

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION NO. 2019-9-8**

**RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT OF SALE AND  
EXECUTION OF CLOSING DOCUMENTS FOR  
PROPERTY KNOWN AS 24510 E. MAIN STREET AND 24512 E. MAIN STREET**

**WHEREAS**, by Ordinance 2019-14, the Township Committee of the Township of Mansfield authorized the sale to adjoining property owners of certain Properties owned by the municipality no longer needed for public use, said properties known as Block 28, Lot 2 and Block 28, Lot 3 situated at 24510 E. Main Street and 24512 E. Main Street respectively, (the “Properties”); and

**WHEREAS**, CGSD, LLC T/A Columbus General Store, 266 Atlantic Ave, P.O Box 62, Columbus, NJ 08022, has offered the Purchase Price of Three Thousand Dollars (\$3,000) for Block 28, Lot 2 and a Purchase Price of Eleven Thousand Three Hundred Dollars (\$11,300) for Block 28, Lot 3; and

**WHEREAS**, the Township Solicitor has prepared an Agreement of Sale which calls for the Properties to “close” on or before November 13, 2019; and

**WHEREAS**, the Township Committee desires to ensure the receipt of the proceeds from this sale by no later than November 13, 2019, and thus declare that the date shall be a “time of the essence” date for Closing; and

**WHEREAS**, the Township desires to sell the Properties to CGSD, LLC T/A Columbus General Store upon the terms and conditions generally set forth in an Agreement of Sale of Real Estate, attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey as follows:

1. The Township Committee hereby accepts the bid by CGSD, LLC T/A Columbus General Store in the amount of Three Thousand Dollars (\$3,000) for Block 28, Lot 2.
2. The Township Committee hereby accepts the bid by CGSD, LLC T/A Columbus General Store in the amount of Eleven Thousand Three Hundred Dollars (\$11,300) for Block 28, Lot 3.
3. The Mayor and Township Clerk are hereby authorized and directed to execute the attached Agreement of Sale for the properties known as Block 28, Lot 2 and Block 28, Lot 3 situated at 24510 E. Main Street and 24512 E. Main Street respectively, subject to such modifications as may be agreed to by the Township Solicitor, so long as said modifications do not change the fundamental intent of the Agreement of Sale, i.e., that it be sold in 2019, for the above mentioned amounts as an “AS IS, WHERE IS” fashion.

4. The Mayor, Township Clerk, Township Administrator, Chief Financial Officer, Township Solicitor, and such other officials as may be necessary are hereby authorized to execute such closing documents as may be required to complete this transaction, including the deed, title company documents, closing statement, and other such necessary documents.

**MOTION: CAIN    SECOND: HIGGINS**

**ROLL CALL VOTE**

**AYES: CAIN, HIGGINS, DIGIUSEPPE, MAGEE, GABLE**

**NAYS:                    ABSTAIN:                    ABSENT:**

**CERTIFICATION**

I, **LINDA SEMUS, RMC, CMR, Municipal Clerk** of the Township of Mansfield, County of Burlington, State of New Jersey do hereby certify this to be a true and correct copy of the Resolution adopted by the Mansfield Township Committee at their regular meeting held on September 18, 2019 at the Mansfield Municipal Complex at 7:00 PM.

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**Linda Semus, RMC, CMR, Municipal Clerk**