



NOTICE OF SALE OF TOWN OWNED PROPERTY

In accordance with Ordinance No. 10-2026, the Town of Dover has determined that it is appropriate to offer for sale certain real property 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 by receipt of separate sealed bids for the following respective minimum bid prices:

Block 506, Lot 10 14 Ann Street, Dover, NJ	\$44,000.00
Block 1701, Lot 16 W. Crystal Street, Dover, NJ	\$25,000.00
Block 1706, Lot 22 W. Munson Avenue, Dover, NJ	\$15,000.00

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 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 to the highest bidder by submission of sealed bids provided that said method of bidding is advertised in a newspaper circulating within the municipality, said notice to be published in the Daily Record on May 29, 2026.

Pursuant to N.J.S.A. 40A:12-13(b), the Town intends to receive separate sealed bids for said properties for a period of twenty (20) days after the date of the published advertisement (i.e., until the close of business on June 18, 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 hereby sets the minimum bid price for each respective lot as set forth above. 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 Ordinance No. 10-2026 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”.

All bids shall be referred to the Town Administrator for his review, and are subject to his final approval, or in his sole discretion, the 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 sale, please contact the Town Clerk’s Office at (973) 366-2200 ext. 1128.