHER ORDAINED**, in accordance with N.J.S.A. 40A:12-13(b)(5) and with N.J.S.A. 40A:12-13.2, the subject property is being offered to the adjacent property owners as it is an undersized lot.

**BE IT FURTHER ORDAINED**, the following terms and conditions shall apply:

1. The subject property being sold is subject to the express condition that it shall be added to and become a part of the adjacent lands of the purchaser and it shall for all future purposes be considered as one parcel.

2. The Borough Council reserves the right to reject all bids.

3. The minimum bid the Borough will consider is \$1500, plus the cost of recording the deed, and agrees that deeds shall be recorded by the purchaser.

4. All bids shall be submitted as sealed bids clearly indicating on the face of the envelope it is a "Bid for Block 170, Lot 1", and shall be submitted within twenty days after advertisement of sale required by N.J.S.A. 40A:12-13(b)

5. Potential Bidders are advised:

A. To conduct all necessary title searches prior to the date of the sale

B. That the description of the property is intended as a general guide only and may not be accurate. No representations of any kind are made by the

Borough of Manville as to the conditions of the property; the premises are being sold in their present conditions "as is".

C. That the sale is made subject to all applicable laws, statutes, regulations and ordinances of the United States, State of New Jersey and the Borough of Manville.

D. That no employee, agent or officer of the Borough of Manville has any authority to waive, modify or amend any of the conditions of the sale.

E. That offers for the property must be made for a sum equal or greater to the minimum bid price of \$1500.00.

F. The property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the property to be conveyed.

6. Additional Terms the Successful Bidder must comply with:

A. Bidder shall deposit cash, check or money order in the amount of not less than 10% of the bid price within 10 days of notice of acceptance of their bid. In the event the a bidder fails to timely deposit 10% of the bid price, the Borough may re-auction the subject property.

B. The property purchased shall be merged with the bidder's existing property.

C. The successful bidder shall pay at the time of closing:

(1) The balance of the purchase price

(2) The cost of recording deeds and agrees that deeds shall be recorded by the purchaser.

D. To pay prorated real estate taxes for the balance of the current year as of the date of closing.

E. To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.

F. That the failure to close title as agreed shall forfeit to the Borough of Manville any and all money deposited with the Borough.

G. That the purchase price shall not be used before any County Board of Taxation, Tax Court of New Jersey, or in any court of this State as grounds to support a challenge of the existing assessments with regard to other property.

H. That the title shall close on or before September 1, 2014, and that date shall be considered time of the essence. The Borough reserves the right to require that two or more pieces of contiguous property be merged and treated as one piece of property.

I. The Borough reserves the right to withdraw the offer of sale and reject any and all bids.

J. All sales are subject to final approval by the Borough Council.

K. Parties interested in submitting bids and who require additional information, should contact Gary Garwacke, Borough Administrator, Municipal Building, 325 N Main St, Manville, NJ 08835.

7. The Borough does not warrant or certify title to the property and in no event shall the Borough of Manville be liable for any damages to the purchaser/successful bidder if title is found unmarketable for any reason and the purchaser/successful bidder waives any and all right in damages or by way of liens against the Borough, the sole remedy being the right to receive a refund, prior to closing, of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to the premises prior to the closing. In the event of closing and later finding of defect of title, the Borough shall not be responsible for the same, shall not be required to refund money or correct any defect in title or be held liable for damages.

8. Acceptance of the bids shall constitute a binding agreement of sale, and the purchaser shall be deemed to agree to comply with the terms of conditions of the sale herein contained.

9. The sale is subject to all of the terms and conditions as provided for in the Notice of Sale.

**CONSTRUCTION:** Where consistent with the context in which used in this ordinance, words importing the singular shall include the plural; words importing the plural shall include the singular; and words importing one gender shall include all other genders.

**INCONSISTENCY:** Should any provision of this ordinance be inconsistent with the provisions of any prior ordinances, the inconsistent provisions of said prior ordinances are hereby repealed, but only to the extent of such inconsistencies.

SEVERABILITY: In the event that any provision of this ordinance, or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other provision or application of this ordinance which may be given effect and, to realize this intent, the provisions and applications of this ordinance are declared to be severable.

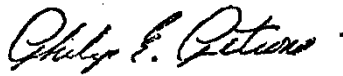
PURPOSE OF CAPTIONS: Captions contained in this ordinance have been inserted only for the purpose of facilitating reference to the various sections, and are not intended and shall not be utilized to construe the intent and meaning of the text of any section.

EFFECTIVE DATE: This ordinance shall take effect immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

Borough of Manville,



Angelo Corradino, Mayor



ATTEST:

Philip E. Petrone, Borough Clerk

**ORDINANCE #2014-1148**

**FIRST READING:**

Introduced	Seconded	Council	Yes	No	Abstain	Absent
		<b>ASHER</b>	√			
		<b>GREGOR</b>	√			
√		<b>KOMOROSKI</b>	√			
		<b>ONDERKO</b>				√
	√	<b>SKIRKANISH</b>	√			
		<b>SZABO</b>	√			
		<b>MAYOR CORRADINO</b>				

**PASSED** this 9<sup>th</sup> day of June, 2014.

*Philip E. Petrone*

Attest:  
Philip E. Petrone, Borough Clerk

**SECOND READING:**

Introduced	Seconded	Council	Yes	No	Abstain	Absent
		<b>ASHER</b>	√			
		<b>GREGOR</b>	√			
	√	<b>KOMOROSKI</b>	√			
		<b>ONDERKO</b>	√			
√		<b>SKIRKANISH</b>	√			
		<b>SZABO</b>	√			
		<b>MAYOR CORRADINO</b>				

**ADOPTED** this 23<sup>rd</sup> day of June, 2014

*Philip E. Petrone*

Attest:  
Philip E. Petrone, Clerk