

NCM

ORDINANCE NO. 0. 2. 2007

AN ORDINANCE VACATING A PORTION OF TURKEY HILL ROAD IN THE TOWNSHIP OF DEPTFORD

WHEREAS, as part of Resolution No. R-5-1997 of the Planning Board for the Township of Deptford, regarding Ladd's Landing, a portion of Turkey Hill Road was to be vacated and incorporated into Block 4, Lot 91 currently owned by William and Elizabeth DiPonziano; and

WHEREAS, the vacation of said portion of Turkey Hill Road and its incorporation into Block 4, Lot 91 was not previously effectuated; and

WHEREAS, the Township of Deptford wishes to satisfy the Planning Board's prior resolution and vacate the pertinent portion of Turkey Hill Road so that it can be incorporated in to Block 4, Lot 91; and

WHEREAS, the portion of Turkey Hill Road to be vacated is more fully described in the proposed Legal Description prepared by Alaimo Group, dated November 16, 2006, attached hereto as Exhibit "A";

NOW, THEREFORE, BE IT ORDAINED, that the portion of Turkey Hill Road described in the Legal Description attached hereto as Exhibit "A" is hereby vacated; and

BE IT FURTHER ORDAINED that all rights and privileges now possessed by public utilities, as defined in R.S. 48:2-13, and by any cable television company, as defined in the "Cable Television Act," P.L.1972, c.186, (C.48:5A-1, et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the said portion of Turkey Hill Road, or any part thereof to be vacated, are expressly reserved and excepted from this vacation; and

BE IT FURTHER ORDAINED that the vacated portion of Turkey Hill Road described in Exhibit "A" shall be transferred to the current owners of Block 4, Lot 91 in accordance with the Planning Board's Resolution for Ladd's Landing; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

TOWNSHIP OF DEPTFORD

BY: Paul Medany
PAUL MEDANY, MAYOR

ATTEST:

Dina L. Zawadski
DINA L. ZAWADSKI, CLERK

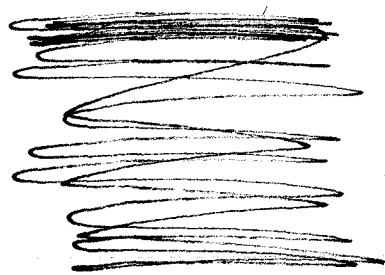
CERTIFICATION

The above Ordinance was introduced and passed upon first reading at a meeting of the Township Council of the Township of Deptford held on the 5th day of FEBRUARY, 2007 and will be taken up for final consideration and passage at the Regular Meeting of Mayor and Council of the Township of Deptford to be held at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey, Gloucester County, on the 5th day of MARCH, 2007 at 7:00 P.M. or as soon thereafter as the matter can be reached at which time any person interested shall be given an opportunity to be heard.

Dina L. Zawadski
DINA L. ZAWADSKI, CLERK

Certified to be a true and correct copy of a(n) Ordinance adopted by the Township of Deptford, New Jersey, at a meeting held on the 5th day of MARCH, 2007.
Dina L. Zawadski
Township Clerk

EXHIBIT "A"





Alaimo Group

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452
2 Market Street, Paterson, New Jersey 07501 Tel: 973-523-6200 Fax: 973-523-1765

November 20, 2006

Mr. William Saunders, Township Manager
Township of Deptford
1011 Cooper Street
Deptford, New Jersey 08096

Re: Township of Deptford
Ladds Landing
Turkey Hill Road Vacation
Our File No. A-360-007

Dear Mr. Saunders:

Enclosed are two (2) legal descriptions as requested by the Township. They are as follows:

- Vacation of a portion of Turkey Hill Road.
- Block 4, Lot 91 and vacated portion of Turkey Hill Road.

As part of the Planning Board resolution, part of Turkey Hill Road was to be vacated and incorporated into Block 4, Lot 91. According to the owner's records and the Township files, this was never completed.

The above two (2) legal descriptions can now be used for the Township to vacate a portion of Turkey Hill Road by ordinance and complete the transfer of land to the owner of Lot 91.

The solicitor should prepare the legal document transferring the vacated portion of Turkey Hill Road to the owner of Lot 91.

- *Consulting Engineers* -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Mr. William Saunders

-2-

November 20, 2006

If you have any questions or comments, please do not hesitate to contact our office.

Very truly yours,

ALAIMO GROUP



Kevin L. Snowden, P.E.

Associate

KLS/das
Enclosure

cc: Township of Deptford:
Mayor, Deputy Mayor and Council
Dina Zawadski, R.M.C., Township Clerk
Harvey C. Johnson, Esquire, Solicitor
Thomas D. Cappetti, Sr., Survey Supervisor, Alaimo Group
William and Elizabeth DiPonziano, Owners of Lot 91, Block 4

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Alaimo Group
- Consulting Engineers -

November 16, 2006
A-360-007

Alaimo Group
200 High Street
Mount Holly, NJ 08060

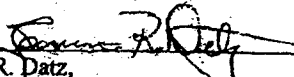
Proposed Legal Description
Proposed Vacation of a Portion of Turkey Hill Road (50' Wide)
Deptford Township
to
N/F William and Elizabeth DiPonziano

ALL THAT CERTAIN right-of-way of Turkey Hill Road 50' wide as shown on a "Final Subdivision Plan of Ladd's Landing Section 1" prepared by Earle B. Hallowell, Jr., P.L.S. dated November 15, 1996 situate in the Township of Deptford, County of Gloucester and State of New Jersey, and is more particularly described as follows:

BEGINNING at a point of curvature on the southeasterly right-of-way line of Turkey Hill Road (50' wide) said point also the northwesterly right-of-way line of the New Jersey Turnpike (300' wide) and within the limits of a 70' wide Transcontinental Pipeline Corporation Easement and extending, thence

- 1) On a curve to the left a radius of 350.00 feet, Delta of 31 degrees 00 minutes 13 seconds arc length of 189.39 feet, chord bearing and distance of North 29 degrees 43 minutes 24 seconds East, 187.09 feet to the southwest corner to Block 4, Lot 91 and the northwesterly right-of-way line of Turkey Hill Road, still within the limits of the 70 foot wide mentioned easement, thence along the same
- 2) North 45 degrees 13 minutes 42 seconds East, 120.55 feet to a corner in the same, thence
- 3) South 44 degrees 46 minutes 18 seconds East, 50.00 feet to a point corner of Lot 91 and southerly right-of-way line of Turkey Hill Road and the northerly right-of-way line of the New Jersey Turnpike, thence along the same
- 4) South 45 degrees 13 minutes 42 seconds West, 300.83 feet to the point and place of beginning.

CONTAINING within said bounds 8,939.44 square feet or 0.205 acres of land be the same more or less. The above described area is entirely within the 70 foot wide Transcontinental Pipeline Corporation easement and is to be combined with Block 4, Lot 91.


James R. Datz,
Professional Land Surveyor
N.J. License No. 24GS03671900

November 16, 2006
A-360-007

Alaimo Group
200 High Street
Mount Holly, NJ 08060

Proposed Legal Description
Block 4, Lot 91 and Vacated Portion of Turkey Hill Road
Deptford Township
to
N/F William and Elizabeth DiPonziano

ALL THAT CERTAIN parcels or tracts of land consisting of Block 4, Lot 91 and part of Turkey Hill Road (50' wide) now or about to be vacated as shown on a plan prepared by Earl B. Hallowel, Jr., PLS titled "Final Subdivision Plan of Ladd's Landing Section 1" dated November 15, 1996 situate in the Township of Deptford, County of Gloucester and State of New Jersey, and is more particularly described as follows:

BEGINNING at a point on the curved easterly right-of-way line of Ladd's Lane
Corner to and division line of Block 4, Lots 91 and 90, thence extending along said division
line

- 1) North 80 degrees 14 minutes 52 seconds East, 143.01 feet crossing into a 70 foot wide Transcontinental Pipe Line Corporation easement, to a point and corner, thence
- 2) Within the limits of said easement and along the division line of Sections 1 and 2 of Ladd's Landing, South 22 degrees 44 minutes 53 seconds East, 72.37 feet to a point in the southerly right-of-way line of Turkey Hill Road and the northerly right-of-way line of the New Jersey Turnpike (300' wide), thence along the same
- 3) South 45 degrees 13 minutes 42 seconds West, 376.61 feet to a point of curvature in the same, still within said easement, thence
- 4) On a curve to the left having a radius of 350.00 feet, delta of 54 degrees 29 minutes 46 seconds, arc length of 332.90 feet, chord bearing and distance of North 17 degrees 29 minutes 32 seconds East, 320.49 feet crossing over of the 70 foot wide easement to the point and place of beginning.