

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION 20-126

AUTHORIZING SALE OF TOWNSHIP PROPERTY

WHEREAS, the Township Committee of the Township of Upper Deerfield has determined that the real properties which it owns being known as Block 2901, Lots 1, 3, 4, 5, 6 & 7 are not needed for public use; and

WHEREAS, the Township Committee has determined to offer the aforementioned real property for sale at public sale subject to certain conditions and requirements.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper Deerfield as follows:

1. That the aforementioned property shall be offered for sale at public sale on the terms set forth in this resolution.
2. The sale shall be by sealed bids to be held on Thursday August 20, 2020 at 7 pm in the Upper Deerfield Township Municipal Building, 1325 Highway 77, Seabrook, NJ 08302.
3. The Township reserves the right to reject any and all bids for a property.
4. There will be a minimum sealed bid for each property as follows:
5. Block 2901, Lots 1, 3, 4, 5, 6 & 7 - \$45,585.00. The Township will have access to a fifteen foot right-of-way on Lot 4, south of Love Lane running fifteen hundred feet on the west side of the rail line for access to the Township water treatment facility
6. The Township Clerk shall advertise the sale by two insertions in the Vineland Daily Journal at least once a week during two consecutive weeks, the last publication to be not earlier than seven days prior to such sale.
7. That the successful bidder shall deposit 10% of the accepted bid at the time of the bid in cash or other bank certified funds. The balance of the purchase price is to be paid within (30) days thereafter in cash or other bank certified funds.
8. The Bidder must be licensed or otherwise approved by the Surface Transportation Board to operate a rail line
9. Title to be conveyed shall be by quitclaim deed from the Township without any warranties of title subject to conditions. The title will be subject to a deed restriction that limits the use of the Property as a rail line and Bidder must be licensed or otherwise approved by the Surface Transportation Board to operate such a rail line. Title to the Property will also be subject to a reversionary interest in Grantor that will give the Grantor the option of causing a reversion of title to the Grantor in the event that Grantee, its successor's and /or assigns to fails to operate rail service on the property for a period of 12 consecutive months.

10. All sales shall be “As-Is, Where-Is” without any warranty or representation as to value or condition of the property and the Township shall have no liability to the successful bidder for any matter whatsoever, including but not limited to the condition of the property or its title, or the value of the property conveyed.

11. Such other conditions as may be required by the Township Solicitor.

Moved By: Bruce T. Peterson

Seconded By: John L. Daddario

VOTING	<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
James P. Crilley	X			
John L. Daddario	X			
John T. O’Neill, Sr.	X			
Bruce T. Peterson	X			
Scott Smith	X			

CERTIFICATION

I hereby certify that the foregoing is a true copy of Resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held July 16, 2020.

Roy J. Spoltore, Township Clerk