

PUBLIC NOTICE
TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER

PLEASE TAKE NOTICE that the Township of Monroe has authorized for sale certain surplus real property as appearing in the annexed Exhibit "A" and Exhibit "B", which sale of property shall be held at a public auction to be held on the 27th day of April 2017 at 10:00 a.m. at the Township of Monroe, 125 Virginia Avenue, Williamstown, New Jersey 08094.

Terms of Sale:

1. The property shall be offered by sale by open auction to the highest bidder, with reserve at the aforesaid date, time and place.
2. The auction shall be with reserve minimum bid of one dollar (\$1.00) as determined by the Township Council.
3. Owners of property contiguous to any aforementioned described lot(s), which is less than the lot area required by the current zoning ordinance or is completely surrounded by other properties shall have the right, if present at the sale, of first refusal to purchase the property at the same bid. If more than one (1) such contiguous owner desires to purchase said property, the property shall be auctioned between the contiguous owners with the opening bid being that initially accepted by the Township.
4. In the event the purchaser of a property is a contiguous owner, he/it/they shall merge and incorporate same into his/its/their conforming contiguous parcel(s) which are or will become conforming and authorize the Township to remove existing lot lines on the tax map so as to reflect said merger.
5. In the event the Township is unable to deliver title, the purchaser may either accept the title and complete the transaction or declare the Agreement null and void and receive his/its/their deposit.
6. The Township reserves the right to reject any and all bids.
7. The properties are being sold subject to, but not limited by, any facts an accurate survey or the records may disclose. The Township is not making any representations or warranties regarding the properties or their suitability for any use.
8. The successful bidder shall, at the time of acceptance, deposit 10% of the full purchase price as down payment in cash or bank check.
9. The balance of the purchase price shall be delivered by cash or bank check to the Clerk of the Township on or before 20 days from the date of the sale. Upon payment thereof, the Deed shall be recorded with the Gloucester County Clerk by the Township.
10. In the event said purchaser shall fail to make settlement prior to 20 days from the date the bid is accepted, the deposit shall be forfeited as liquidated damages.
11. The sale shall be subject to other terms and conditions contained in a Contract for Sale of Real Estate, a form of which can be inspected prior to said sale at the Township of Monroe, 125 Virginia Avenue, Williamstown, New Jersey 08094 during normal business hours Monday through Friday.
12. The minimum bid shall be one dollar (\$1.00). The successful bidder shall pay an additional \$200.00 which shall constitute the cost of preparation and Attorney's review and approval of the documents, as well as the cost of recording the Deed with the Gloucester County Clerk.
13. The Township reserves the right to establish further conditions prior to the commencement of the public auction.
14. The Township does not guarantee the construction of any road, water or sewer line, curb, gutter, sidewalk, drainage facility or other improvement on, at or near the property that is sold.
15. At closing, the Township will transfer Township's rights of ownership of the property to buyer. This transfer of ownership will be subject to (a) easements and restrictions of record; (b) the estate and interest, if any, of the United States and/or the State of New Jersey in all lands now or formerly flowed by tidewaters; (c) flooding and drainage rights, if any, of adjoining property owners in streams or water courses bounding or crossing the property in any way; (d) rights public and private, in any part of the premises included within the lines of the street or right-of-way; (e) rights of adjoining owners; (f) any facts about the land or buildings located thereon which a correct survey would disclose; (g) any/all applicable governmental regulations; (h) occupants/tenants of the property, if any; (i) any facts which would be disclosed by a title search; (j) environmental contamination; and (k) the possibility of title being voided due to an irregularity in the proceedings utilized by Township to acquire or dispose of the property. The Township will deliver a properly executed Quit Claim Deed and record same.
16. The property is conveyed, without any nonconforming protection.

Township of Monroe
Susan McCormick, Twp. Clerk
125 Virginia Avenue
Williamstown, NJ 08094

TOWNSHIP OF MONROE
LANDSALE
EXHIBIT "A" - PRIVATE

Block/ Lot	Location	Zoning	Meeting Zoning Requirements	Zoning Details	Size (Acres)	Assess Value	Approved Minimum Bid
301/47	Market St	R-2	Vacant	1 acre to build or 32,670 sf with onsite pw/s	0.05	\$900	\$100
603/2	Crystal Dr	R-2	Vacant/Frontage	1 acre to build, 32,670 with pw/s	40x80	\$2,900	\$500
607/6	1600 N. BHP	C	Vacant/Frontage/ Prime corner lot	20,000 sf to build, non-Finlands	102x164	\$129,500	\$129,500
3901/25	Corkery Ln	RG-RA	Finlands/Vacant/	Age restricted zone, minimum lot area is 6,600 sf	2.18	\$24,700	\$5,000
4301/36	Winslow Rd	AG	Landlocked Finlands/Vacant/	Agriculture uses/facilities are permitted	4.37	\$4,400	\$5,000
4901/10	214 Huber Ave	FD-10	Landlocked sf'd exists on property	10 acre minimum pre-existing non-conforming, Finlands	0.73	\$106,200	\$5,000
4901/13	Huber Ave	FD-10	Finlands, shed w/o residence requires a use variance	10 acres required to build a sf'd	4.21	\$65,600	\$5,000

5001/1	Winslow Rd	FD-10	Vacant/Frontage	10 acre minimum to build, Fnelands	0.72	\$6,700	\$5,000
5101/22	Winslow Rd	FD-10	Fnelands/Vacant	10 acres required to build a sfd	1.65	\$8,100	\$7,000
5301/3	Huber Ave	FD-10	Fnelands/Vacant	10 acres required to build a sfd	2.29	\$10,100	\$5,000
5302/7	Huber Ave	FD-10	Vacant/Frontage	10 acre minimum to build, Fnelands	0.037	\$700	\$200
5802/3	Cadde/Broadlane	FD-40	Fnelands/Vacant/Forrest	40 acres required to build a sfd	2.56	\$5,100	\$5,000
5901/9	BHP	RD-C	Vacant/Frontage	1 acre parcels permitted, commercial, agriculture, institutional, Fnelands	0.612	\$42,700	\$10,000
6201/8	Seventeenth St	FD-C	Vacant/Landlocked	1 acre parcels permitted, commercial agriculture, institutional, Fnelands	80x210	\$200	\$100
6201/10	Sixteenth Ave	FD-40	Fnelands/Vacant/Frontage	40 acres required to build a sfd	16.04	\$14,000	\$10,000
6201/34	Park Ave	RD-C	Vacant/Landlocked	1 acre parcels permitted, commercial, agriculture, institutional, Fnelands	50x133IFR	\$3,800	\$500
6203/1	Cains Mill Rd	FD-C	Vacant/Frontage	1 acre parcels permitted, commercial agriculture, institutional, Fnelands	154x89	\$5,500	\$500
6203/4	Cains Mill Rd	FD-40	Vacant/Frontage	40 acre minimum to build, Fnelands	25x150	\$1,200	\$1,000
6203/11	Cains Mill Rd	FD-40	Fnelands/Vacant/Frontage	40 acres required to build a sfd	2.07	\$9,300	\$1,000
6301/21	West Ave	RD-RR	Vacant/Frontage	3.2 acre minimum to build a sfd, Fnelands	85x200	\$11,100	\$1,000
6301/22&24	West Ave	RD-RR	Vacant/Landlocked	3.2 acre minimum to build a sfd, Fnelands	100x202	\$11,600	\$1,000
6303/7	Hospitality Ave	RD-RR	Vacant/Frontage	3.2 acre minimum to build a sfd, Fnelands	80x175	\$7,600	\$1,000
6701/5	Jackson Rd	FD-40	Vacant/Frontage	40 acre minimum to build, Fnelands	1.19	\$5,500	\$1,000
7407/1 to 5	Second St	RD-RR	Vacant/Frontage	3.2 acre minimum to build a sfd, Fnelands	275x125	\$10,900	\$8,000
7407/9&10	First St	RD-RR	Vacant	3.2 acre minimum to build a sfd, Fnelands	0.32	\$8,000	\$5,000
7501/22	BHP	RD-C	Vacant/Frontage	1 acre parcels permitted, commercial, agriculture, institutional, Fnelands	150x35	\$9,800	\$2,000
7502/18	Seymour Ave	RD-C	Vacant/Frontage	1 acre parcels permitted, commercial, agriculture, institutional, Fnelands	150x350	\$6,100	\$1,000
7601/16	Birch St	RD-RR	Fnelands/Vacant	3.2 acres required to build a sfd	1.23	\$6,500	\$1,000
7801/1	Whitehall Rd	FD-40	Vacant/Frontage	40 acre minimum to build, Fnelands	0.32	\$2,900	\$1,000
8708/1	Whitehall Rd	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	1.12	\$33,700	\$1,000
8708/2	Whitehall Rd	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	1.67	\$12,700	\$1,000
8708/3	Whitehall Rd	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	200x135	\$1,600	\$1,000
8708/4	Whitehall Rd	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	0.4	\$1,000	\$1,000
8803/1 to 13	Whitehall Rd	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	1.89	\$8,400	\$1,000
8806/5	Spruce Ln	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	50x100	\$5,000	\$1,000
8807/13	S Shore Dr	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	50x148	\$5,800	\$500
8808/16	Birch Ln	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	50x100	\$5,000	\$1,000
8808/17	Birch Ln	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	50x100	\$5,000	\$1,000
8812/19&20	Sunset Ave	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	0.28	\$9,900	\$1,000
8812/96	Willow Ln	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	50x100	\$5,000	\$1,000
9203/8	Sixteenth Ave	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	60x120	\$5,900	\$1,000
9203/9	Sixteenth Ave	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	60x121	\$5,900	\$1,000
9504/22&23	Aster Ave	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	120x120	\$10,800	\$1,000
9605/2	Sunset Ave	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	60x120	\$5,900	\$1,000
9605/5	Linden Ave	RG-MR	Vacant/Frontage	3.2 acre minimum to build a sfd, 27,500 with pw/s, Fnelands	60x120	\$5,900	\$1,000
11902/25	Center St	RG-40	Vacant/Landlocked	3.2 acre sfd without pw/s, 7,200 sf with pw/s, Fnelands	45x100	\$1,800	\$100
11902/28	Center St	RG-40	Vacant/Landlocked	3.2 acre sfd without pw/s, 7,200 sf with pw/s, Fnelands	126x100	\$3,900	\$100

11902/29	Center St	RG-40	Vacant/Landlocked	3.2 acre sfd without pw/s, 7,200 sf with pw/s, Finelands	26x100	\$400	\$100
12601/75	Qoolidge Ave	RD-A	Vacant/Landlocked	8 acre minimum required to build, Finelands	22x141	\$700	\$100
13101/29	466 Glassboro Rd	RG-C	Vacant/Frontage	20,000 sf. commercial, 80,000 wholesale, 5 acre assisted, Finelands	0.29	\$21,800	\$15,000
13901/11	988 Sykes Ln	BP	Vacant/Frontage	20,000 sf commercial, Finelands	0.5	\$40,500	\$4,000
14701/22.02	Glassboro/ Crosskeys	BP	Vacant/Frontage	5 acres, assisted living, 10 acres planned business, 20,000 sf commercial, Finelands	0.85	\$46,400	\$25,000
15101/15	Fries Mill Rd	C	Vacant/Frontage	20,000 sf to build, Non-Finelands	50x638	\$7,700	\$7,000
15401/22	1800 Glassboro Rd	R-3	Non-Finelands/Vacant/ Frontage	3 acre minimum to build sfd	2.38	\$38,300	\$12,500

TOWNSHIP OF MONROE
LAND SALE
EXHIBIT "B" - PUBLIC

Block/ Lot	Location	Zoning	Meeting Zoning Req.	Zoning Details	Size(Acres)	Assessed Value	Approved Minimum Bid
301/35	Market St	R-2	Vacant	1 acre to build or 32,670 sf with onsite pw/s	1.25	\$51,000	\$30,000
603/12	312 Crystal Dr	R-2	Vacant	1 acre to build or 32,670 sf with onsite pw/s	213x93	\$49,700	\$10,000
603/32	Herbert Blvd	R-2	Crystal Lake	Lake	11.83	\$12,300	\$100
3601/5	BHP	RG-C	Finelands/Vacant/ Fronts the BHP	1.5 acre parcel, 20,000 sf to build commercial, 40,000 sf to build institutional, 20,000 sf neighborhood commercial, 5 acres assisted living.	1.52	\$241,400	\$125,000
4301/3	Poteat Ln	RD-A	80,000 sf vehicle storage yard, 80,000 sf Finelands/Landlocked/Vacant	80,000 sf wholesale distribution/facilities	2.95	\$10,000	\$5,000
4504/5	Winslow Rd	RD-A	Finelands/Vacant/Fronts Winslow	8 acres to build single family dwelling/ agriculture facilities/uses are permitted	2.76	\$63,300	\$20,000
5301/1	537 Huber Ave	FD-10	Finelands/Single family dwelling	10 acres required to build a single family dwelling	14.48	\$72,800	\$40,000
6001/11	S BHP	RD-C	Finelands/Vacant/Fronts BHP	1 acre parcels permitted uses, commercial, agriculture, institutional uses	2.03	\$97,900	\$70,000
7901/5	Obles Mill Rd	RD-RR	Finelands	3.2 acres required-house is pre-existing, non-conforming	2.63	\$45,500	\$20,000
8301/5	Jackson Rd	RD-RR	Finelands/Vacant/Frontage	can be rebuilt and/or repaired	32.37	\$139,000	\$125,000
9403/10	1978 Bluebell Rd	RD-A	Finelands/Vacant/Frontage	3.2 acres required to build a single family dwelling, agriculture uses/	4.37	\$48,200	\$30,000
10801/1	Janvier Rd	AG	facilities are permitted Finelands/Possible building exists	40 acres required to build, if building exists may be pre-existing, non-conforming	12	\$88,700	\$50,000
12601/13	Janvier Rd	RD-A	Finelands/Vacant/Frontage	8 acres required to build a single dwelling, agriculture uses/facilities are permitted	6.44	\$74,800	\$20,000
13801/3.01	Tuckahoe Rd	BP	Non-Finelands/Vacant/ Frontage	5 acres required for assisted living, 40,000 sf required for municipal structures,	1.3	\$44,900	\$10,000
				5 acres required for planned commercial, 10 acres required for planned business, 80,000 sf required for wholesale/warehouse facilities, 20,000 sf required for community commercial, 40,000 sf required for light industrial			

(\$955.68)