

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION 21-89

**AUTHORIZING SALE OF PROPERTY BLOCK 406, LOT 26.02
ON THE TAX MAP OF THE TOWNSHIP OF UPPER DEERFIELD,
KNOWN AS 9 POLK LANE**

WHEREAS, the Township Upper Deerfield has previously determined that the real property located at 9 Polk Lane and shown on the municipal tax map as Block 406, Lot 26.02 (the “Property”) owned by the Township does not meet ordinance requirements and shall be offered for sale to neighboring property owners and by Resolution 20-180 and 21-61 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 and on April 1, 2021, after advertisement pursuant to N.J.S.A. 40A:12-1, et seq; and

WHEREAS, there were no bids on the property at either auction date and by State Statute the municipality may enter into negotiations with neighboring property owners to sell the property after two unsuccessful attempts to sell the property; and

WHEREAS, the Township has come to an agreement with one of the neighboring property owners, the Deerfield Presbyterian Church to purchase the property.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper Deerfield that the bid of Deerfield Presbyterian Church (the “Bidder”) in the amount of Two Thousand, Five Hundred (\$2,500.00) Dollars Block 406, Lot 26.02, 9 Polk Lane 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event of default by the Bidder to pay the balance of the bid price within the times set forth herein, the bid shall be rescinded, all rights of the respective successful bidder shall be terminated and the down payment shall be forfeited; and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 The sale of aforementioned property shall be required to be combined with the successful bidders property shown on the municipal tax map as Block 406, Lot 26.02 within the transfer of title

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: Bruce T. Peterson

Seconded By: John L. 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 May 6, 2021.

Roy Spoltore, Township Clerk