

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 20-204**

**AUTHORIZING SALE OF PROPERTY BLOCK 303, LOT 1.11  
ON THE TAX MAP OF THE TOWNSHIP OF UPPER DEERFIELD,  
KNOWN AS 35 BEALS MILL ROAD**

**WHEREAS**, the Township Upper Deerfield has previously determined that the real property located at 35 Beals Mill Road and shown on the municipal tax map as Block 303, Lot 1.11 (the “Property”) owned by the Township was not needed for public use and by Resolution 20-179 authorized the sale of the Property pursuant to the New Jersey Public Lands and Building laws; and

**WHEREAS**, the Township of Upper Deerfield, held an auction on December 3, 2020, after advertisement pursuant to N.J.S.A. 40A:12-1, et seq; and

**WHEREAS**, Regalbuto Builders, L.L.C. bid the sum of \$33,000 which bid was the highest bid made for the Property; and

**WHEREAS**, the Township Committee has determined to accept the bid subject to the terms and conditions of the sale as advertised.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Upper Deerfield that the bid of Regalbuto Builders, L.L.C. (the “Bidder”) in the amount of Thirty Three Thousand (\$33,000.00) Dollars Block 303, Lot 1.11, 35 Beals Mill Road on the Tax Map of the Township of Upper Deerfield be and the same is hereby accepted; and

**BE IT FURTHER RESOLVED** that the Bidder shall pay 10% of the amount bid in cash or bank certified funds upon the adoption of this Resolution with the balance of the bid amount paid by the successful bidder within 30 days of the date of the adoption of this Resolution, in cash, or bank certified funds, and upon payment thereof to the Township the Bidder shall be issued a quitclaim deed subject to the terms and conditions of the sale. In the event that the Bidder fails to make the 10% payment, the Bid shall be deemed null and void. In the event of default by the Bidder to pay the balance of the bid price within the times set forth herein, the bid shall be rescinded, all rights of the respective successful bidder shall be terminated and the down payment shall be forfeited; and

**BE IT FURTHER RESOLVED** that the Property is conveyed “As-Is, Where-Is” without any warranty or representation as to value or condition thereof and the Township shall have no liability for any matter whatsoever, including but not limited to the condition of the properties or its title, or the value of the properties conveyed. Title to be conveyed shall be by quitclaim deed without any warranties of title and subject to all tenancies, tenants and occupants, if any; and

**BE IT FURTHER RESOLVED** that the Township Committee of the Township of Upper Deerfield is authorized to execute any closing documents as may be necessary to complete the Sale as authorized and the quitclaim deed shall be issued to the bidder or its assignee designated in a formal written assignment of bid.

Moved By: Scott Smith

Seconded By: John Daddario

VOTING

James P. Crilley  
John L. Daddario  
John T. O'Neill, Sr.  
Bruce T. Peterson  
Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
X			
			X
			X
X			

CERTIFICATION

I hereby certify the foregoing is a true copy of the Resolution adopted by the Township Committee of the Township of Upper Deerfield in the county of Cumberland at a meeting thereof held on December 17, 2020.

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Roy Spoltore, Township Clerk