

BUENA VISTA TOWNSHIP PUBLIC LAND SALE APRIL 8, 2025

PLEASE TAKE NOTICE that the Township of Buena Vista will sell the following real property not needed for public use to the highest bidder, April 8, 2025, at 11:00AM, Buena Vista Township Municipal Building, 890 Harding Highway, Buena, NJ 08310. Minimum bids will be adjusted at the time of sale to reflect additional costs of advertising, legal fees and deed costs. A deposit of 10 percent of the minimum price for real property must be paid in by certified bank check or ACH Wire by the successful bidder at the time of the public sale and no later than one hour after the conclusion of the sale if by ACH Wire. The balance, together with the costs of sale and legal expenses must be deposited in full by certified bank check or ACH Wire within 30 days after the date of sale or acceptance of bid whichever is later at the office of the Township Clerk. Structures may be inspected with prior arrangement.

Conditions of Sale can be obtained online at www.buonavistanj.com and at the Township Clerk's Office, 890 Harding Highway, Buena, NJ 08310, Monday through Friday, between the hours of 9:00AM and 4:30PM.

BLOCK: 5501, **LOT** 21

LOCATION: Lincoln Avenue

STRUCTURES: None

WETLANDS & BUFFER PRESENT: Yes, Letter of Interpretation Obtained from the DEP

SIZE: 17.13 Acres

ZONING: RA with the OC Overlay Zone

MINIMUM BID: \$799,999.00

APPROVALS: Phase 1 Environmental Study Obtained. Buena Borough MUA for Sewer and Water Allotment Approved. Recent Survey Obtained.

Lisa A. Tilton, CPM/RMC/CMR
Township Clerk/Registrar

Publication Dates: March 20, 2025 and March 25, 2025

RESOLUTION NO. 68-2025

A RESOLUTION OF BUENA VISTA TOWNSHIP
AUTHORIZING THE SALE OF TOWNSHIP OWNED LAND

WHEREAS, the properties attached hereto as Exhibit "A" are owned by the Township of Buena Vista and are not needed for public purposes; and

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

WHEREAS, it is in the best interest of the Township of Buena Vista to advertise this land for public sale to the highest bidder in accordance with N.J.S.A. 40A:12-13.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Buena Vista Township, County of Atlantic and 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 Exhibit "A" on the municipal tax map of the Buena Vista Township, pursuant to the provisions of N.J.S.A. 40A:12-13.
2. The minimum bid for such property is listed in Exhibit "A" per property. No bid less than the minimum amount set forth will be considered.
3. Said public auction sale shall be conducted on Tuesday, April 8, 2025, at 11:00a.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 Buena Vista Township Municipal Building, Township of Buena Vista, 890 Harding Highway, Buena, 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, Township of Buena Vista, 890 Harding Highway, Buena, NJ, telephone number 856-697-2100. 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 the Township Committee 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 be then returned.
6. A deposit of 10 percent of the minimum price for real property must be paid in certified bank check or ACH Wire by the successful bidder at the time of the public sale and no later than one hour after the conclusion of the sale if by ACH Wire; 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 certified bank check or ACH Wire within thirty (30) days after the date of sale or acceptance of bid whichever is later at the office of the Township Clerk
7. The successful bidder shall be responsible for the 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 \$150.00, as well as the cost of recording the Deed with the Atlantic County Clerk. The balance of the purchase price, together with cost of preparation of the deed of conveyance and related documents for the transfer of title and the Atlantic County recording fee must be paid by certified check or bank check made payable to the Township of Buena Vista and provided to the Township Clerk within thirty (30) days of the date of sale.
8. The Mayor and Township Clerk are hereby authorized to execute said Bargain and Sale 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 Township Committee accepts the bid offer.
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 Buena Vista, 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 Buena Vista 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.

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 affect 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 Buena Vista.
12. All potential sales are subject to final approval by the Township Committee.
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 Township Committee.

I hereby certify the above to be a true copy of Resolution No. 68-2025 adopted by the Township Committee at the Meeting held on March 10, 2025.

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF BUENA VISTA

BY: 
WILLIAM RUGGIERI - MAYOR

ATTEST:


LISA A. TILTON - TOWNSHIP CLERK

TOWNSHIP COMMITTEE	MOTION	SECONDED	AYE	NAY	ABSTAIN	ABSENT
KRENZER	1		✓			
RENART			✓			
TESTA			✓			
WILLIAMS		2	✓			
RUGGIERI			✓			
ON CONSENT AGENDA <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO						

**BUENA VISTA TOWNSHIP
PUBLIC LAND SALE
LEGAL NOTICE**

TAKE NOTICE that the Township of Buena Vista will sell the following real property not needed for public use, to the highest bidder on Tuesday, April 8, 2025 at 11:00 a.m. at the Buena Vista Township Municipal Building, 890 Harding Highway, Buena, New Jersey 08310.

NO.	BLOCK/LOT	LOCATION	ZONING	MEETS ZONING REQ.	STRUCTURE	SIZE (ACRES)	ASSESSED VALUE	APPROVED MINIMUM BID
1	5501 / 21	Lincoln Avenue	RA / OC Overlay	Yes	No	17.13	\$154,300	\$799,999

RA – Residence / Agriculture
OC – Office Campus District Overlay