

**TOWNSHIP OF DOWNE**

**CUMBERLAND COUNTY, NEW JERSEY**

**ORDINANCE 2-2014**

**AN ORDINANCE DECLARING CERTAIN PARCELS OF REAL PROPERTY OWNED BY  
THE TOWNSHIP OF DOWNE SITUATE IN THE COUNTY OF CUMBERLAND NO LONGER  
NEEDED FOR PUBLIC USE AND AUTHORIZING THE PUBLIC SALE OF SAME PURSUANT TO  
N.J.S.A. 40A: 12-13 ET SEQ.**

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**BE IT ORDAINED** by the Township Committee of the Township of Downe, County of Cumberland and State of New Jersey, that the attached parcels of real property set forth in the annexed Exhibit A (attached hereto and hereby incorporated herein by reference) are no longer needed for public use and that the same shall be placed for sale to the highest bidder;

**BE IT FURTHER ORDAINED** that such sale shall be subject to reasonable conditions set forth by the Downe Township Committee including a minimum bid of no less than the current assessed value, sale to be subject to confirmation at the next succeeding Downe Township Committee Action Meeting following the sale, sales shall be "as is and where is" and bidders shall be instructed and strongly recommended to by way of illustration and not limitation, "undertake due diligence with regard to the subject properties including confirmation of the suitability of the subject properties for a Buyer's particular use, zoning, survey and title issues". The Downe Township Committee shall reserve the right to reject all bids if the highest bid is not accepted;

**BE IT FURTHER ORDAINED** that no representation is made by the Township as to the potential use of any property or as to the condition of any property to include any and all environmental constraints and/or title. A successful bidder shall be required to deposit 10% of the purchase price in either cash or certified funds on the date of sale and the balance of the purchase shall be paid in cash or certified funds within 30 days of the Township Committee's acceptance of the bid.

**Section One. Repealer.** All former Ordinances of the Township of Downe which are in conflict with the provisions contained in this Ordinance are hereby repealed upon the adoption of this Ordinance.

**Section Two. Severability.** If any part or parts of this Ordinance are held to be invalid for any reason such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section Three.** This Ordinance shall take effect after final approval and publication as required by law.

**PLEASE TAKE NOTICE** that the above Ordinance was passed on first reading by the Township Committee of the Township of Downe on May 5, 2014. A public hearing and second reading for final adoption of the same will be held on June 9, 2014 at 7:00 p.m. in the Meeting Room of the Municipal Complex located at 288 Main Street, Newport, New Jersey 08345.

A handwritten signature in black ink, appearing to read "Constance S. Garton", written over a horizontal line.

Constance S. Garton, Municipal Clerk

EXHIBIT A

Block	Lot	Property Location	Land	Assessed Net Value	Zone
9	4	916-950 Money Island Road	24.1 Ac.	7,400	R1
49	5	620-628 Main Street	2.42 Ac.	3,600	R1