

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 **December 13, 2023 at 10:00AM** at the Monroe Township Municipal Building, 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. 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 Monroe, 125 Virginia Avenue, Williamstown, New Jersey 08094, telephone number 856-728-9800 ext. 217. 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.
3. On the scheduled date and time of the public sale, the Mayor or Township Clerk may by announcement to the public, adjourn the date and time to a later announced date and time not later than thirty (30) days after the original date. Said announcement shall be deemed adequate notice to all interested parties.
4. Bidding may be made by an individual, corporation or other entity. Bids may also be submitted by a prospective purchaser's attorney, real estate agent or broker or other duly authorized representative.
5. The minimum bid for such property is listed in Exhibit "A" and Exhibit "B" per property. No bid less than the minimum amount set forth will be considered.
6. For any property that is subject to sale by the Municipality, where the minimum starting bid is less than Four Thousand U.S. Dollars (\$4,000.00), the subsequent bids must increase, at minimum, in increments of Fifty U.S. Dollars (\$50.00) above the then-current highest bid.
7. For any property that is subject to sale by the Municipality, where the minimum starting bid is equal to Four Thousand U.S. Dollars (\$4,000.00) or more, the subsequent bids must increase, at minimum, in increments of Five Hundred U.S. Dollars (\$500.00) above the then-current highest bid.
8. 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.
9. 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.
10. The Township reserves the right to reject any and all bids.

11. The successful bidder shall, at the time of acceptance, deposit 10% of the minimum purchase price as down payment in cash, certified check, bank check or money order made payable to the Township of Monroe by the successful bidder at the time of the public sale. This deposit shall be made subject to return in the event of rejection of said bid.
12. The balance, together with the costs of sale and legal expenses, any related documents for the transfer of title preparation of the deed of conveyance, and the Gloucester County recording fee, must be paid in full by either cash, certified check, bank check or money order made payable to the Township of Monroe, within twenty (20) days after the date of sale or acceptance of bid, whichever is later, at the office of the Township Clerk.
13. In the event said purchaser shall fail to complete the full purchase within twenty (20) days after the date of sale or acceptance of bid, whichever is later, said deposit shall be deemed non-refundable and shall be forfeited in its entirety to the Township.
14. 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.
15. The Township reserves the right to establish further conditions prior to the commencement of the public auction.
16. All potential sales are subject to final approval by the Township Council. This includes the right of the Township Council to remove a property from the sale list at any time and to terminate any sale up to the time of the issuance of a deed to the purchaser. If terminated by the Township, any monies paid by a successful bidder will be refunded.
17. 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.
18. 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 Monroe, 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.
19. The land being conveyed in **Exhibit "A"** are undersized lots and may not be developed separately for residential or other purposes and, if applicable, must be merged with the contiguous land owned by the bidder.
20. 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 land. The Township Engineer has represented that the site may contain contamination. 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.

EXHIBIT A - PRIVATE SALE

BLOCK	LOT	ACERAGE	ASSESSED VALUE	ZONE	OWNER NAME	PROPERTY LOCATION	MINIMUM BID
301	20.01	4.36	63100.00	R2	TOWNSHIP OF MONROE	HERBERT BOULEVARD	3500.00
611	9	0.29	38100.00	C	TOWNSHIP OF MONROE	1400 N BLACK HORSE PK	500.00
611	10	68 X 142 IRR	5400.00	R-2	TOWNSHIP OF MONROE	LAUREL AVE	100.00
1809	3	0.0717	3900.00	R-1	TOWNSHIP OF MONROE	NEW HAMPSHIRE AVE	100.00
2201	51	5.16	5000.00	R-2	TOWNSHIP OF MONROE	ANDREWS RD	100.00
3101	17	60X335 IRR	6000.00	RG-LI	MONROE TOWNSHIP	BHPIKE & JEFFERSON AVE	100.00
4503	2	0.303	0.00	FD-10	MONROE TOWNSHIP	LEBANON AVENUE	1.00
4505	3	0.0574	500.00	FD-10	MONROE TOWNSHIP MUNICIPAL BLDG	LEBANON AVENUE	1.00
4505	4	0.0574	500.00	FD-10	TOWNSHIP OF MONROE	MILDER AVE	1.00
5302	7	0.037	800.00	FD-10	TOWNSHIP OF MONROE	HUBER AVE	1.00
6201	7	5.1	8000.00	FD-40	MONROE TOWNSHIP	SEVENTEENTH ST.	100.00
6201	8	1.05	2200.00	FD-40	MONROE TOWNSHIP	SEVENTEENTH ST.	100.00
6201	9	14.23	9800.00	FD-40	TOWNSHIP OF MONROE	SIXTEENTH ST	100.00
6202	1	3.99	33800.00	FD-40	MONROE TOWNSHIP	PENNY POT RD (CAINS MILL RD)	100.00
6202	2	4.7	13500.00	FD-40	MONROE TOWNSHIP	PENNY POT RD (CAINS MILL RD)	100.00
6203	4	0.0861	600.00	FD-40	MONROE TOWNSHIP	CAINS MILL ROAD	50.00
6203	11	2.8	13900.00	FD-40	MONROE TOWNSHIP	CAINS MILL ROAD	50.00
6301	8	79X194 IRR	10800.00	FD-40	TOWNSHIP OF MONROE	W COLLINGS DRIVE	250.00
6801	6	2.16	2000.00	FD-40	TOWNSHIP OF MONROE	JACKSON RD	125.00
7101	1	17.66	20300.00	FD-40	TOWNSHIP OF MONROE	JACKSON RD	1250.00
7404	28.3	0.3157	6400.00	RD-RR	TOWNSHIP OF MONROE	THIRD AVENUE	200.00
7404	6,7&8	0.4735	9600.00	RD-RR	TOWNSHIP OF MONROE	SECOND STREET	250.00
7407	9&10	0.3157	6400.00	RD-RR	TOWNSHIP OF MONROE	FIRST STREET	50.00
7502	11	3.15	48800.00	RD-C/RD-RR	TOWNSHIP OF MONROE	OLD BLACK HORSE PK	250.00
7502	12	2.83	44900.00	RD-C/RD-RR	TOWNSHIP OF MONROE	OLD BLACK HORSE PK	250.00
7502	13.01	0.99	26700.00	RD-C	TOWNSHIP OF MONROE	OLD BLACK HORSE PK	250.00
7502	18	1.2052	9400.00	RD-C	TOWNSHIP OF MONROE	SEYMOUR AVE	100.00
7901	31	3.5	3200.00	RD-RR	TOWNSHIP OF MONROE	COLES MILL RD	100.00
8708	2	1.67	10900.00	RG-MR	TOWNSHIP OF MONROE	WHITEHALL RD	50.00
8708	3	0.6198	1600.00	RG-MR	TOWNSHIP OF MONROE	WHITEHALL RD	50.00
8708	4	0.3998	2000.00	RG-MR	TOWNSHIP OF MONROE	WHITEHALL RD	50.00
8708	5	1.79	3100.00	RG-MR	TOWNSHIP OF MONROE	CEDAR LN	50.00
8805	8	0.1791	5400.00	RG-MR	TOWNSHIP OF MONROE	SYCAMORE LANE	125.00
8806	6	0.1148	3600.00	RG-MR	TOWNSHIP OF MONROE	SPRUCE LN	50.00
8812	121	0.1148	3300.00	RG-MR	TOWNSHIP OF MONROE	SPRUCE LN	1.00
8911	1	0.1697	6000.00	RG-MR	TOWNSHIP OF MONROE	EIGHTH AVE	1.00
8911	2	0.1543	4800.00	RG-MR	TOWNSHIP OF MONROE	EIGHTH AVE	1.00
8911	3	0.2006	5400.00	RG-MR	TOWNSHIP OF MONROE	SEVENTH AVE	1.00
9101	14	0.4775	19200.00	RG-MR	TOWNSHIP OF MONROE	VICTORY AVE	250.00
9401	11	0.45	4000.00	RD-A	TOWNSHIP OF MONROE	BLUE BELL RD	100.00
9505	26	0.1653	5100.00	RG-MR	TOWNSHIP OF MONROE	LILY AVE	100.00
9801	35	2.05	1500.00	RD-A	TOWNSHIP OF MONROE	MALAGA RD	1.00
9901	18	4.7	15400.00	RD-A	TOWNSHIP OF MONROE	MALAGA RD	50.00
9901	20	2.24	7800.00	RD-A	TOWNSHIP OF MONROE	MALAGA RD	50.00
13101	29	0.29	16800.00	RG-C	TOWNSHIP OF MONROE	466 GLASSBORO RD	150.00
13801	3.01	1.19	9600.00	BP	TOWNSHIP OF MONROE	TUCKAHOE RD	150.00
15201	4	0.3	8100.00	C/BP	TOWNSHIP OF MONROE	GLASSBORO RD	150.00

EXHIBIT B - PUBLIC SALE

BLOCK	LOT	ACERAGE	ASSESSED VALUE	ZONE	OWNER NAME	PROPERTY LOCATION	MINIMUM BID
101	18	5.06	8100.00	BP	TOWNSHIP OF MONROE	JOHNSON ROAD	8000.00
502	16	0.85	223100.00	C	TOWNSHIP OF MONROE	575B N BLACK HORSE PK	4000.00
610	7	0.34	65500.00	R-2	TOWNSHIP OF MONROE	213-217 CRYSTAL DR	5000.00
2803	1	0.4156	34800.00	RG-MR	TOWNSHIP OF MONROE	ORBANUS LN & WINSLOW RD	1500.00
2803	2	0.4348	48800.00	RG-MR	TOWNSHIP OF MONROE	ORBANUS LN	1500.00
2902	14	1.7	263900.00	RG-C	MONROE TOWNSHIP	958 S BLACK HORSE PIKE	25000.00
3302	1	1.5	267500.00	RG-C	TOWNSHIP OF MONROE	S BLACK HORSE PK	10000.00
4301	26	6.38	29400.00	RD-A	TOWNSHIP OF MONROE	WINSLOW RD	7500.00
4301	28	11.4	30500.00	RD-A	TOWNSHIP OF MONROE	WINSLOW RD	7500.00
6401	11&12	5.03	95800.00	RD-C	TOWNSHIP OF MONROE	264 W PINEY HOLLOW ROAD	10000.00
7901	7	4.5	111900.00	RD-RR	TOWNSHIP OF MONROE	1390 COLES MILL ROAD	10000.00
8501	9	1	6300.00	RG-PR	TOWNSHIP OF MONROE	WHITEHALL RD	1000.00
9901	14	43.9	110100.00	RDA	TOWNSHIP OF MONROE	342 W MALAGA ROAD	10000.00
11002	4	0.551	144800.00	RG-PR	TOWNSHIP OF MONROE	829 CORKERY LN	10000.00
14701	22	0.8388	36700.00	BP	TOWNSHIP OF MONROE	GLASSBORO-CROSS KEYS RD	1500.00
14701	22.02	0.85	40500.00	BP	TOWNSHIP OF MONROE	GLASSBORO-CROSS KEYS RD	1500.00

Township of Monroe
Aileen Chiselko, Twp. Clerk
125 Virginia Avenue
Williamstown, NJ 08094