HAMPTON BOROUGH
COUNTY OF HUNTERDON, NEW JERSEY

NOTICE is hereby given that the following Ordinance was Introduced by title on first reading at a regular meeting of the Borough Council of the Borough of Hampton held on May 18, 2026 and ordered published in accordance with the law. Said Ordinance was finally adopted after, Public Hearing held at the regular meeting of the Hampton Borough Council held on June 15, 2026.

ORDINANCE 06-2026
AN ORDINANCE AUTHORIZING BID ADVERTISEMENT OF BOROUGH OWNED PROPERTIES AT 91 MAIN STREET/RAILROAD STREET WEST BLOCK 14, LOTS 8 AND 8.01

WHEREAS, the Borough of Hampton is the record owner of the properties at 91 Main Street/Railroad Street West, Block 14, Lots 8 and 8.01 (the "Properties"), on the Tax Map of the Borough of Hampton; and

WHEREAS, N.J.S.A. 40A:12-13(a) authorizes a municipality to enter into an open public sale at auction to the highest bidder for properties that is not needed for public use; and

WHEREAS, the Borough determined that the Properties are not needed for public use, and that the Properties should be sold by open public sale at auction to the highest bidder; and

WHEREAS, N.J.S.A. 40A:12-13(a) requires the Borough to advertise the sale of the Properties in the newspaper and hold a public auction.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hampton as follows:

SECTION 1. The Mayor and Council of the Borough of Hampton are hereby authorized to enter into a public sale of the Properties owned by the Borough, in accordance with N.J.S.A. 40A:12-13(a) and to take all reasonable, necessary and lawful steps to effectuate the sale of the Properties, including execution of the appropriate deeds and transfer documents.

SECTION 2. The Borough shall advertise the sale of the Properties in a newspaper circulating in the Borough by two insertions at least once a week during two consecutive weeks, the last publication to be not earlier than seven days prior to such sale.

SECTION 3. The terms of sale shall be as follows:

a. Live bids shall be accepted at the Borough Municipal Building, 1 Wells Avenue, Hampton, NJ, 08827, commencing at 12 noon on Monday, July 20, 2026.

b. Minimum bid price of **$18,000.00**.

c. The bids must be accompanied by a deposit made payable to the Borough of Hampton in the form of cash, bank check, or cashier's check in the amount of 10% of the total bid. Pending closing of title, this deposit will be held by the Borough in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing. Full payment of the purchase price must be received within thirty (30) days of the date of the acceptance of the bid. Unsuccessful bidders will have their deposits returned.

d. Any person bidding on behalf of a corporation or limited liability company must either submit a copy of a resolution of the corporation/company or a letter on corporate stationery, signed by an officer of the corporation, authorizing the bidder to bid on the properties on the corporation's behalf. A person bidding on behalf of a partnership or using a trade name must submit a copy of the certificate of trade name and a letter of authorization from the other partners.

e. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.

f. In the event that a successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Borough. No refunds whatsoever will be made by the Borough in the event that the successful bidder fails to complete the purchase of the Properties within thirty (30) days from the acceptance of the bid.

The Properties are being sold "AS IS" / "WHERE IS." The Properties are sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Properties. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence; the bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense. No representation is made by the Borough as to the utility, usability or environmental condition of the Properties, except as otherwise set forth herein.

a. The deeds given by the Borough to the Properties will be a Quitclaim Deed. No title contingencies or conditions are permitted.

b. The sale shall be subject to adjournment or cancellation by the Borough Council.

c. The sale shall be subject to restrictions of record and local ordinances.

d. The Borough shall retain the right to reject all bids.

Todd Shaner, Mayor

Linda Leidner, RMC
Borough Clerk

ORDINANCE NO. 06-2026

EXHIBIT "A"

BOROUGH OF HAMPTON LAND SALE

LEGAL NOTICE

TAKE NOTICE that the Borough of Hampton will sell the following real property not needed for public use to the highest bidder on **Monday, July 20, 2026, at 12 noon,** at the Hampton Borough Municipal Building, 1 Wells Avenue, Hampton, NJ 08827.

No.	Block/Lot	Location	Zoning	Meets Zoning Req.	Structure	Size (Acres)	Assessed Value	Approved Minimum Bid
1	Block 14, Lot 8	91 Main Street/Railroad Street W	15C - Public Property	Yes	No	.74 Acre	$65,400	$18,000
2	Block 14, Lot 8.01	91 Main Street/Railroad Street W	15C - Public Property	Yes	No	.84 Acre	$68,600	$18,000