

Fire District No. 3

TOWNSHIP OF HANOVER, COUNTY OF MORRIS

OCTOBER 1, 2026

RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF DISTRICT-OWNED REAL PROPERTY

RESOLUTION 26-10-01-109

WHEREAS, the Board of Fire Commissioners of Hanover Township Fire District No. 3, Township of Hanover, County of Morris, State of New Jersey (the "District"), is the owner of certain real property identified as Block 1307, Lot 1, commonly known as 20 Mountain Avenue, Hanover Township, New Jersey (the "Property"); and

WHEREAS, by Resolution 26-06-18-84, adopted on June 18, 2026, the Board determined that the Property is no longer needed for Fire District purposes and is not required for the present or reasonably foreseeable operations of the District; and

WHEREAS, pursuant to N.J.S.A. 40A:14-70 and the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., the District authorized the Property to be offered for sale through a public auction process conducted through Tranzon Auction Properties; and

WHEREAS, following the public auction, KW Home Kreations LLC, of 17 Orchard Place, Cedar Knolls, New Jersey 07927, submitted the successful high bid for the Property in the amount of \$325,000.00; and

WHEREAS, pursuant to the auction terms, a ten percent (10%) buyer's premium in the amount of \$32,500.00 is added to the successful high bid, resulting in a total purchase price of \$357,500.00 under the Purchase and Sale Agreement; and

WHEREAS, the Board of Fire Commissioners has reviewed the results of the public auction and finds that acceptance of the successful high bid and conveyance of the Property pursuant to the Purchase and Sale Agreement are in the best interests of the District;

NOW, THEREFORE, BE IT RESOLVED by the Board of Fire Commissioners of Hanover Township Fire District No. 3, Township of Hanover, County of Morris, State of New Jersey, as follows:

1. The Board hereby accepts the successful high bid of KW Home Kreations LLC in the amount of \$325,000.00 and approves the sale of the Property pursuant to the Purchase and Sale Agreement reflecting a total purchase price of \$357,500.00, inclusive of the ten percent (10%) buyer's premium.
2. The sale and conveyance of the Property to KW Home Kreations LLC is hereby authorized, subject to the terms and conditions of the auction, the Purchase and Sale Agreement, and all applicable requirements of New Jersey law.
3. The District Administrator and such other appropriate District officers as may be required are hereby authorized to execute the Purchase and Sale Agreement, deed, affidavits, certifications, closing documents, and other instruments reasonably necessary to complete the transaction, in forms approved by District Counsel.

4. District Counsel and the District Administrator are hereby authorized to coordinate the closing of title and to take such further actions as may be reasonably necessary to effectuate the intent of this Resolution.
5. The buyer's premium and compensation to Tranzon Auction Properties shall be handled in accordance with the previously approved Listing Agreement and applicable auction terms, with no commission or brokerage compensation payable by the District except as expressly provided therein.
6. All net proceeds received by the District from the transaction shall be received, deposited, and accounted for in accordance with applicable law and the District's financial procedures.
7. This Resolution shall take effect immediately upon adoption.

It is hereby certified that this resolution is adopted by the Board of Fire Commissioners on this the 1st day of **October, 2026**.

Robert Gallagher, Secretary

Fire District No. 3

TOWNSHIP OF HANOVER, COUNTY OF MORRIS

Certification

I, **Robert Gallagher**, Secretary of the Board of Fire Commissioners of Fire District No. 3, Township of Hanover, County of Morris, State of New Jersey, hereby certify that the Commissioners at a meeting held on the 1st day of **October, 2026** duly adopted the attached resolution;

RESOLUTION 26-10-01-109 RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF DISTRICT-OWNED REAL PROPERTY

This resolution was introduced by Commissioner:

☐ DeSimone ☐ Dugan, Sr. ☒ Gallagher ☐ Harrington ☐ Keyser

and was seconded by Commissioner

☐ DeSimone ☐ Dugan, Sr. ☐ Gallagher ☒ Harrington ☐ Keyser

Record of the Vote

	DeSimone	Dugan, Sr.	Gallagher	Harrington	Keyser
Yes	☒	☒	☒	☒	☒
No	☒	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐


Robert Gallagher, Secretary