

GREENWICH TOWNSHIP PUBLIC LAND SALE MARCH 15, 2017

PLEASE TAKE NOTICE that the Township of Greenwich will sell the following real property not needed for public use to the highest bidder, March 15, 2017 at 10:00 a.m. Greenwich Township Municipal Court Building, Township of Greenwich, 21 North Walnut Street, Gibbstown, NJ. A deposit of 10 percent of the minimum price for real property must be paid in cash or by certified bank check by the successful bidder at the time of the public sale. The balance, together with the costs of sale and legal expenses must be deposited in full by either cash or certified bank check within 20 days after the date of sale or acceptance of bid whichever is later at the office of the Township Clerk. Land maybe inspected with prior arrangement. Conditions of Sale can be obtained online at <http://www.greenwichtwp.com/> and at the Township Clerk's Office, 420 Washington Street, Gibbstown, NJ, Monday through Friday, between the hours of 9:00AM and 4:30PM.

BLOCK 12, LOT 1(2)  
LOCATION: DuPont Ave. (The Village)  
(P/N/A Block 8, Lot 1 & Deed Restrictions)  
SIZE: 1.1081 acres  
ZONED: Conforming R-3  
MINIMUM BID: \$39,000

BLOCK 62, LOT 6.01  
LOCATION: 600 W. Broad Street  
SIZE: .16 acres  
ZONED: Conforming C-1  
MINIMUM BID: \$29,000

BLOCK 107, LOT 8  
LOCATION: Ashton Dr. (Off Bennett St.)  
SIZE: .83 acres  
ZONED: Conforming R-2  
MINIMUM BID: \$19,000

BLOCK 178, LOT 4  
LOCATION: 146 Swedesboro Avenue  
SIZE: .32 acres  
ZONED: Conforming R-2  
MINIMUM BID: \$15,000

BLOCK 178, LOT 5  
LOCATION: Swedesboro Avenue  
SIZE: 50x175  
ZONED: Non-Conforming R-2  
MINIMUM BID: \$12,000

BLOCK 250, LOT 6  
LOCATION: White Sluice Race  
(Landlocked, near Tomlin Station Rd)  
SIZE: 7.4 acres  
ZONED: Non-Conforming BP  
MINIMUM BID: \$3,700

BLOCK 253, LOT 1  
LOCATION: Tomlin Station Road  
(Off of I-295)  
SIZE: 5.25 acres  
ZONED: Non-Conforming R-2  
MINIMUM BID: \$2,600

BLOCK: 254 LOT: 1 (2)  
LOCATION: US 130 (Near Tomlin Rd.)  
SIZE: 43.6 acres  
ZONED: Non-Conforming R-2  
MINIMUM BID: \$19,000

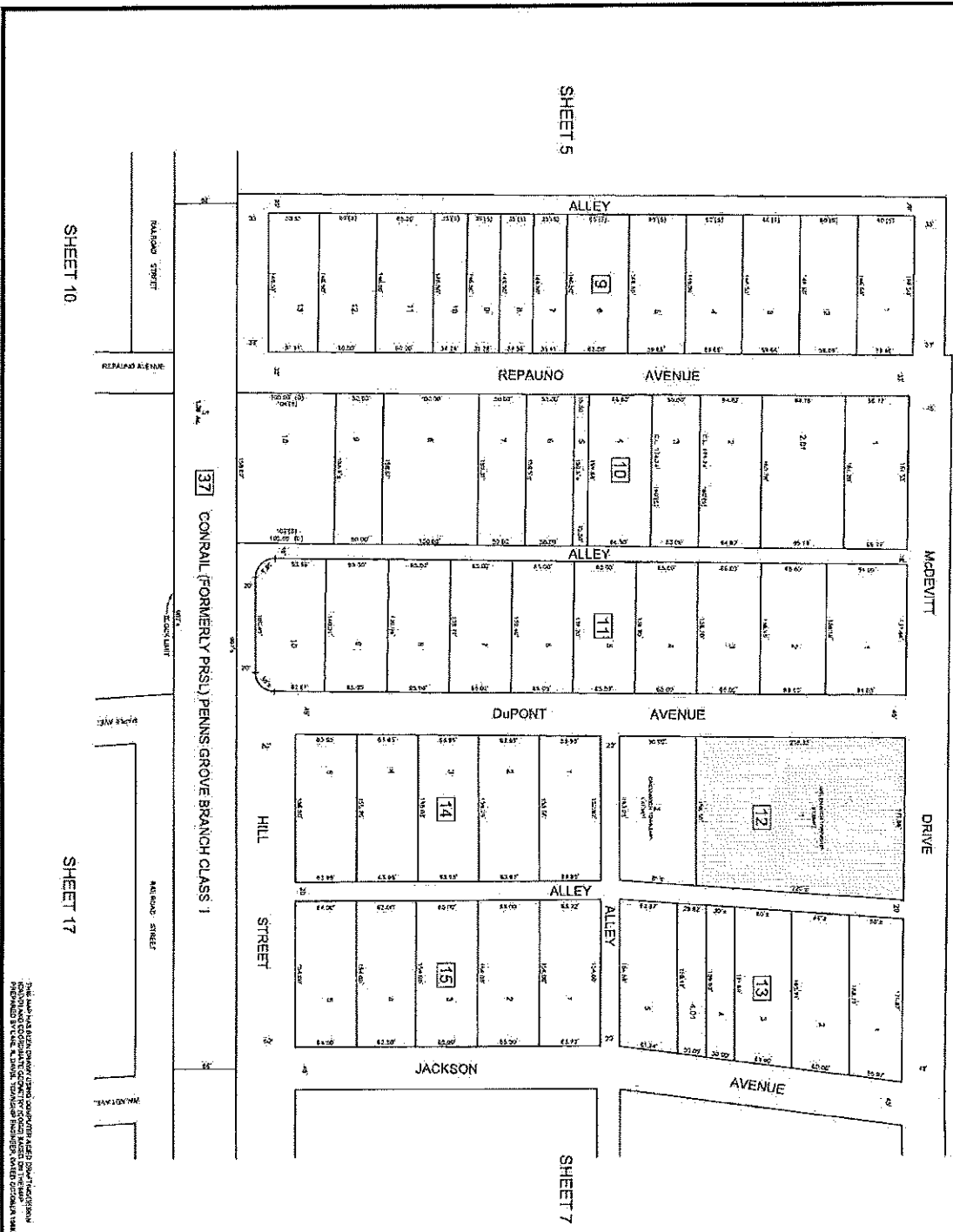
BLOCK 247, LOT 2  
LOCATION: White Sluice Race  
(Landlocked, near Tomlin Station Road)  
SIZE: 10.7 acres  
ZONED: Non-Conforming R-1  
MINIMUM BID: \$5,300

BLOCK 247, LOT 3  
LOCATION: White Sluice Race  
(Landlocked, near Tomlin Station Road)  
SIZE: 6.23 acres  
ZONED: Non-Conforming R-1  
MINIMUM BID: \$2,900

Lori L. Biermann, Township Clerk

Publication Dates: February 24, 2017 and March 3, 2017

NO.	DATE	BY	REVISIONS
1	12/10/10	ESK	101
2	02/28/11	ESK	102
3	03/28/11	ESK	103
4	04/28/11	ESK	104
5	05/28/11	ESK	105
6	06/28/11	ESK	106
7	07/28/11	ESK	107
8	08/28/11	ESK	108
9	09/28/11	ESK	109
10	10/28/11	ESK	110



**TAX MAP**  
**GREENWICH TOWNSHIP**  
 GLOUCESTER COUNTY, NEW JERSEY  
 SCALE: 1"=50'  
 DATE: DEC. 2011  
**JAMES A. CLANCY, P.L.S.**  
 601 ASSBURY AVENUE  
 NATIONAL PARK, NEW JERSEY 08063  
 TO BE FILED WITH THE TAX MAP OF JANUARY 2012

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 JUNE 1, 2012, SIGNED  
 BY SUE DAWSON, CTA AND  
 ASSIGNED SERIAL NUMBER 999







**TAX MAP**  
**GREENWICH TOWNSHIP**  
 GLOUCESTER COUNTY, NEW JERSEY  
 SCALE: 1"=100' DATE: DEC. 2011  
**JAMES A. CLANCY, P.L.S.**  
 601 ASBURY AVENUE  
 NATIONAL PARK, NEW JERSEY 08063

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 JUNE 1, 2012, SIGNED  
 BY SUE DAVISON, CTA AND  
 ASSIGNED SERIAL NUMBER 899.

THIS MAP AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE DIVISION OF TAXATION AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

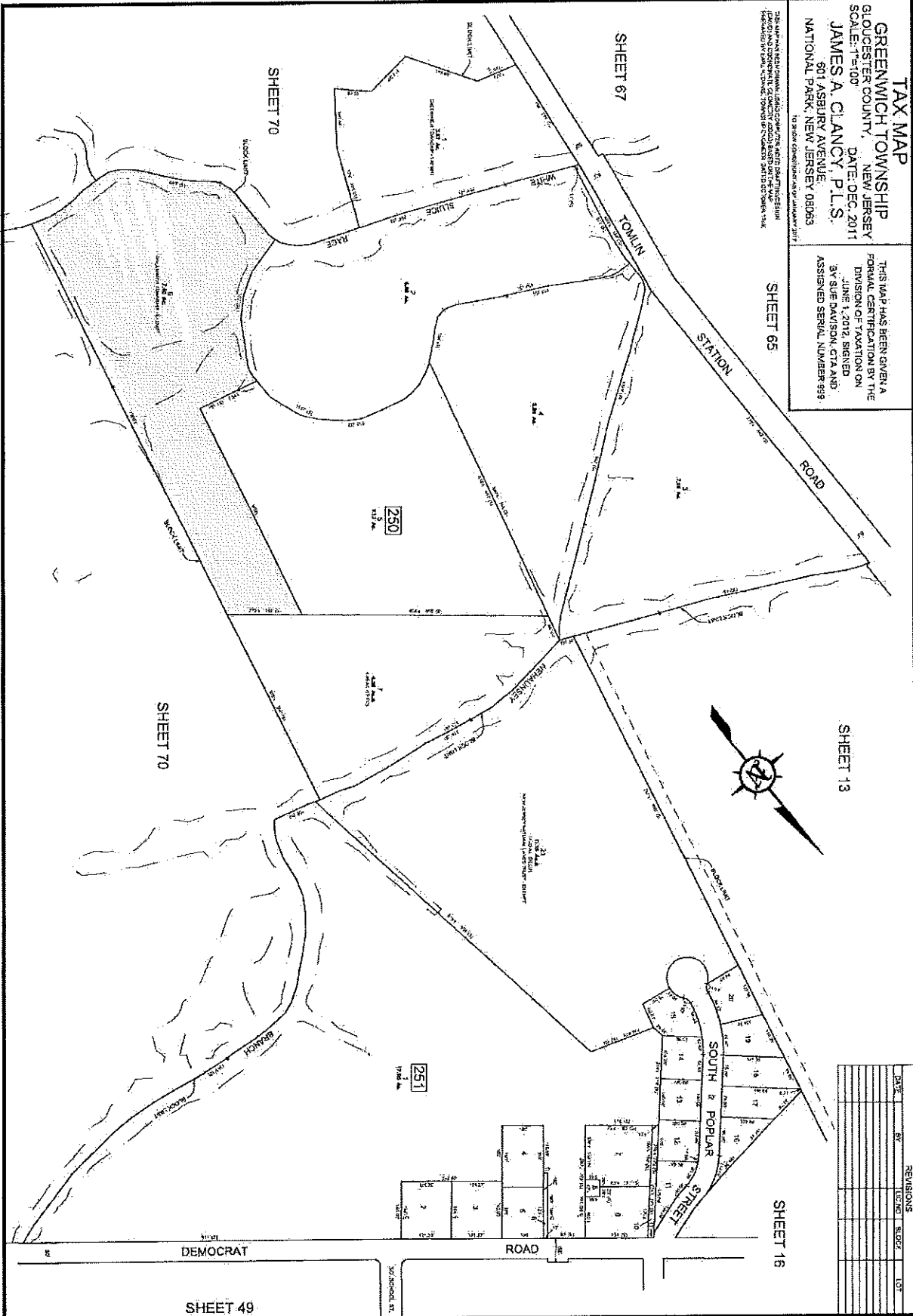
TO SHOW CHANGES IN TAX MAPS

SHEET 65

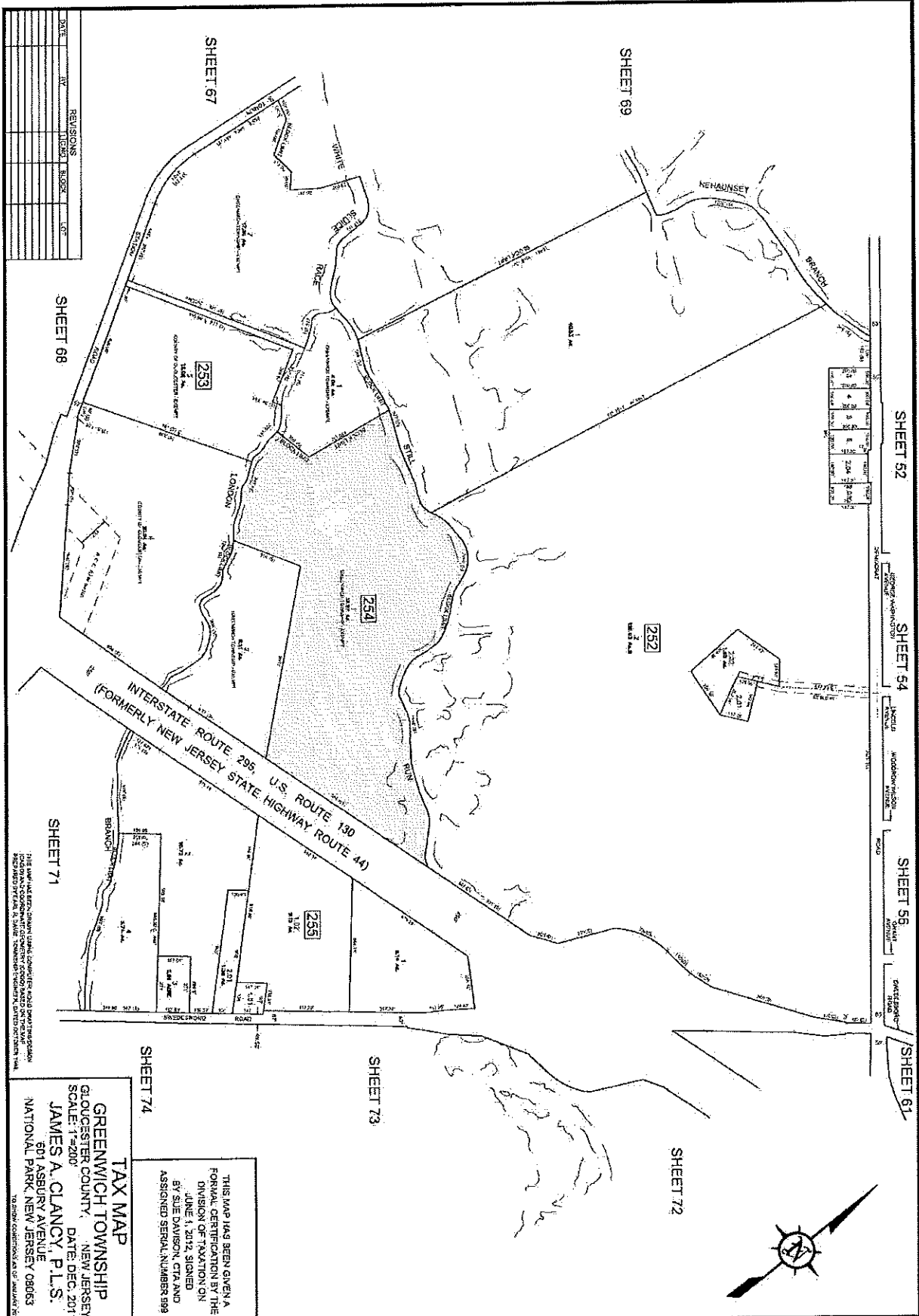
SHEET 13

SHEET 16

DATE	BY	REVISIONS	LEAD	SUBJ	LOT







DATE	BY	REVISIONS	REASON	USER

SHEET 68

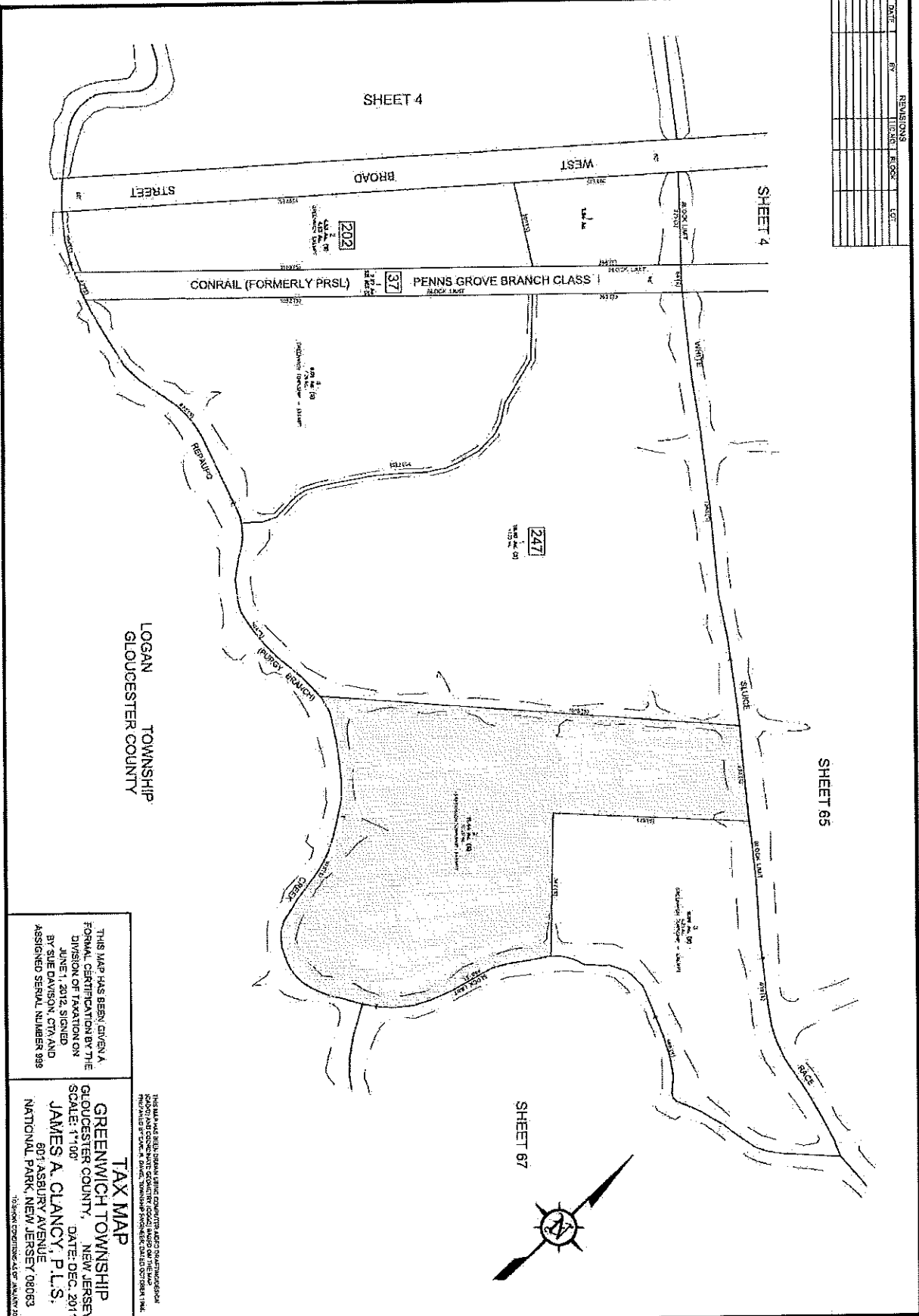
SHEET 71

**TAX MAP**  
**GREENWICH TOWNSHIP**  
 GLoucester County, New Jersey  
 SCALE: 1"=200'  
 JAMES A. CLANCY, P.L.S.  
 601 ASBURY AVENUE  
 NATIONAL PARK, NEW JERSEY 08063

THIS MAP HAS BEEN GIVEN A  
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 ASSIGNED SERIAL NUMBER 599



REVISIONS			
DATE	BY	DESCRIPTION	LET.



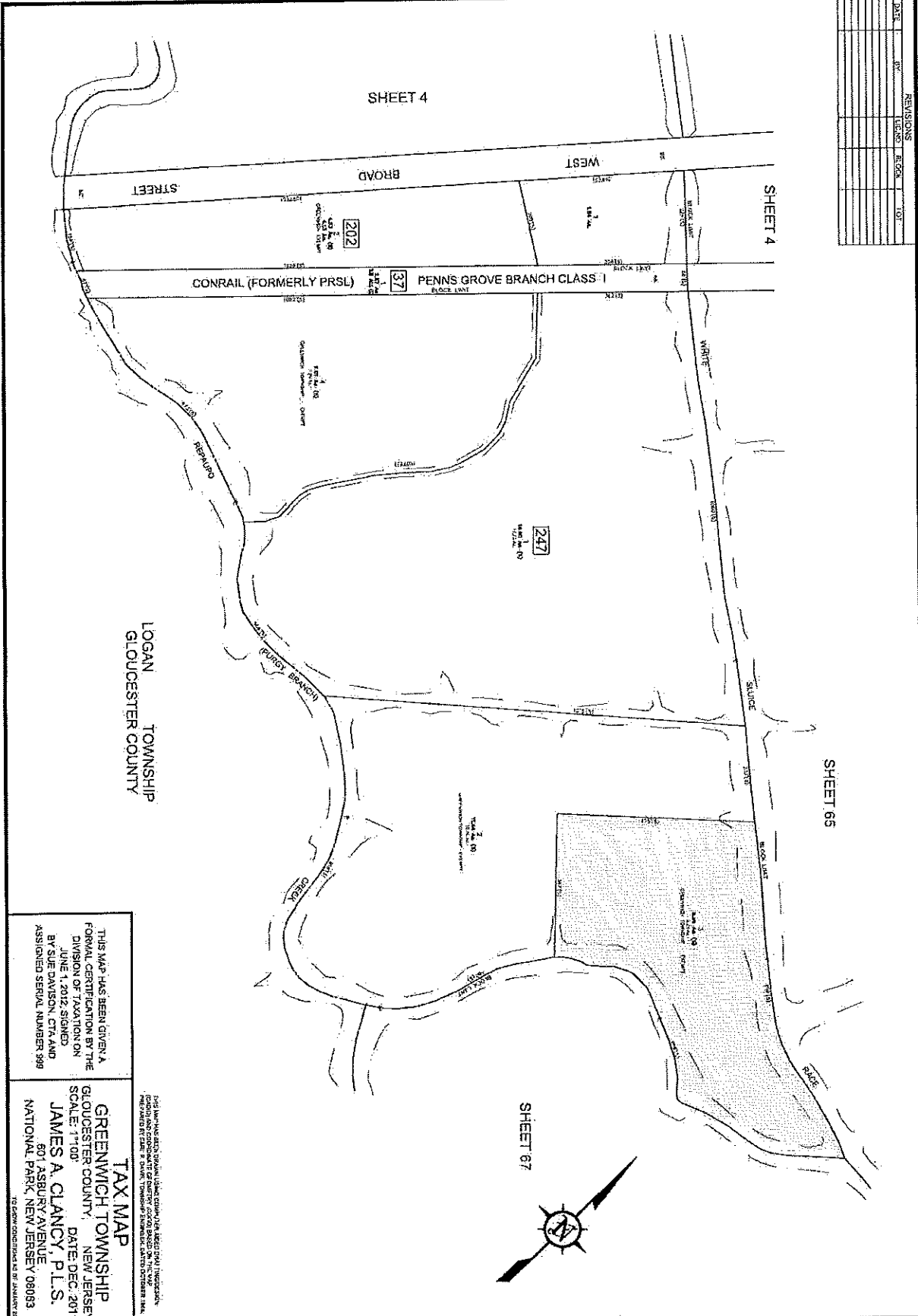
THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 JUNE 1, 2012, SIGNED  
 BY SUE DAVISON, CTA, AND  
 ASSIGNED SERIAL NUMBER 982

**TAX MAP**  
 GREENWICH TOWNSHIP  
 GLOUCESTER COUNTY, NEW JERSEY  
 SCALE: 1"=100'  
 JAMES A. CLANCY, P.L.S.,  
 601 ASBURY AVENUE  
 NATIONAL PARK, NEW JERSEY 08063

THIS MAP AND UNDERLYING DATA ARE THE PROPERTY OF THE COUNTY OF GLOUCESTER, NEW JERSEY. THE COUNTY OF GLOUCESTER, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR HEREIN. THE COUNTY OF GLOUCESTER, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, THAT MAY BE SUFFERED BY ANY PARTY AS A RESULT OF THE USE OF THIS MAP.

10/20/2012 10:45 AM

REVISIONS			
DATE	BY	LEADS	BOOK



THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 JUNE 1, 2012, SIGNED  
 BY SUE DAVISON, CTR AND  
 ASSIGNED SERIAL NUMBER 999

**TAX MAP**  
**GREENWICHE TOWNSHIP**  
 GLOUCESTER COUNTY, NEW JERSEY  
 SCALE: 1"=100' DATE: DEC. 2011  
**JAMES A. CLANCY, P.L.S.**  
 501 ASBURY AVENUE  
 NATIONAL PARK, NEW JERSEY 08093

THIS MAP HAS BEEN DRAWN USING THE COUNTY OF GLOUCESTER COUNTY, NEW JERSEY, OFFICIAL RECORDS OF THE COUNTY OF GLOUCESTER COUNTY, NEW JERSEY, AS OF THE DATE OF THE MAP. THE INFORMATION IS SUBJECT TO THE PUBLIC RECORDS ACT AND THE PUBLIC ACCESS TO INFORMATION ACT.

**RESOLUTION NO. 62 - 2017**

**RESOLUTION AUTHORIZING THE SALE OF  
TOWNSHIP OWNED LAND**

**WHEREAS**, the properties attached hereto as Schedule A are owned by the Township of Greenwich and are not needed for public purposes; and

**WHEREAS**, it is in the best interest of the Township of Greenwich to sell such lands to generate revenue, reduce taxes and reduce liability; and

**NOW THEREFORE**, be it resolved by the Mayor and Council of the Township of Greenwich, County of Gloucester, State of New Jersey as follows:

1. The Township Clerk is authorized, subject to the conditions set forth herein, to offer for sale by public auction to the highest bidder all of the Township right, title and interest in and to the properties listed on Schedule A, pursuant to the provisions of N.J.S.A. 40A:12-13.
2. The minimum bid for such property is listed in Schedule A per property. No bid less than the minimum amount set forth will be considered.
3. Said public auction sale shall be conducted on Wednesday, March 15, 2017 at 10a.m. or such later date or time as may be established and advertised by the Township Clerk. Said public auction sale shall be conducted at the Greenwich Township Municipal Court Building, Township of Greenwich, 21 North Walnut Street, Gibbstown, NJ. Each bidder wishing to submit a bid and participate in the auction shall be registered as a bidder prior to the sale by contacting the Township Clerk, Lori L. Biermann, 420 Washington Street, Gibbstown, NJ, telephone number 856-423-1038, ext. 206. The sale shall be to the highest bidder at the auction. No bid shall be considered unless it is made orally at the auction.

The Township Clerk may establish such other appropriate procedures for the auction as deemed necessary.

4. On the scheduled date and time the Township Clerk may by announcement to the public adjourn the date and time to a later announced date and time not later than twenty (20) days after the original date.
5. The highest bid shall be referred to Mayor and Council for review and final approval pursuant to N.J.S.A. 40A:12-13 and the Township reserves the right to accept the highest bid or to reject any and all bids for any property. The deposits with respect to any unsuccessful bid and any rejected bid shall then be returned.
6. A deposit of 10 percent (10%) of the minimum price for real property must be paid in cash or by certified bank check by the successful bidder at the time of the public sale; said time and place set forth herein. This deposit shall be made subject to return in the event of rejection of said bid. The balance, together with the costs of sale and legal expenses must be deposited in full by either cash or certified bank check within 20 days after the date of sale or acceptance of bid, whichever is later at the office of the Township Clerk.
7. Within twenty (20) days of the date of sale the successful bidder shall be responsible for the following:
  - A. Balance of the purchase price.
  - B. Cost of preparation of the deed of conveyance and any related documents for the transfer of title by the Township Attorney, or for the Township Attorney's review and approval of the documents not to exceed \$400.00.
  - C. Cost of recording the Deed with the Gloucester County Clerk.
  - D. The prorated real estate taxes, for the balance of the current year as of the date of closing.

Payment must be paid by certified check, or bank check made payable to the Township of Greenwich.

8. The Mayor and Township Clerk are hereby authorized to execute said Quit Claim Deed and other conveyance documents and the Municipal Attorney is authorized to prepare such deed and other documents on behalf of the Township after the Mayor and Council accept the bid offer. The conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representations as to character of title of the properties to be conveyed.
9. In addition to the terms and conditions set forth herein the successful bidder agrees to the imposition of the following conditions by the Township:
  - A. Acceptance of an offer to purchase shall constitute a binding agreement by the bidder and the successful bidder shall be deemed obligated to comply with the terms and conditions contained herein.
  - B. In the event that the successful bidder fails to close title, the bidder agrees to forfeit to the Township any and all monies deposited with the Township.
  - C. The Township does not warrant or certify title to the property and in no event shall the Township be liable for any damages to the successful bidder if title is found defective or unmarketable for any reason, and the bidder waives any and all rights and damages against the Township, the sole remedy being the right to receive a refund of the deposit paid prior to closing in the event title is found defective or unmarketable. It is the right of the successful bidder to examine title prior to closing. In the event of closing and a later finding of a defect of title, the Township shall not be

required to refund any money or correct any defect in title and shall not be held liable for damages.

- D. The deed of conveyance shall be subject to all matters of record which may affect title, what an accurate survey would reveal, the Ordinances of the Township of Greenwich, and the reservation of an easement for all natural or constructed drainage systems, swales, pipes, drains, inlets, waterways and easements, if any, on the land and a continued right of maintenance and flow thereof. The Township shall be without obligation to provide access, public or private, or to provide any improvements.
- E. The deed will contain a covenant that neither the purchaser nor any future owner or potential developer of the lot may assert a claim against the Township of Greenwich based upon the inability to develop or use the lot including, but not limited to, a claim for inverse condemnation or damages of any kind.
- F. The Township makes no warranties whatsoever regarding said lands and assumes no responsibility for environmental conditions, known or unknown, regarding said lands and the successful bidder agrees to fully release and indemnify the Township with respect thereto. The bidder shall be fully responsible for the exercise of due diligence in determining all aspects of the condition of the land, including but not limited to, the determination of any title conditions, environmental conditions, zoning and development restrictions and any other condition or restriction that might impact the use of the land. The Township makes no representation as to the presence or absence of wetlands or any other environmental conditions on the property. The Township sells the property **AS IS** in

which the bidder releases the Township of all liability and responsibility of any said contamination, if found, on the site.

- G. 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 properties.
10. The Township Clerk, the Mayor and the Township Attorney are authorized to prepare and execute any and all such documents and to take any and all such actions as may be required to effect the transactions set forth herein.
11. The sale of such lands is subject to applicable New Jersey Law concerning the disposition of municipal real estate and all other applicable laws, regulations and ordinances of the State of New Jersey and the Township of Greenwich.
12. All potential sales are subject to final approval by the Mayor and Council.
13. The Township reserves the right to waive any and all defects, informalities and irregularities in any bid. The Township further reserves the right to reject all bids in each instance where the highest bid is not accepted and to, in its discretion, re-advertise the property for sale. No bid shall be considered finally accepted until confirmed by the Mayor and Council.

**ADOPTED** at a regular meeting of the Mayor and Council of the Township of Greenwich held on this 21<sup>st</sup> day of February, 2017.

ATTEST:

APPROVED:

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LORI L. BIERMANN,  
Municipal Clerk

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GEORGE W. SHIVERY, JR.,  
Mayor

**SCHEDULE A**  
**PROPERTIES TO BE AUCTIONED TO HIGHEST BIDDER**  
***N.J.S.A. 40A:12-13***

<b>BLOCK</b>	<b>LOT</b>	<b>ADDRESS</b>	<b>ACRES</b>	<b>ZONED</b>	<b>MINIMUM BID</b>
12	1 (2)	DuPont Avenue (The Village) (P/N/A Block 8, Lot 1 & 2 Deed Restrictions)	1.1081	Conforming R-3	\$39,000
62	6.01	600 W. Broad Street	.16	Conforming C-1	\$29,000
107	8	Ashton Drive (Off of Bennett St.)	.83	Conforming R-2	\$19,000
178	4	146 Swedesboro Avenue	.32	Conforming R-2	\$15,000
178	5	Swedesboro Avenue	50x175	Non-Conforming R-2	\$12,000
250	6	White Sluice Race (Landlocked, near Tomlin Station Road)	7.4	Non-Conforming BP	\$3,700
253	1	Tomlin Station Road (Off of I-295)	5.25	Non-Conforming R-2	\$2,600
254	1 (2)	US 130 (Near Tomlin Rd.)	43.6	Non-Conforming R-2	\$19,000
247	2	White Sluice Race (Landlocked, near Tomlin Station Road)	10.7	Non-Conforming R-1	\$5,300
247	3	White Sluice Race (Landlocked, near Tomlin Station Road)	6.23	Non-Conforming R-1	\$2,900