

RESOLUTION #2025-60

RESOLUTION AUTHORIZING THE PRIVATE SALE OF CERTAIN LAND OWNED BY THE MANTUA TOWNSHIP MUNICIPAL UTILITIES AUTHORITY PURSUANT TO N.J.S.A. 40A:12-13(B)

WHEREAS, N.J.S.A. 40A:12-13(b) authorizes the private sale of municipally owned real property no longer needed for public use to contiguous landowners where said property is vacant and unable to be developed separately pursuant to municipal zoning ordinances or otherwise qualify for a private land sale; and

WHEREAS, the Mantua Township Municipal Utilities Authority (“MTMUA”) has determined that certain parcels of municipally owned land are not necessary for public use and said lands being Block 209, Lot 1 Grandview Avenue; and

WHEREAS, the Governing Body of the MTMUA has determined that said property would be of better value as a privately owned tax ratable.

NOW, THEREFORE, BE IT RESOLVED by the Mantua Township Municipal Utilities Authority as follows:

SECTION 1: The real property located on Grandview Avenue more specifically known as Block 209, Lot 1 shall be advertised for private sale to contiguous landowners pursuant to requirements of N.J.S.A. 40A:12-13(b).

SECTION 2: That notice of said private sale to contiguous property owners shall be published in a newspaper circulating in the municipality by one insertion within five (5) days of the adoption of this resolution. A Notice of Sale shall be posted on the MTMUA bulletin board and website with a copy of same mailed to all contiguous property owners immediately following the date of the adoption of this Resolution.

SECTION 3: A. The MTMUA shall accept offers/bids from contiguous property owners for a period of twenty (20) days from the date of newspaper advertisement. All bids must be received in a sealed envelope addressed to the “Mantua Township Municipal Utilities Authority, Attention MTMUA Executive Director”, 401 Main Street, Mantua, NJ., 08051.

B. Said property being offered for sale to contiguous property owners as either undersized, landlocked, or otherwise restricted lot unable to be separately developed with the condition that the MTMUA is issuing no representations or warranties as to the permissibility or advisability

of the property's use, including but not limited to sewer and water capacity availability to or for the property and of any limiting environmental conditions including the presence of wetlands. The successful bidder is solely responsible for obtaining any and all necessary local, county or state permits and/or approvals for use of the property or for constructing any improvement on the property. The MTMUA makes no representation as to any previous use of the property and does not guarantee clear title to the property.

C. All bids shall be referred to the MTMUA governing body for final review and approval which shall be by Resolution within fourteen (14) days after bids are received.

D. The successful bidder shall be required to pay all conveyancing expenses including legal fees and advertising costs, and to provide at its own expense a title search and legal description to the MTMUA for preparation of the Deed of Conveyance by the MTMUA.

E. The purchase price for this lot will be determined by the highest bidder.

F. A Bargain and Sale Deed will be the document of conveyance and no warranties or representations as to title are made by the MTMUA. If, however, the MTMUA is unable to convey marketable title, the private sale shall be null and void and of no further effect. In addition, any deposit monies received pursuant to this bidding procedure shall be returned.

G. The confirmation of the sale by the MTMUA shall be complete acceptance of the bid and, thereafter, within thirty (30) days from said confirmation, settlement must be completed by the successful bidder. In the event the successful bidder defaults and fails to complete the settlement within the time period allowed, the MTMUA shall be entitled to rescind the prior approval, terminate all rights of the designated bidder and the down payment shall be forfeited to the MTMUA. Said time period may only be extended for good cause documented to and approved by the MTMUA.

H. A deposit not exceeding ten percent (10%) of the minimum bid price of the tract of land on which the bid is submitted shall be paid by the successful bidder in cash, cashier's check or certified check within seventy-two (72) hours of notification from the MTMUA that said party is the successful bidder. Failure to make the payment in the time period required will nullify said bid and the MTMUA will notify the next highest bidder, if any, of being the successful bidder.

I. The lot being offered for sale is subject to existing liens, encumbrances, judgments, zoning regulations, easements and any other

regulations, which such facts would be revealed by a title report and an accurate survey which the MTMUA has not undertaken.

SECTION 4. This resolution shall take effect immediately upon adoption and publication as required by law.

DULY ADOPTED at the Regular Meeting of the Mantua Township Municipal Utilities Authority held on the 21st day of October, 2025.

**The Mantua Township Municipal
Utilities Authority**

BY: 
Mario DiLisciandro, Chair

ATTEST:


John Parks, Secretary

Governing Body

Recorded Vote

**Resolution 2025-60 Private
Land Sale (Bl 209, Lot 1)**

Member:		Motion	Second	Aye	Nay	Abstain	Absent
Mario DiLisciandro	Chairman			✓			
Tim Sheehan	Vice-Chair		✓	✓			
James Neely	Treasurer						✓
John Parks	Secretary						✓
Kevin Howarth	Engineering Coordinator	✓		✓			
Chris Heisler	Alternate			✓			
vacant	Alternate						