



The Township of Mullica
P.O Box 317
4528 S White Horse Pike
Elwood, NJ 08217
(609) 561 7070



LAND SALE GUIDELINES

It is recommended that you contact our Zoning Officer, before requesting the sale of any Township owned property to determine its use under local zoning ordinances, whether the lot meets the minimum lot size requirements, whether it is on an improved road, and what Pinelands regulations apply.

GENERAL INFORMATION REGARDING SALE OF TOWNSHIP PROPERTY

The sale of Township owned property carries no guarantees, stated or implied, that the purchaser will be able to get a building permit or use the land for any specific purpose. It is sold subject to all federal, state, county, and municipal regulations for use or development. Title searches and surveys are the responsibility of the buyer.

Please fill out the attached request form and return to the Clerk's Office. We will then forward to the Tax Assessor for his recommended minimum bid. The request will then be forwarded to the Landsale Committee for their recommendation. We will then contact you with their recommendation and the minimum bid amount to see if you are still interested. If so, we will forward to Township Committee for their approval. If Committee agrees to sell the property, a \$250.00 deposit will be required to continue.

The \$250.00 deposit is to cover administrative, legal, engineering, recording and advertising costs for processing and completing the sale. The deposit is forfeited if you fail to bid once the sale is authorized. Upon payment in full of the purchase price, a deed conveying the property from the Township to you will be issued, recorded in the Atlantic County Clerk's Office and forwarded to you.

Vacant Land Meeting Minimum Lot Size:

Sale date is set by Township Committee and advertised in the paper for two (2) consecutive weeks. Sale is by Public Auction. Land is sold to highest bidder. They must pay an amount equal to 10% of their final accepted bid, in cash, certified check or money order at the time of the sale. Balance must be paid in the same manner within 30 days of the date of the sale.

Undersized Lots:

If the requesting party is not a contiguous owner, it shall be offered to contiguous owners first. All bids are opened by the Township Clerk's Office. A certified check or money order in an amount equal to 10% of the sealed bid amount must be attached to the bid form when the bid is submitted. Land is declared sold to the person submitting the highest sealed bid.

REQUEST TO PURCHASE TOWNSHIP PROPERTY

Date: _____
Block: _____ Lot: _____ Location: _____
Requested By: _____ Address: _____
E-mail Address: _____ Telephone: _____
Intended Use of Property: ___ Additional Land/Contiguous Owner ___ Deed Restricted Property for Density Transfer
___ Building Lot ___ Deed Restricted for Hunting / Sporting / Environmental Awareness

To: Zoning Officer

From: Township Clerk Date: _____
Lot Size: _____ Zoning: _____
Minimum Lot Size: _____ Is this an undersized lot? ___ Yes ___ No
Vacant Land: ___ Yes ___ No If no, what type of improvements are there: _____

Signature of Zoning Officer _____ Date _____

To: Tax Assessor

From: Township Clerk Date: _____
Assessed Value \$ _____ Improved Street: ___ Yes ___ No
Fair Market Value \$ _____ Recommended Min. Bid \$ _____
Please Provide Tax Map _____ Known Restrictions _____
Contiguous Property Owner List _____
Copy of Deed(s) _____ Is this property ROSI ___ Yes ___ No

Signature of Assessor _____ Date _____

To: Landsale Committee Member #1 Date: _____

Date: _____ To Sell: ___ Yes ___ No Recommended Min. Bid \$ _____ Initials _____
***Special Conditions / Restrictions: _____

To: Landsale Committee Member #2 Date: _____

Date: _____ To Sell: ___ Yes ___ No Recommended Min. Bid \$ _____ Initials _____
***Special Conditions / Restrictions: _____

CONTACT REQUESTING PARTY:

Contacted Requested Party Date: _____ To Proceed ___ Yes ___ No
\$250.00 Deposit Paid (check # or cash) _____

To: Township Committee (Committee Meeting)

Date: _____ ___ Approved ___ Denied
Resolution # To Sell Property _____ Bid Amount \$ _____ Conditions: _____

Date Letters Mailed to Contiguous Property Owners _____
Date of Sale to Contiguous Property Owner _____ Time _____
Advertisement for Public Sale _____ (if necessary)
Date of Sale for Public Bid _____ (if necessary)
Sold To: _____ Amount \$ _____ 10% Deposit \$ _____ Paid in Full \$ _____

To: Township Committee (Committee Meeting)

Date: _____ ___ Approved ___ Denied
Final Approving Resolution # to Accept Bid _____
Copy to Zoning Officer & Tax Assessor _____
Outcome of Sale: Property Sold for \$ _____ To: _____
** Property Did Not Sell Because _____