

**TOWNSHIP OF DELANCO**  
**NOTICE TO BIDDERS**  
**SALE OF REAL PROPERTY**  
**Delanco Township, Block 1511, Lots 6 & 7**  
**(629-631 Hickory Street)**

Delanco Township, Burlington County, shall offer for sale to the highest bidder through sealed bids property at Block 1511, Lots 6 & 7, more commonly known as 629-631 Hickory Street. The Sale and Deed are authorized by Resolution 2019-165 and are subject to the following conditions:

- (1) The sale is "as is";
- (2) The Buyer shall be required to consolidate the lots into one building lot;
- (3) One single-family residential home shall be constructed on the lot, with construction to commence within twelve (12) months of the date of closing and construction shall be completed and a certificate of occupancy obtained within eighteen (18) months following the date of closing;
- (4) The Property shall be deed restricted against any application for a commercial use variance or multi-family dwelling;
- (5) The successful bidder shall post a minimum deposit of 10% of the bid or \$5,000, whichever is greater;
- (6) The successful bidder shall post escrow in the amount of \$1,000 to cover the cost of the Deed and related closing documents with the Township following award;
- (7) Title insurance may be obtained at the discretion and cost of the Buyer.

Potential bidders are advised to conduct their due diligence. Inspections of the Property may be made by contacting Janice Lohr, Township Clerk, at the Township Building, 770 Coopertown Road, Delanco 08075 (856)461-0561. Requests must be made at least three (3) days prior to the bid deadline. Any objection to the bid specifications or bid process must be made in writing at least three (3) days prior to bid deadline in accord with N.J.S.A. 40:11-13.

Bid forms and required deposits shall be received by the Township Clerk at the above address by TUESDAY, FEBRUARY 25, 2020, at 4:00 PM. The Township will thereafter open the sealed bids and review same for compliance. It is the intent to award the bid by Resolution at the Township's regular Committee Meeting March 2, 2020 at 7:00 PM.

The Bid Form may be obtained at the Office of the Township Clerk at the above address, during regular business hours Mon.-Thur. 8:30 a.m. – 4:30 p.m; Fridays 8:30 a.m. – 12:30 p.m., holidays excluded. The Bid Form is also available on the Township's website at [www.delancotownship.com](http://www.delancotownship.com).

Any and all bids obtained through the bidding process will be referred to the Township Committee for review and final approval pursuant to N.J.S.A. 40A:12-13a. Said bid offer shall be irrevocable for sixty (60) days from the date of the bid deadline. The remaining portion of the bid shall be payable at closing of title. The Township reserves the right to accept the highest bid or to reject any and all bids, including the highest bid and shall make its decision known by Resolution of the Governing Body.

The Bid Form shall be accompanied by a check payable to the Township of Delanco in the minimum stated above. Unsuccessful bidders will have their checks returned following formal action by the Township Committee to award to the highest bidder or reject all bids.

The successful bidder may request and execute a formal Agreement of Sale, but any such Agreement shall be at the expense of the escrow noted above. It is expected that the successful bidder will close on the Property within forty-five (45) days of award.

The Buyer's use of the property shall, at all times, be in conformity with all laws and regulations of the United States, the State of New Jersey, the County of Burlington and the ordinances of the Township of Delanco, as such laws, regulations and ordinances may from time to time be supplemented and amended, as well as the terms and conditions of the authorizing Resolution and the bid forms, including this Notice.

Janice M. Lohr, RMC  
Municipal Clerk