

**Advertisement of General Rules and Conditions of Sale**

**Borough of Newfield Land Sale**

**2-4 Northwest Boulevard (Block 101, Lots 3 & 4), Gorgo Lane (Block 1000, Lot 20), 101 S. Church Street (Block 203, Lot 10.02), Northeast Boulevard (Block 401, Lot 1), and Franklin Street (Block 700, Lot 37), Newfield, New Jersey 08344**

Public Notice is hereby given by the Borough of Newfield for the sale of municipal land in accordance with the following terms and conditions:

1. The Local Lands and Buildings Law (N.J.S.A. 40A:12-1 et seq.) authorizes a municipality to sell any real property that is not needed for public use. Said statute is incorporated herein by reference. Any person, corporation or other business entity participating in the land auction is urged to read the statute.
2. On March 12, 2026, the Mayor and Borough Council of the Borough of Newfield approved Resolution #R-38-2026, Authorizing the Advertisement for the Sale of Lands for a minimum bid price as follows:

<u>Address</u>	<u>Block/Lot</u>	<u>Minimum Sales Price</u>
2-4 Northwest Boulevard	Block 101, Lots 3 & 4	\$355,000.00
Gorgo Lane	Block 1000, Lot 20	\$64,000.00
101 S. Church Street	Block 203, Lot 10.02	\$42,780.00
Northeast Boulevard	Block 401, Lot 1	\$14,973.00
Franklin Street	Block 700, Lot 37	\$ 4,583.00

3. The parcels shall be sold at a public auction sale, to be conducted by John A. Moustakas, Esquire, Solicitor for the Borough of Newfield, or his designee. The public auction sale will be held at the Borough Hall, 18 Catawba Avenue, Newfield, NJ 08344 on **April 17, 2026 at 2:00 p.m.**
5. The terms, conditions, and restrictions of the sale shall be as follows, which terms shall be incorporated into a sales contract to be signed by the successful bidder/purchaser:
  - A. The sale shall be by public auction and to the highest bidder, subject to a minimum bid prices set forth herein.
  - B. The Borough reserves the right to reject all bids where the highest bid is not accepted.
  - C. The sale of the parcel is also conditioned upon the confirmation by the Mayor and Borough Council of the Borough of Newfield. Confirmation shall be by Resolution and adoption of an Ordinance authorizing the sale. It is possible that the minimum price be bid, but the Mayor and Borough Council decide not to confirm the sale.
  - D. The prevailing high bidder at the auction shall pay to the Borough upon confirmation of the sale by Mayor and Borough Council, a sum equal to ten percent (10%) of the highest bid by way of cash, personal check or by certified or bank cashier's check.
  - E. In addition to the ten percent (10%) payment, as set forth herein the successful confirmed bidder shall pay an additional sum of \$500.00 for the preparation and legal services performed by the Borough's Attorney. The successful bidder/purchaser shall also sign a contract to purchase the property in the form to be supplied by the Borough Attorney which shall become immediately binding.
  - F. The Borough shall provide the successful bidder/purchaser with a Bargain and Sale Deed with Covenants as to Grantor's Acts. The Deed shall name the successful bidder/purchaser as the Grantee. The title to the property shall be under and subject to local zoning ordinances, covenants, conditions, rights, reservations, restrictions, easements and right of way, whether for utilities or for others, recorded and unrecorded, if any, and such state of

facts as an accurate survey would disclose, and any municipal, state and federal laws, ordinances and regulations affecting the use, occupancy and maintenance of the property, and such other and further restrictions as contained in the contract. The property shall be sold "as is".

- G. It is a condition of the sale that the successful bidder/purchaser obtain a title insurance policy which warrants that the Borough is conveying clear title. The successful bidder/purchaser may use the title company of their choice, unless they desire the Borough to select the title company. If a title report discloses an unmarketable condition of title the remedy of the Buyer shall be limited to the return of payments made to the Borough.
  - H. The remaining balance of ninety percent (90%) of the sale price shall be paid in cash or by certified or bank cashier's check or wired to the Borough of Newfield, and must be received by the Borough's Chief Financial Officer, at closing which shall occur within Sixty (60) days of the auction sale. If the transaction is not completed within sixty (60) days, the successful bidder/purchaser shall lose any and all rights to purchase the property, and shall also forfeit any deposit monies in the event the successful bidder/purchaser is the cause of the delay, unless the closing date is otherwise extended in the sole discretion of the Borough of Newfield. If there is a settlement, it must be held at Borough Hall, unless otherwise agreed by the Borough. **Any and all costs of settlement are to be borne by the successful bidder/purchaser.** Such costs shall include but are not limited to any and all costs and fees, as well as any and all taxes as required by the State of New Jersey.
  - J. The Borough will allow access to the property, by request, prior to the auction to allow interested parties to determine if the property meets any prospective bidder's needs.
  - K. Once the auction has taken place and the contract has been signed there will be no extension for payment, release of obligation, or any deviation from the Contract unless otherwise approved in the sole discretion of the Borough of Newfield.
  - L. Other than as stated herein, the Borough makes no representations, warranties or guarantees about the size or dimensions of the property (potential bidders are hereby informed that the tax maps are not always accurate and are not to be relied upon), whether or not the property meets existing zoning regulations, has improved street access, is subject to any environmental constraints, or is able to be improved with any buildings or other structures. Any development or improvements to the parcel must comply with all applicable zoning, building, environmental and health ordinances, regulations, and local, county, state and federal laws. Bidders are urged to perform their due diligence before bidding on the parcel and this property is being conveyed "as is".
  - M. Other than as stated herein, the Borough makes no representations, warranties or guarantees about the existence or non-existence of any covenants, restrictions, easements, right-of-way rights, or other encumbrances on the property. The successful bidder/purchaser shall take title to the property subject to any and all such covenants, restrictions, easements, right-of-way rights, or other encumbrances.
6. Said parcels of real property, with the above stated specifications, conditions and restrictions shall be sold at a public auction sale to be conducted by John A. Moustakas, Esquire, Borough Solicitor or his designee, at Borough Hall, 18 Catawba Avenue, Newfield, NJ 08344, on **April 17, 2026 at 2:00 p.m.**
7. For further information please contact Toni L. Van Camp, Borough Clerk, 18 Catawba Avenue, Newfield, NJ 08344, (856) 697-1100.

This Notice is being advertised on the Borough of Newfield website at [www.boroughofnewfield.org](http://www.boroughofnewfield.org) continuously from March 17, **2026** through **April 17, 2026**.

Toni L Van Camp, RMC, Borough Clerk  
Borough of Newfield