



**TOWN OF DOVER
NOTICE OF PENDING ORDINANCE NO. 10-2026**

The following Ordinance published herewith was submitted in writing, introduced and passed upon first reading at a meeting of the Municipal Council of the Town of Dover in the County of Morris and State of New Jersey, held on 04-14-2026.

The public hearing for consideration for final passage of this ordinance will be held at a meeting of the Municipal Council in the Dover Municipal Building, 37 North Sussex Street, Dover, NJ 07801 on 05-26-2026 at 6:00 P.M.

During the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Office of the Municipal Clerk in said Town of Dover, to the members of the general public who shall request same.

ORDINANCE NO. 10-2026

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING THE SALE OF TOWN-OWNED PROPERTY NOT NEEDED FOR PUBLIC USE BY PRIVATE SALE PURSUANT TO N.J.S.A. 40A:12-13(b)(5)

WHEREAS, the Town of Dover is the owner of real property, hereinafter described not needed for public use; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) provides that any municipality may sell property not needed for public use at a private sale to contiguous owners of real property being sold, provided that the property being sold is less than the minimum size required for development under the municipal zoning ordinance, and is without capital improvement thereon, except that when there is more than one owner with real property contiguous thereto, said property shall be sold to the highest bidder from among all such owners for not less than the fair market value of said real property; and

WHEREAS, the property being offered for sale listed herein shall be posted on the bulletin board or other conspicuous place in the building where the governing body holds its regular meetings, and advertisement thereof made in a newspaper circulating in the municipality in which the real property is situated within five (5) days following enactment of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof:

1. In accordance with the provisions of N.J.S.A. 40A:12-13(b)(5) the lands listed below in **Schedule A** is deemed to be not needed for public use, without capital improvement thereon, and is hereby offered for private sale to the highest bidder at no less than the fair market value set forth in **Schedule A**.
2. All adjoining property owners to said premises shall be given notice of such private sale by mailing to them a "Notice to Bidders" and/or "Conditions of Sale" by certified and regular mail, return receipt requested.
3. Bids for the property so listed in **Schedule A** shall be made to the Town Administrator for a period of twenty (20) days following the advertisement herein required. Such bid shall not be for less than the minimum price set forth in the attached **Schedule A**. The conditions of sale are attached hereto.
4. Whether or not a bid is received by the Town Administrator equal to or greater than the minimum prices set forth in **Schedule A** by any bidder or prospective purchaser, the Governing Body of the Town may

reconsider this ordinance not later than thirty (30) days after its enactment and advertise the real property set forth in **Schedule A** for public sale pursuant to N.J.S.A. 40A:12-13(a).

BE IT FURTHER ORDAINED, this Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage.

CONDITIONS OF SALE

Notice is hereby given that the Town of Dover will sell to the highest bidder from amongst all adjoining property owners all its right, title and interest in the land and premises in the Town of Dover, described by lot and block number and street address in **Schedule A** attached hereto and incorporated herein.

Said lands will be sold at no less than fair market value to the highest bidder from among those property owners whose premises immediately adjoin said land in accordance with the provisions of N.J.S.A. 40A:12-13 et seq. and shall be subject to the following conditions to which the all bidders consent:

1. Offers for the property listed may be made to the Town Administrator for a period of twenty (20) days following the advertisement herein required at not less than said minimum prices by the prospective purchaser or other authorized representative. The Town shall not be required to pay any real estate commission on any sale.

2. Sales shall be subject to all existing leases, tenancies, easements and restrictions of record and such conditions as an actual survey may reveal. The completion of the sale shall not affect the right of law to occupancy or use of any such real property by any municipal or private utility to occupy or use such real property lawfully occupied or used by it.

3. The minimum bid price for each parcel shall be not less than the fair market value set forth in **Schedule A**, attached.

4. The premises will be conveyed by deed of bargain and sale or quit claim deed at the option of the Town.

5. The successful bidder shall pay, in addition to the bid price, the cost of advertising, all recording fees, all land acquisition costs incurred by the Town as to each parcel, and costs of appraisal incurred by the Town as to the parcel.

6. Successful bidders shall also pay for the cost of preparing the affidavit of title, deed and attendance at the closing by the Town's attorney and title company of the Town's selection.

7. A bank or certified check in the amount of 10% of the bid amount shall be submitted with the bid by any prospective purchaser or other authorized representative.

8. The successful bidder shall close title within forty five (45) days of written notice of the Town's acceptance of the successful bidder's bid.

9. In the event the successful bidder shall fail to perfect the bid by making the necessary deposit or otherwise fail to comply with the conditions of sale, the Town, in its sole discretion, may hold the deposit monies as liquidated damages, and not as a penalty. The Town may, in its sole discretion, reasonably adjourn the closing date for good cause.

10. In the event that title to any tract is found defective, the Town of Dover is limited as to its responsibility only to the extent of returning the down payment paid by the successful bidder. Said return of down payment shall not include the usual sum of \$50.00 paid for legal and advertising costs or any costs or survey or search incurred by the successful bidder.

11. The successful bidder is obligated to conform to all applicable zoning ordinances codes, and regulations pertaining to the use of the premises.

12. The Town of Dover makes no representations as to any conditions of the land as set forth in **Schedule A**, including but not limited to, environmental conditions, and leaves the successful bidder/grantee to conduct its own due diligence. The successful bidder/grantee shall hold harmless, indemnify and defend the Town from any suit or claim whatsoever in connection with the land, including but not limited to, any statutory or common law predecessor liability claims. This provision shall survive the closing of title and shall not be waived by the Town.

13. Whether or not a bid is received by the Town Administrator equal to or greater than the minimum prices set forth in **Schedule A** by any bidder or prospective purchaser, the Governing Body of the Town may reconsider this ordinance not later than thirty (30) days after its enactment and advertise the real property set forth in **Schedule A** for public sale pursuant to N.J.S.A. 40A:12-13(a).

Schedule A

Property

Minimum FMV Price/Bid

Block 506, Lot 10
14 Ann Street, Dover, NJ

\$145,487.00 [Need FMV appr]

Block 1701, Lot 16
W. Crystal Street, Dover, NJ

\$138,481.00 [Need FMV appr]

Block 1706, Lot 22
W. Munson Avenue, Dover, NJ

\$121,537.00 [Need FMV appr]

Block 1706, Lot 24
W. Munson Avenue, Dover, NJ

\$125,773.00 [Need FMV appr]