

**NOTICE OF SALE OF PUBLIC LAND
OWNED BY THE TOWNSHIP OF EAST HANOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY**

PLEASE TAKE NOTICE that the Township of East Hanover, County of Morris, State of New Jersey (the “Township”) will hold an open public sale of certain property owned by the Township. Sealed bids will be opened **Thursday, November 14, 2024 at 10:00 a.m.** at:

**TOWNSHIP HALL
THE TOWNSHIP OF EAST HANOVER
411 RIDGEDALE AVENUE
EAST HANOVER, NEW JERSEY 07508**

for public lands identified as:

Nike Drive
East Hanover, New Jersey
Block 96, Lot 47.03 (the “Property”)

The Township by way of Resolution No.: 185-2024 has resolved that the Property is not necessary for the public purposes of the Township and has therefore resolved to sell the Property in accordance with the procedures of the Local Lands and Buildings Act, N.J.S.A. 40A:12-1 et seq., specifically N.J.S.A. 40A:12-13(a). Pursuant to Resolution No.: 185-2024 and in accordance with N.J.S.A. 40A:12-13(a), the Township further resolved that it would be in the best interests of the Township if the Property were sold subject to conditions and restrictions that limited its use and development to a high-quality senior multifamily project that will provide safe, affordable, and sustainable housing options for seniors within the Township all as set forth in a certain Request for Bids (the “RFB”) annexed and incorporated into Resolution No.: 185-2024.

Sealed bids will be received up and until the opening date and time specified herein, at which time the bids will be opened, read aloud, and recorded for presentation to the Mayor and Township Council. The Township assumes no liability or responsibility for delays in the mail or delivery service causing the bid to be received at the address stated herein later than the due date and time. If a bidder feels that delivery of the bid might interfere with the bid arriving in a timely manner, it is recommended that the bidder use a courier to hand deliver the bid.

Bid Specifications.

The RFB, bid specifications and Resolution No.: 185-2024 are available and may be requested via email from:

Nicolette Calabro, R.M.C., Township Clerk
Email: nicoletter@easthanovertownship.com

The RFB, bid specifications and Resolution No.: 185-2024 are also available on the Township website at www.easthanovertownship.com or may be picked up at the East Hanover Township Clerk’s Office at 411 Ridgedale Avenue, East Hanover, New Jersey 07508.

Bid Opening Date and Time.

Sealed bids are to be delivered Nicolette Calabro, R.M.C., Township Clerk at the Township Hall, 411 Ridgedale Avenue, East Hanover, New Jersey 07508 not later than Thursday, November 14, 2024, at 10:00 a.m.

No bids shall be received after the advertised date and time.

Bid Envelope.

The Bid is to be clearly marked RFB # _____-2024 – Sale of Real Property.

Minimum Bid.

No bid shall be less than the fair market value of the Property which has been determined by the Township by the appraisal of McNerney & Associates, Inc. dated as of June 6, 2024 to be \$3,360,000.00.

The Township reserves the right not to consider any bid that does not meet the minimum bid.

Public Inspection of Property – Appointment.

The Property is open for public inspection prior to the bid opening date. All parties interested in viewing the property are to set an appointment by contacting Nicolette Calabro, R.M.C., Township Clerk at (973) 888-6008.

Conditions of Sale.

The Property is being offered for sale subject to all specifications, terms and conditions as set forth in the RFB and Resolution No.: 185-2024, as well as the following additional terms and conditions:

- (a) The successful bidder shall deposit with the Township, cash, certified check or money order in an amount not less than 10% of the bid price at the time of award of the bid.
- (b) The successful bidder shall enter into a Contract of Sale for the Property in a form reasonably agreeable to the Township Attorney and/or his designee within fourteen (14) days of the receipt of the successful bid;
- (c) The Property is sold “as is, where is” and with all faults. No representations of any kind are made by the Township as to the conditions of the Property, and all descriptions of the Property are intended as a general guide only and may not be accurate.
- (d) 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 to

be unmarketable for any reason and the successful bidder waives any right in damages or by way of liens against the Township. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful bidder to examine title to the Property prior to the closing. In the event of closing and a later finding of a defect in title, the Township shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.

- (e) The deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the deed restriction included in the RFB, the Ordinances of the Township of East Hanover, and reserving an easement for all natural or constructed drainage systems, waterways, water and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.
- (f) The successful bidder must comply with all applicable zoning, subdivision, health and building regulations and codes and stipulates that this sale was not used as grounds to support any variance from the regulations.
- (g) The failure to close title as agreed shall result in the forfeiture to the Township of East Hanover any and all money deposited with the Township.
- (h) **The Township reserves the right to withdraw this offer to sell, or upon completion of bidding to reject any and all bids where the highest bid is not accepted and/or to waive any informalities in relation thereto.**
- (i) Any sale of the Property is subject to all applicable laws, statutes, regulations, resolutions and ordinances of the United States, State of New Jersey and Township of East Hanover.
- (j) No employee, agent or officer has any authority to waive, modify, or amend any conditions of sale.
- (k) The failure of the successful bidder to Close within sixty (60) days of the Township Award of the bid shall constitute a breach of the conditions of sale unless the Township agrees in writing prior to that date to extend the time for closing. In the event the successful bidder fails to close within sixty (60) days or such date as extended by the Township, the deposit paid by successful bidder shall be retained by the Township as liquidated damages.
- (l) The final contract of sale shall be subject to final approval by the Mayor and Township Council.

By Order of the Mayor and Township Council of the Township of East Hanover

Nicolette Calabro, R.M.C., Township Clerk