



NOTICE OF PUBLIC SALE OF TOWN-OWNED PROPERTY

In accordance with Resolution No. 146-2026, the Town of Dover has determined that it is appropriate to offer for sale certain real property owned by the Town not needed for a public use. The Town Council of the Town of Dover has authorized the following properties not needed for a public use to be sold to the highest bidder at public sale by receipt of separate sealed bids for the following:

Block 1706, Lot 4 (W. Crystal Street, Dover, NJ)

Block 1408, Lot 15 (Losey Street, Dover, NJ)
(including unimproved portion of Hinchman Ave.
from centerline thereof along property frontage,
and subject to the vacation thereof)

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

Pursuant to the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., the Town of Dover may sell any real property not needed for public use to the highest bidder by open public bidding by submission of sealed bids provided that said method of bidding is advertised in a newspaper circulating within the municipality by two (2) insertions at least once a week during two (2) consecutive weeks, said notices to be published in the Daily Record on August 7, 2026 and August 14, 2026.

The Town is seeking the highest bid on each of the properties listed above. Pursuant to N.J.S.A. 40A:12-13(a) and (b), the Town intends to receive separate sealed bids for said properties for a period of twenty (20) days after the date of the last published advertisement (i.e., on or about September 3, 2026). All bids shall be in a sealed envelope, clearly marked "Bid for Town-Owned Property" with reference to the specific property to which the bid pertains and delivered to the Town of Dover Municipal Building at the following address:

Town of Dover
Office of the Town Clerk
37 N. Sussex Street
Dover, New Jersey, 07801
Attn: Town Clerk

The Town reserves the right to reject all bids where the highest bid is not accepted. The terms and conditions of the sale are outlined within Resolution No. 146-2026 on file in the Town Clerk's Office and will be incorporated into an Agreement of Sale in a form reasonably acceptable to the Town. The terms and conditions associated with the sale of each property are non-negotiable. The successful bidder is required to submit, together with its sealed bid, a deposit in the amount of Ten Percent (10%) of the bid amount by certified check or bank check made payable to the "Town of Dover". Bids for more than one property shall be submitted separately under the same terms and conditions.

All bids shall be referred to the Town Administrator for his review, and are subject to final approval of Town Council. In addition to the Ten Percent (10%) deposit, all successful bidders shall be responsible for paying the cost of the appraisal, the legal advertising of the sale, preparation of the affidavit of title and deed, attendance at closing by the Town's attorney and title company of the Town's selection, and recording of a deed conveying title from the Town to the successful bidder. The successful bidder must sign the Agreement of Sale to purchase the subject property and close title within forty five (45) days of written notice of the Town's acceptance of the successful bidder's bid.

For additional information regarding this public sale, please contact the Town Clerk's Office at (973) 366-2200 ext. 1128.