

**TOWN OF WEST NEW YORK  
COUNTY OF HUDSON, STATE OF NEW JERSEY**

**RESOLUTION AUTHORIZING SALE OF PUBLIC PROPERTY LOCATED AT  
424 51<sup>ST</sup> STREET A/K/A BLOCK 98 LOT 32**

**WHEREAS**, the Town owns property located at 424 51<sup>st</sup> Street A/K/A Block 98 Lot 32; and

**WHEREAS**, the Town no longer needs this property for a public purpose and pursuant to N.J.S.A. 40A:12-13 the Town seeks to hold a public auction to sell the property; and

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of West New York that the Town does hereby set the following terms and conditions for the sale of the property located at 424 51<sup>st</sup> Street A/K/A Block 98 Lot 32:

1. A public auction shall be held at the West New York Town Hall located at 428 60<sup>th</sup> Street, West New York, New Jersey, 07093 in the Municipal Court Chambers at 10:00 am on December 7, 2016. Notice of the sale will be published on November 23, 2016 and November 30, 2016.
2. The minimum price for the sale of the property shall be \$300,000.00.
3. The successful bidder must provide the Town by the 4 p.m. of the day of the sale with certified funds or cash for 10% of the total price of the property.
4. The closing on the sale of the property shall occur within 90 days of the confirmation of the sale by Board of Commissioners. Failure to close on the sale within this time or such further time as agreed to by the Town shall be a default and shall result in the forfeiture of the 10% deposit to the Town.
5. The Town of West New York will pay a real estate broker fee of 5%.
6. The Board of Commissioners reserves the right to reject all bids for the purchase of this property.
7. This property is being sold as is. The Town makes no representations regarding the environmental condition of the property to be sold and buyer assumes all responsibility for the conditions of the property.
8. The successful bidder shall pay all of the Town's legal costs and other costs associated with the sale of this property including legal fees, advertising costs etc. The costs will be provided to the bidder at closing or soon thereafter.
9. The Town shall convey title of the property by quit claim deed with no representations as to the title. A title search has been performed and is available for inspection.
10. All parties interested in inspecting the property located at 424 51<sup>st</sup> Street A/K/A Block 98 Lot 32 should call 201-295-5119 to make an appointment to view the property.

**BE IT FURTHER RESOLVED**, that the Clerk shall advertise the notice of the sale of this property with two insertions in a newspaper circulating in the Town of West New York at least once a week during two consecutive weeks and the last publication not earlier than seven days prior to the date of the auction.

**BE IT FURTHER RESOLVED**, that the Mayor and Town Clerk are hereby authorized to take all necessary steps and to execute all documents with regard to the sale of this property.

**Adopted: 10/20/2016**