

**TOWNSHIP OF MAHWAH
ORDINANCE NO. 1908**

**AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY
LOCATED IN THE TOWNSHIP OF MAHWAH AS SHOWN ON THE TAX MAP
AS BLOCK 2, LOT 15**

WHEREAS, the Township is the owner of certain real property identified as Block 2, Lot 15, also known as 42 Stag Hill Road situated in the Township of Mahwah, County of Bergen, State of New Jersey consisting of approximately 114, 869 square feet (2.66 acres); and

WHEREAS, the Township Council of the Township of Mahwah has determined that the property is not needed for any public use and should be sold for the public benefit; and

WHEREAS, the Local Lands and Buildings Law N.J.S.A. 40A:12-13 provides for a public sale at auction subject to allowable conditions; and

WHEREAS, the Township of Mahwah desires to dispose of this property in accordance with the provisions of N.J.S.A. 40A:12-13(a).

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mahwah as follows:

Section 1. The Township Administrator of the Township of Mahwah is hereby authorized to schedule a public auction for sale to the highest bidder, after advertisement thereof, on the following real property:

- (1) Block 2, Lot 15 also known as 42 Stag Hill Road (the "Property").
 - A. The sale shall be "as is," and transfer of title shall take place within 60 days after the auction.
 - B. On completion of the auction, the successful bidder will be required to provide a deposit of ten percent (10%).
 - C. A failure to comply with any of the above requirements, or to close within sixty (60) days after the award of the bid at auction, the Township of Mahwah shall be entitled to rescind the prior bid approval, and terminate any and all rights of the designated bidder of said property, and retain all monies theretofore deposited.
 - D. The interest in the property being conveyed is subject to existing tenancies, encumbrances, liens, zoning regulations, easements and other restrictions, such facts as an accurate survey will reveal, and any present

or future assessment for the construction of improvements benefitting said property.

- E. The Property shall only be utilized for single family residential purposes. The Property may be subdivided to provide no more than two (2) residential lots and will be conveyed subject to such restrictions.
- F. The sale is not contingent upon issuances of any governmental permits or approvals for the use of the Property.
- G. The minimum price shall be offered for the property at the auction is \$175,000.00.

Section 2. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

Section 3. All ordinances or parts of ordinances of the Township heretofore adopted that are inconsistent with any terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

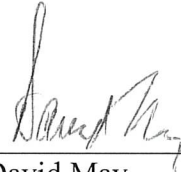
Section 4. This Ordinance shall take effect twenty (20) days after final passage, adoption and publication according to law.

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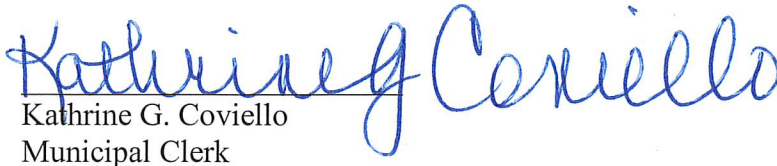
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Dated: July 30, 2020

Attest



David May
Council President



Kathrine G. Coviello
Municipal Clerk

I, Kathrine G. Coviello, Municipal Clerk of the Township of Mahwah, hereby certify that the within Ordinance was passed and adopted at a meeting of the Township Council held on the 9th day of July, 2020.



Kathrine G. Coviello, RMC/CMC/MMC
Municipal Clerk