

ANNOUNCING

CITY OF ABSECON LAND SALE

**Thurs., September 4th, 2025
Beginning at 4:00 PM**

**City of Absecon
Municipal Complex
500 Mill Road
Absecon, New Jersey**



- **Block 90, Lot 13**
 - Spruce Street
 - Minimum bid requirement of \$60,000.00.
- **Block 91, Lot 12:**
 - West Faunce Landing Rd.
 - Minimum bid requirement of \$80,000.00.
- **Block 91, Lot 20:**
 - Spruce Street
 - Minimum bid requirement of \$50,000.00.

**FOR MORE
INFORMATION:**

**PLEASE CALL
609-641-0663
EXT. 100**

CITY OF ABSECON
AUCTION FOR SALE OF MUNICIPALLY OWNED LANDS

The City of Absecon is auctioning for sale municipally owned properties. The properties being offered for sale are identified on the City of Absecon's Official Tax Map as Block 90, Lot 13; Block 91, Lot 12; and Block 91, Lot 20.

Further information in regard to the sale of these municipally owned properties is contained below:

WHEREAS, the City Council has determined that certain municipally-owned lands designated as Block 90, Lot 13; Block 91, Lot 12; and Block 91, Lot 20, on the Official Tax Map of the City of Absecon (hereinafter referred to as the "Properties"), are no longer necessary for public use or other municipal purposes and, as such, shall be sold at public auction in accordance with N.J.S.A. 40A:12-13; and

WHEREAS, the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., authorizes the sale by municipalities of any real property, capital improvement, or personal property no longer needed for public use; and

WHEREAS, the City Council believes it is in the best interest of the City of Absecon to sell the Properties to generate revenue, reduce taxes, and reduce liability; and

WHEREAS, the Properties, which are not needed for public use or other municipal purposes, shall be sold at a public sale to be held on the same date as set forth herein; and

WHEREAS, it is in the best interest of the City of Absecon to advertise the Properties for individual public sale to the highest bidder in accordance with the strict provisions of N.J.S.A. 40A:12-13.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Absecon, County of Atlantic and State of New Jersey as follows:

1. The allegations of the preamble are incorporated herein by this reference.
2. The City Clerk is authorized, subject to the conditions set forth herein, to offer for sale by public auction to the highest bidder all the City's right, title, and interest in the Properties listed on the Official Tax Map of the City of Absecon pursuant to the provisions of N.J.S.A. 40A:12-13.
3. Each of the Properties shall be auctioned individually for sale and the minimum bid and conditions of sale for each of the Properties is as follows:
 - a. Block 90, Lot 13: Minimum bid requirement of \$60,000.00. Lot shall be sold without any approvals being conveyed or contingencies required to be eliminated prior to the conveyance of title.
 - b. Block 91, Lot 12: Minimum bid requirement of \$80,000.00. Lot shall be sold without any approvals being conveyed or contingencies required to be eliminated prior to conveyance of title.
 - c. Block 91, Lot 20: Minimum bid requirement of \$50,000.00. The sale of this lot is contingent upon the successful bidder obtaining variance relief from the City of Absecon Zoning Board of Adjustment for the construction of a single-family residential dwelling on an undersized lot. If the successful bidder does not obtain approval from

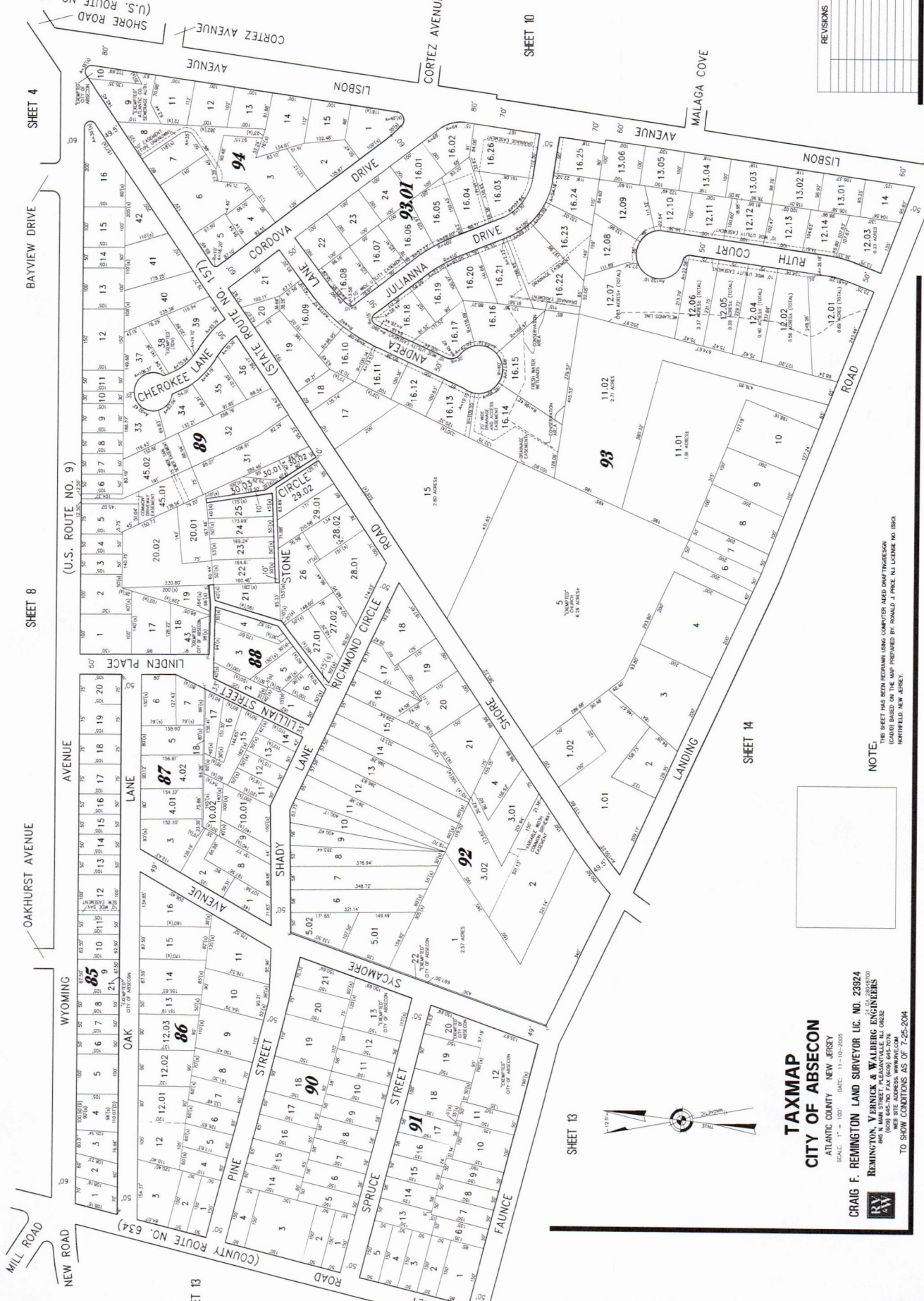
the City of Absecon Zoning Board of Adjustment for construction of a single-family residential dwelling on this undersized lot, the sale shall be cancelled, and the City shall retain all right, title, and interest in this parcel.

4. No bid less than the minimum amount set forth in Paragraph 3, above, for each of the Properties will be considered by the City of Absecon.
5. The City Clerk is directed to advertise the sale of each of the Properties in the City of Absecon's Official Newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication to be not earlier than seven (7) days prior to the date of the public sale.
6. The Properties are not necessary for public use or other municipal purposes and the best interest of the public shall be served in selling the Properties by public sale to the highest bidder at or above the minimum price, as set forth herein for each of the Properties, with the City Council reserving the right to accept or reject or otherwise remove the Properties from sale.
7. Said public auction shall be conducted on Thursday, September 4, 2025, beginning at 4:00 p.m. EST or such later date or time as may be established and advertised by the City Clerk. Said public auction sale shall be conducted at the City of Absecon Municipal building, 500 Mill Road, Absecon, New Jersey 08201, or such other place as designated by the City Clerk and published in accordance with law, subject to the terms and conditions set forth herein. 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 City Clerk, City of Absecon, 500 Mill Road, Absecon, New Jersey 08201, telephone number (609) 641-0663. The City Clerk may establish such other appropriate procedures for the auction as deemed necessary.
8. The City Clerk shall notify all owners of land contiguous to the subject property of the auction by certified mail and include a copy of this legal notice with said notice. Said notice to be mailed no later than Fourteen (14) days prior to the public auction.
9. On the scheduled date and time of the public sale, the Mayor or City 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.
10. The highest bid shall be referred to the City Council for review and final approval pursuant to N.J.S.A. 40A:12-13 and the City reserves the right to accept the highest bid or to reject any, and all, bids for the property. The Deposits with respect to any unsuccessful bid and any rejected bid shall be then returned.
11. A deposit of ten (10%) percent of the minimum price for each of the Properties must be paid in cash, certified check, bank check, or money order payable to the City of Absecon by the successful bidder at the time of the public sale; said time and place to be set by the City Clerk. 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 cash or certified bank check on the date of closing, which shall be required to occur within thirty (30) days after the date of auction or acceptance of bid, whichever is later, at the office of the City Clerk.
12. 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 City Attorney, or for the City Attorney's review and approval of the documents not to exceed \$300.00, 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, money

order or bank check made payable to the City of Absecon and provided to the City Clerk on the date of closing of title, which shall be required to occur within thirty (30) days of the date of auction or acceptance of bid, whichever is later.

13. The Mayor and City Clerk are hereby authorized to execute said Bargain and Sale deed without covenants and other conveyance documents and the City Attorney is authorized to prepare such deed and other documents on behalf of the City after the City Council accepts the bid offer.
14. In addition to the terms and conditions set forth herein, the successful bidder agrees to the imposition of the following conditions of the City:
 - a. Acceptance of the offer to purchase shall constitute a binding agreement by the bidder with the City 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 City any, and all, monies deposited with the City.
 - c. The City does not warrant or certify title to the Properties and in no event shall the City be liable for any damages to the successful bidder if title to any of the Properties is found defective or unmarketable for any reason, and the bidder waives any, and all, rights and damages against the City, the sole remedy being the right to receive a refund of deposit paid prior to closing in the event title is found defective or unmarketable for any of the Properties. It is the right of the successful bidder to examine title prior to closing. In the event of closing and later finding of a defect of title, the City shall not be required to refund any money or correct any defect in title and shall not be held liable for damages to the successful bidder. Acceptance of an offer to purchase shall constitute a binding agreement by the bidder and the City and the successful bidder shall be deemed obligated to comply with the terms and conditions contained herein.
 - d. In the event that Block 91, Lot 20, is purchased by the contiguous landowner, it shall be required as a condition of the transfer of title that the parcel be consolidated with Bloc, 91, Lot 19, as its continued existence as a standalone lot will result in the continuous of a pre-existing undersized parcel which is non-conforming to the requirements of the zoning district in which it is situated. The deed of conveyance shall contain a restriction governing the subject property indicating that, if applicable, neither it nor the property with which it is consolidated shall be further subdivided without approval by the City's Planning Board and/or Zoning Board of Adjustment. The deed will also contain a further covenant that neither purchaser, nor any future owner or developer of the consolidated lots may ever, in any manner, directly or indirectly, assert a claim against the City of Absecon based upon the inability to develop or use the Property, including, but not limited to, a claim of inverse condemnation or damages of any kind.
 - e. 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 City of Absecon, and the reservation of an easement for all natural or constructed drainage systems, swales, pipes, drains, inlets, waterways, and/or easements, if any, on the land without obligation to provide access, public or private, or to provide any improvements.
 - f. The deed will also contain a further covenant that neither the purchaser nor any future owner or potential developer of any of the Properties may ever in any manner, directly or indirectly, assert a claim against the City of Absecon based upon the inability to develop or use the property including, but not limited to, a claim for inverse condemnation or damages of any kind.

- g. The City makes no warranties whatsoever regarding the Properties and assumes no responsibility for environmental conditions, known or unknown, regarding said Properties and the successful bidder agrees to fully release and indemnify the City with respect thereto. The bidder shall be fully responsible for the exercise of due diligence in determining all aspects of the condition of the Properties, 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 Properties. The City sells the Properties "AS IS" and, as such, the successful bidder releases the City of all liability and responsibility of any said contamination, if found, on any of the Properties.
15. The City Clerk, the Mayor, and the City 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 effectuate the transactions set forth herein.
16. The City Clerk shall file with the Director of Local Government Services in the Department of Community Affairs, sworn affidavits verifying the publications of the advertisements required by N.J.S.A. 40A:12-13(b), if necessary.
17. 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. However, no commission shall be paid by the City of Absecon to any real estate agent or broker or other representative in connection with the sale of any of the Properties and the successful bidder indemnifies and holds harmless the City of Absecon of any claims made by third-parties related to any commissions alleged to be due and owing from the City of Absecon related to the auctioning of any of the Properties.
18. The sale of the Properties are subject to applicable New Jersey Law concerning this disposition of municipal real estate and all other applicable laws, regulations, and ordinances of the State of New Jersey and the City of Absecon.
19. All potential sales are subject to final approval by the City Council of the City of Absecon. This includes the right of the City Council to remove any of the Properties from sale 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 City, any monies paid by a successful bidder will be refunded.
20. The City reserves the right to waive any, and all, defects, informalities, and irregularities in any bid. The City further reserves the right to reject all bids in each instance where the highest bid is not accepted and it is, in its discretion, to re-advertise the Properties for sale. No bid shall be considered finally accepted until confirmed by the City Council of the City of Absecon.



REVISIONS	

NOTE:
THIS SHEET HAS BEEN REGENERATED USING COMPUTER AIDED DRAFTING PROGRAMS.
(CADD) BASED ON THE MAP PREPARED BY HANCOCK & PRICE, A LICENSED SURVEYOR,
NORTHFIELD, NEW JERSEY.



TAXMAP
CITY OF ABSECON
ATLANTIC COUNTY NEW JERSEY

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMININGTON, YERNICK & WALBERG ENGINEERS
ONE MILL CREEK DRIVE, SUITE 200
ABSECON, NJ 08205
(609) 645-7670 FAX (609) 645-7676
WWW.REMINGTON-SURVEYORS.COM
TO SHOW CONDITIONS AS OF 7-25-2004

