

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION NO. 2020-10-5**

**RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER AND THE EXECUTION  
OF AGREEMENT OF SALE FOR PROPERTY KNOWN AS 190 ATLANTIC AVENUE,  
BLOCK 28, LOT 38**

**WHEREAS**, by Resolution 2020-8-2, the Township Committee of the Township of Mansfield authorized public auction of certain Property owned by the municipality and no longer needed for public use, which property is known as Block 28, Lot 38 situated at 190 Atlantic Avenue, (the "Property"); and

**WHEREAS**, in accordance with the authority granted it by N.J.S.A. 40A:12-13, the Township previously listed the Property for sale by way of online auction (the "Auction"); and

**WHEREAS**, the only bidder, The Parker House, LLC, 1410 South Broad Street, Trenton, New Jersey has offered the required Purchase Price of Two Hundred Fifty Thousand Dollars (\$250,000.00) with administrative fees of Fifteen Thousand Seven Hundred and Fifty Dollars (\$15,750.00) for a total of Two Hundred Sixty Five Thousand Seven Hundred Fifty Dollars (\$265,750.00); and

**WHEREAS**, the Township and The Parker House, LLC have negotiated terms and conditions upon which to effectuate the purchase and sale of the Property, the same of which are set forth in that certain Agreement of Purchase and Sale attached hereto, incorporated herein, and made a part hereof as "Exhibit A".

**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 Parker House, LLC bid on the Property of Two Hundred Fifty Thousand Dollars (\$250,000.00) together with administrative fees of Fifteen Thousand Seven Hundred and Fifty Dollars (\$15,750.00), as an "AS IS, WHERE IS" fashion; and
2. The Township Clerk is hereby authorized and directed to execute the attached Agreement of Purchase and Sale (see Exhibit A) for the Property at having a street address of 190 Atlantic Avenue and designated as Block 28, Lot 38 on the Township Tax Map, 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 Purchase and Sale.
3. 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: MAGEE**

**ROLL CALL VOTE**

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

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

**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 October 21, 2020.



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

**Exhibit A**

