

**AN ORDINANCE ACCEPTING THE DEED OF ROADWAY DEDICATION
FROM FERNSMOOR HOMES AT DEPTFORD II, LLC FOR VARIOUS
ROADWAYS LOCATED WITHIN THE DEVELOPMENT KNOWN AS THE
LANDINGS AT DEPTFORD**

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq., the Township of Deptford hereby accepts from Fernmoor Homes at Deptford II, LLC (the "Applicant") the deed of easement and right-of-way (the "Deed") for the roadways known as:

- 1) Holly Avenue;
- 2) Violet Court;
- 3) Herman Avenue;
- 4) Rodney Avenue;
- 5) Cattell Road (collectively known as the "Roadways"); and

WHEREAS, the property referenced in this Ordinance is fully depicted in Maps #4375, #4403, and #4428 on file in the Gloucester County Clerk's Office; and

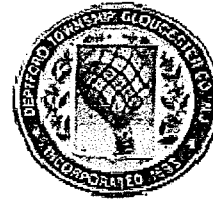
WHEREAS, the property referenced in this Ordinance is described in the Deed to the Township, a copy of which is to be filed by the Applicant in the office of the Gloucester County Clerk and which is attached to this Ordinance as Exhibit A; and

WHEREAS, all ordinances of the Township of Deptford which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency; and

WHEREAS, if any subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid in any Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance; and

WHEREAS, this Ordinance shall take effect upon final passage, approval, and publication, as required by law;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Deptford, County of Gloucester, State of New Jersey, that the Deed of Roadway Dedication from Applicant, dedicating the Roadways to the Township is hereby accepted.



TOWNSHIP OF DEPTFORD

Paul Medany
PAUL MEDANY, MAYOR

ATTEST:

Dina L. Zawabski
DINA L. ZAWABSKI, TOWNSHIP CLERK

CERTIFICATION

The foregoing Ordinance was introduced at a Work Session Meeting of the Township Council of the Township of Deptford held on the 27th day of June, 2016 and will be considered for final passage and adoption at a Council Meeting at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 1st day of August, 2016 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey 08096.

Dina L. Zawabski
DINA L. ZAWADSKI, TOWNSHIP CLERK

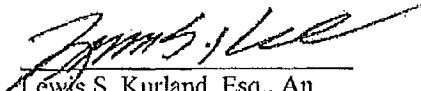
Introduction

RECORD OF VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		O.11.16				
Medany			✓			
Hufnell			✓			
Barnshaw			✓			
Lamb			✓			
Love			✓			
Schocklin						✓
Scott			✓			

Adoption

RECORD OF VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		O.11.16				
Medany			✓			
Hufnell			✓			
Barnshaw			✓			
Lamb			✓			
Love			✓			
Schocklin			✓			
Scott						✓

Prepared by:


Lewis S. Kurland, Esq., An
Attorney At Law Of New Jersey

DEED OF ROADWAY DEDICATION

This Deed is made on June 20, 2016 between: Fernmoor Homes at Deptford II, L.L.C., a New Jersey limited liability company, with an office at 1 Kathleen Drive, Suite 1, Jackson, NJ 08527 ("Grantor") and Deptford Township, a municipal corporation in the County of Gloucester, State of New Jersey. 1011 Cooper Street, Deptford, NJ 08096 ("Grantee").

WITNESSETH:

The Grantor, in consideration of the sum of One-Dollar (\$1.00), receipt of which is hereby acknowledged, does hereby give, grant, and convey to the Grantee, its successors and assigns forever, property of the Grantor, situate in the Township of Deptford, County of Gloucester, and State of New Jersey, more particularly described and depicted in the attached "Schedule A" attached hereto and made part hereof (the "Property").

The purpose of this Deed is to convey the Property as a Roadway Dedication, conveyed to the Grantee for the purpose of dedicating to the Township of Deptford the certain Roadway(s) described and depicted in "Schedule A."

To Have and to Hold the above granted Roadway Dedication unto Grantee, its successors and assigns forever.

Grantor does covenant with Grantee that it is lawfully seized of the land and had good and lawful right to convey any part thereof.

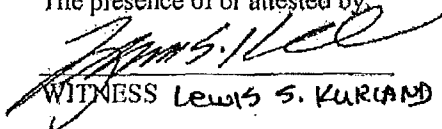
And the Grantor does covenant with Grantee as follows:

- 1) That Grantor has good and marketable title to the Property.
- 2) That the Grantee shall quietly enjoy the Property without disturbance and interference.
- 3) That the Property is free and clear from encumbrances.

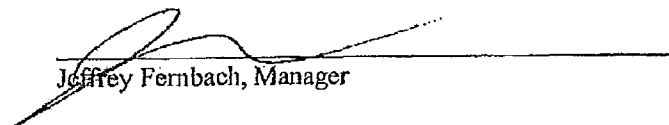
PROMISES BY THE GRANTOR

The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to a grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor.)

Signed, sealed and delivered in
The presence of or attested by:

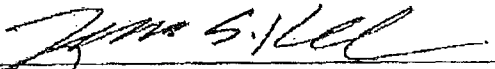

WITNESS Lewis S. KURLAND

FERNMOOR HOMES AT DEPTFORD II, L.L.C.


Jeffrey Fernbach, Manager

State of New Jersey)
 :SS
County of Ocean)

I certify that on JUNE 20, 2016, Jeffrey Fernbach personally came before me and stated to my satisfaction that he: (a) was the maker of the attached Deed; (b) was authorized to and did execute this Deed as Manager of Fernmoor Homes at Deptford II, L.L.C., the entity named in this Deed; (c) made this Deed for ONE DOLLAR (\$1.00) as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5); and (d) executed this Deed as an act of the entity.



Lewis S. Kurland, Esq., An Attorney At Law
Of The State Of New Jersey

Record and Return to:

Schedule A

- A. The five (5) foot right of way dedication to the Township of Deptford, adjacent to Lots 1.01 through 1.05 in Block 393 and existing Violet Court and existing Holly Avenue, shown on the "Final Plan of Lots-Messner Tract Major Subdivision" filed November 4, 2013 as Map #4428 in the Gloucester County Clerk's Office.
- B. The following areas to be dedicated to the Township of Deptford a shown on the Plan of Lots-Section 1-The Landing at Deptford, filed May 31, 2011 as Map #4375 in the Gloucester County Clerk's Office, adjacent to:
- (1) Block 389, Lots 1.01 through 1.08, and existing Herman Avenue, Rodney Avenue and Cattell Road;
 - (2) Block 390, Lot 5.02 at the southwest corner of Rodney Avenue and Violet Court;
 - (3) Block 391, Lots 1.04, 1.05 and 1.06, and Violet Court and Rodney Avenue; and
 - (4) Block 392, Lot 7 at the southwest corner of Rodney Avenue and Cattell Road.
- C. The following areas to be dedicated to the Township of Deptford a shown on the Plan of Lots-Section 2-The Landing at Deptford, filed December 4, 2012 as Map #4403 in the Gloucester County Clerk's Office, adjacent to:
- (1) Block 391, Lots 1.01, 1.02 and 1.03, and Violet Court and Holly Avenue; and
 - (2) Block 392, Lots 15, 16, 17 and 18, and Violet Court.

DEPTFORD TOWNSHIP PLANNING BOARD APPROVAL
 THE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD AND THE BOARD OF FREEHOLDERS OF THE TOWNSHIP OF DEPTFORD, NEW JERSEY.

1. THE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD AND THE BOARD OF FREEHOLDERS OF THE TOWNSHIP OF DEPTFORD, NEW JERSEY.
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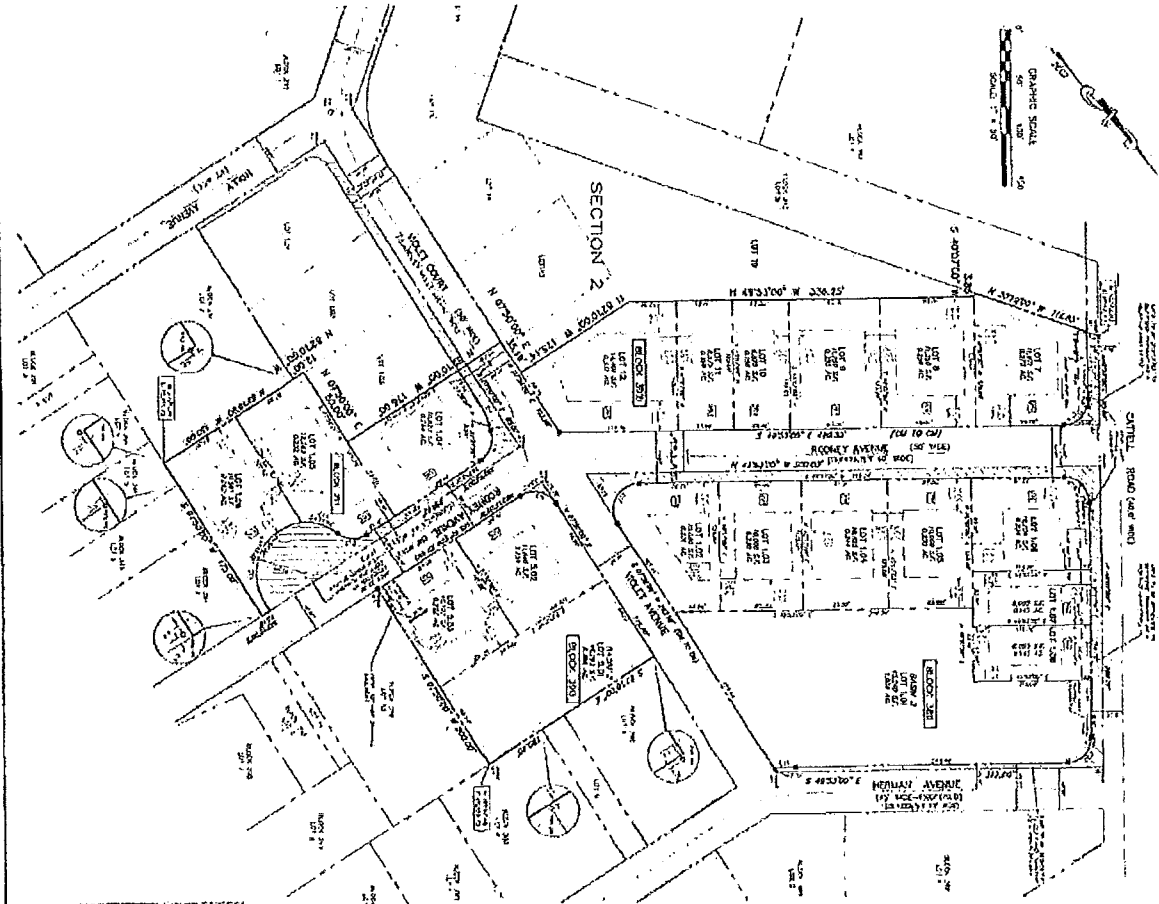
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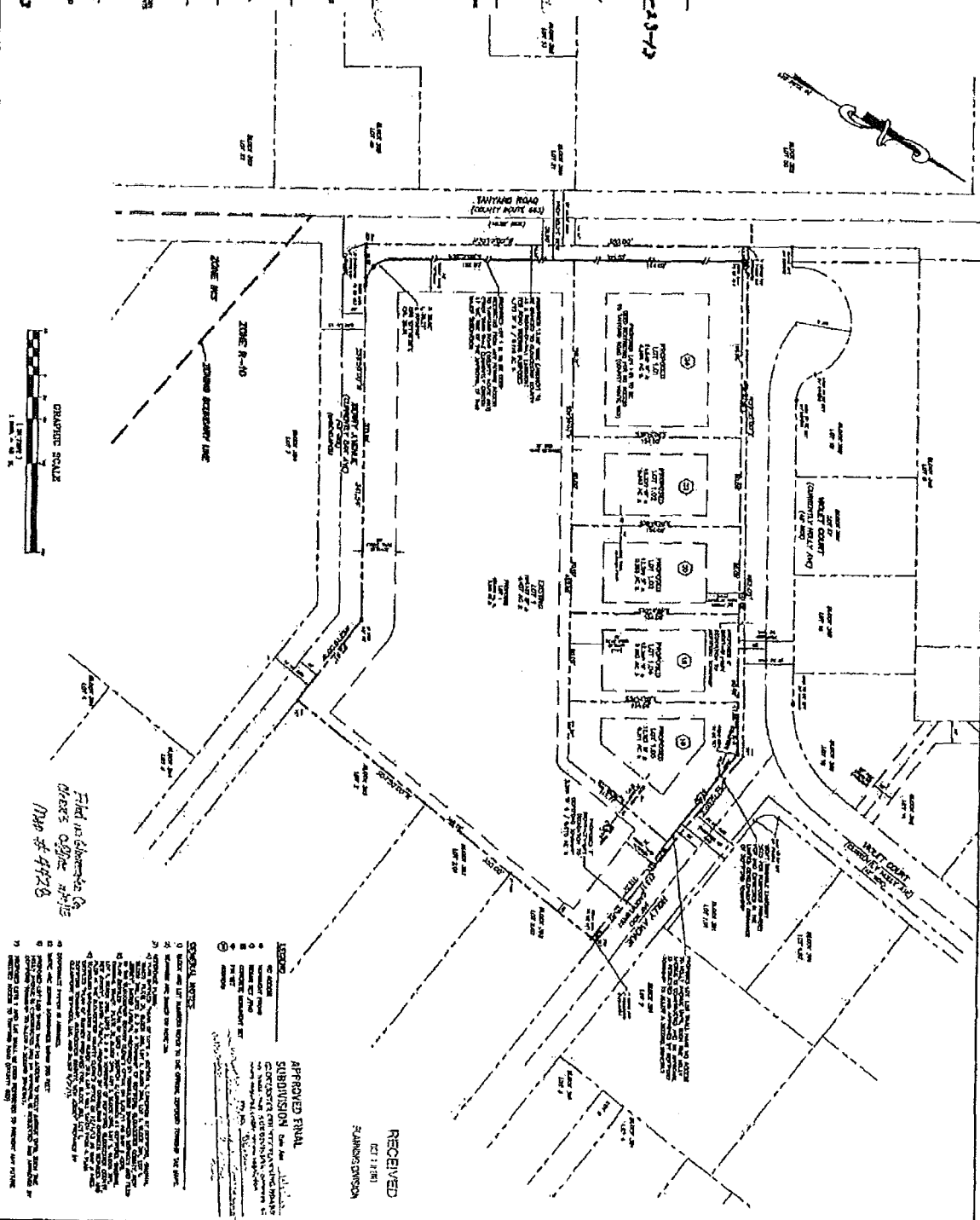


NO.	DESCRIPTION	AMOUNT	DATE
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Filed May 31, 2011
 Gloucester County
 Clerks Office
 MAP# 4375

ZONING DATA
 ZONING DISTRICT: R-10
 DISTRICT: R-10
 DISTRICT: R-10

EXEMPTIONS:
 LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



RECEIVED
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 PLANNING DIVISION

APPROVED FINAL
 SUBDIVISION MAP

LEGEND

SUBDIVISION MAP

SPECIAL NOTES

FINAL PLAN OF LOTS
 MESSNER TRACT MAJOR SUBDIVISION
 BLOCK 393 - LOT 1 - TAX MAP SHEET 38
 FOR TOWN AND ROAD
 OFFICE AND TOWNSHIP, CLACK COUNTY, NEW JERSEY

PETERMAN • MAXCY ASSOCIATES, LLC
 ENGINEERING • SURVEYING • PLANNING
 189 SOUTH LAKEVIEW DRIVE, SUITE 101
 CHERRY HILL, NEW JERSEY 08002
 PHONE: (609) 683-3333
 TELEFAX: (609) 683-3334
 CERTIFICATE OF AUTHORIZATION NUMBER: 1200

JOSEPH W. MAXCY
 N.J. PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 10283

SECTION 2, BLOCK 383, LOT 1, 2, 3, AND 4
 BLOCK 381, LOT 1, BLOCK 382, LOT 1, 2, 3, AND 4
 BLOCK 384, LOT 1, 2, 3, AND 4

1. THE PLAN IS PREPARED BY THE ENGINEER AND THE ENGINEER'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND THE RECORD PLANS AND SURVEY DATA. THE ENGINEER'S OFFICE HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

2. THE PLAN IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW JERSEY LAND DEVELOPMENT ACT AND THE REGULATIONS OF THE BOARD OF LAND USE AND PLANNING.

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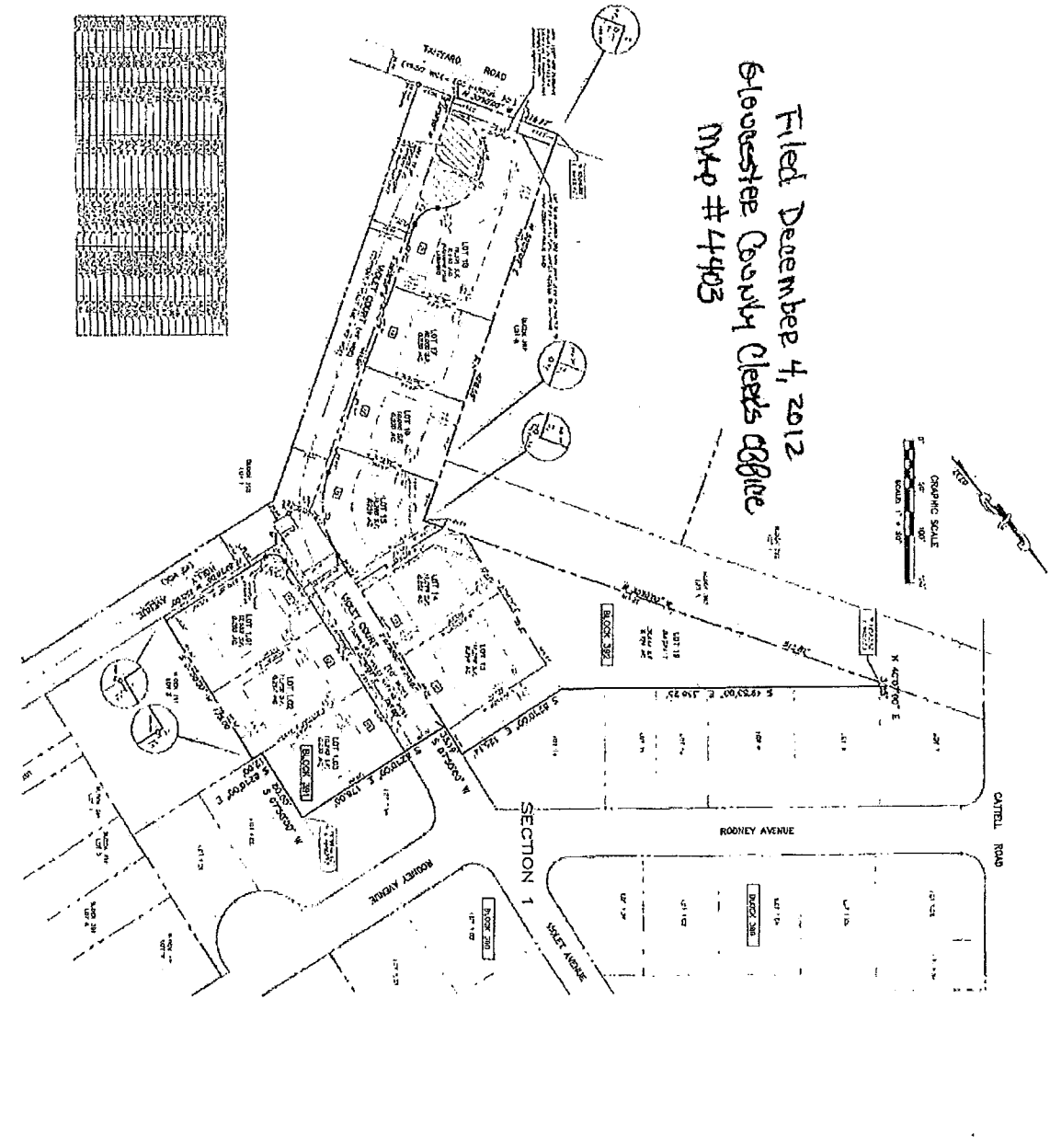
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Filed December 4, 2012
 Gloucester County Clerk's Office
 MYP # 4403



<p>OFFICE OF CONSULTING ENGINEER SERVICES PROFESSIONAL ENGINEER PLANNERS & LAND DEVELOPERS 175 BROADWAY, SUITE 1000, NEWARK, NJ 07102 TEL: 973-261-1234 FAX: 973-261-1235 WWW.CES-INC.COM</p>	<p>PLAN OF LOTS - SECTION 2 THE LANDING AT DEPTFORD GLOUCESTER COUNTY PLAT 27, BLOCK 383 LOT 1, BLOCK 384 LOT 1, BLOCK 381 LOT 1, BLOCK 382 LOT 1, 2, 3, AND 4 TOWNSHIP OF DEPTFORD, GLOUCESTER COUNTY, NEW JERSEY</p>	<p>MARGARET KULIK PROFESSIONAL LAND DEVELOPER, NEW JERSEY LIC. NO. 36943</p>
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