RESOLUTION R141-2026

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, REAUTHORIZING THE SALE OF SURPLUS REAL PROPERTY KNOWN AS BLOCK 53, LOT 1.02, ALSO KNOWN AS 201 EAST HOLLY AVENUE, BY OPEN PUBLIC AUCTION IN ACCORDANCE WITH N.J.S.A. 40A:12-13 AND, IF APPLICABLE, N.J.A.C. 5:34-5.9

WHEREAS, the Township of Washington, County of Gloucester, State of New Jersey (the "Township") is the owner of certain real property identified on the Township Tax Map as Block 53, Lot 1.02, also known as 201 East Holly Avenue (the "Property"); and

WHEREAS, the Township Council has determined that the Property is not needed for public use; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13, a municipality may sell real property or an interest therein that is not needed for public use by open public sale at auction to the highest bidder after the required newspaper advertisement; and

WHEREAS, the Township Council desires to reintroduce and reauthorize the sale of the Property by open public auction to the highest qualified bidder, subject to the terms and conditions set forth in this Resolution and in the public notice and bid specifications to be issued for the auction; and

WHEREAS, the Township Council has fixed Two Million Seven Hundred Eighty-Three Thousand Dollars ($2,783,000.00) as the minimum acceptable bid for the Property; and

WHEREAS, the Township Council reserves the right to reject all bids, including the highest bid, in accordance with N.J.S.A. 40A:12-13; and

WHEREAS, if the auction is conducted through an electronic procurement platform, the Township shall conduct the auction in accordance with N.J.A.C. 5:34-5.9 and any other applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Washington, County of Gloucester, State of New Jersey, as follows:

1. Reauthorization of Sale. The Township Council hereby reauthorizes the sale of the Property by open public auction to the highest qualified bidder in accordance with N.J.S.A. 40A:12-13 and the terms of this Resolution.

2. Property to Be Sold. The Property authorized for sale is identified as Block 53, Lot 1.02, also known as 201 East Holly Avenue, Township of Washington, Gloucester County, New Jersey.

3. Determination of Public Use. The Township Council hereby determines that the Property is not needed for public use.

4. Minimum Bid. The minimum acceptable bid for the Property shall be $2,783,000.00. No bid below that amount shall be accepted.

5. Auction Date, Time, and Place. The Township Clerk, in consultation with the Township Administrator, Township Solicitor, and other appropriate Township officials, is authorized to determine and publish the date, time, place, and manner of the open public auction, including whether the auction will be conducted in person, online, or by a live auction permitting electronic participation, provided that the auction is conducted in accordance with applicable law.

6. Reservation of Rights. The Township expressly reserves the right to reject all bids, including the highest bid, if the Township Council determines that acceptance of the bid is not in the best interests of the Township. Notice of this reservation shall be included in the advertisement of sale and shall be publicly announced at the time of sale.

7. Acceptance or Rejection of Bids. The highest bid, if any, shall be presented to the Township Council for acceptance or rejection at a public meeting. Acceptance or rejection shall occur within the time required by N.J.S.A. 40A:12-13.

8. Advertisement of Sale. The Township Clerk is authorized and directed to publish notice of the auction in a newspaper circulating in the municipality in which the Property is located by two (2) insertions, at least once a week during two consecutive weeks, with the last publication not earlier than seven days prior to the sale, as required by N.J.S.A. 40A:12-13(a).

9. Contents of Advertisement. The advertisement shall include, at a minimum, the identity and location of the Property, including its street address and block and lot designation; the date, time, place, and manner of the auction; the minimum bid; the Township's reservation of the right to reject all bids where the highest bid is not accepted; and any conditions of sale or restrictions on use included in the bid specifications.

10. Electronic Auction Requirements, If Applicable. If the Township conducts the auction through an electronic procurement platform, the advertisement and auction process shall comply with N.J.A.C. 5:34-5.9, including, as applicable, publication of the platform name and website address, the dates and times when online bidding will commence and conclude, required platform functionality, and the requirement that the online auction commence not less than seven days after the date of the last newspaper publication.

11. Bid Specifications and Conditions of Sale. The Township Clerk, Township Administrator, Township Solicitor, Chief Financial Officer, and other appropriate Township officials are authorized to prepare and issue bid specifications, forms, disclosures, certifications, contract documents, and conditions of sale consistent with this Resolution and applicable law.

12. Deposit and Closing Terms. The bid specifications may require a bidder deposit in an amount permitted by law and may establish the time for closing of title and payment of the consideration, subject to approval by the Township Council and compliance with N.J.S.A. 40A:12-13.

13. Authority to Execute Documents. Upon acceptance of a bid by the Township Council, the Mayor, Township Clerk, Township Administrator, Chief Financial Officer, Township Solicitor, and other appropriate Township officials are authorized to take all actions and execute all documents necessary or appropriate to effectuate the sale of the Property in accordance with this Resolution, the accepted bid, and applicable law.

14. Distribution. A certified copy of this Resolution shall be forwarded by the Township Clerk to the Mayor, Township Council, Township Administrator, Chief Financial Officer, Tax Collector, Township Solicitor, and any other official or agency required by law or deemed appropriate by the Township Clerk.

15. Prior Inconsistent Action. To the extent any prior resolution or action is inconsistent with this Resolution, this Resolution shall supersede such prior resolution or action solely with respect to the reauthorization and conduct of the sale described herein.

16. Effective Date. This Resolution shall take effect immediately upon adoption according to law.

By: _____
Peter Del Borrello, III, Council President

I, Christine Ciallella, do certify this to be a true copy of Resolution **R141-2026** adopted by the Township of Washington, Gloucester County, at the regular meeting held on June 10, 2026 and shall take effect immediately.

By: Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes			X				
Harris			X				
Pasqualone		X	X				
Brown	X		X				
Del Borrello			X				