

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 27-2020

**AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN AUTHORIZING
THE ACCEPTANCE OF THE DEDICATION OF REAL PROPERTY
KNOWN AS BLOCK 9103, LOT 1 (A PORTION OF THE LAUREL CREEK MEWS
DEVELOPMENT) IN THE TOWNSHIP OF MOORESTOWN**

WHEREAS, there is within the Township of Moorestown (the “Township”) certain real property identified as Block 9103, Lot 1 on the Official Tax Map of the Township, located at the corner of Hartford Road and Centerton Road, which consists of approximately 13 acres (the “Property”) and which is more particularly described in the attached Exhibit A; and

WHEREAS, the Lot was created in connection with the Township of Moorestown Planning Board’s (the “Board”) approval of a subdivision application filed by Laurel Creek, L.P. that created the development commonly known as the Laurel Creek Mews which is memorialized in the Board’s Resolution Docket 02-50 adopted by the Board on March 6, 2003; and

WHEREAS, the Board’s approval of the subdivision application was consistent with the standards of the Age Restricted-1 Residence District, specifically, Section 180-31A.(3), which permitted an increase in the permitted density if the developer dedicate “contiguous open space equal to 22% of the total tract acreage; or 13 acres, whichever is greater...”; and

WHEREAS, the Property is still owned by Laurel Creek, L.P. which now wishes to dedicate the land to the Township consistent with the provisions of the Age Restricted-1 zoning ordinance and the Board’s approval of the subdivision; and

WHEREAS, the Township is accepting the dedication of the Property consistent with its authority to acquire privately-owned land for public purposes, pursuant to the Local Land and Buildings Law, N.J.S.A. 40A:12-1 et seq., and wishes to memorialize its authority to acquire the Property consistent with law and pursuant to this Ordinance; and

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, as follows:

Section 1. Acquisition Authorized. The Township hereby authorizes the acceptance of the dedication of Block 9103, Lot 1 from the owner Laurel Creek, L.P. for a stated consideration of One Dollar (\$1.00).

Section 2. Official Action Authorized. The Mayor, Township Clerk, Chief Financial Officer, Township Manager and Township Attorney are hereby authorized to take all necessary actions to accept the dedication of the Property.

Section 3. Severability. If any section, paragraph, sentence, clause, phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not affect, impair or invalidate the remainder hereof, but shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, provision or part hereof directly involved in the controversy in which such judgment shall have been rendered.

Section 4. Repealer. Any and all other ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 5. Effective Date. This ordinance shall take effect upon proper publication and in accordance with law.

Section 6. Short Title. This Ordinance shall be known as Ordinance No. 27-2020.

CERTIFICATION

I, Patricia L. Hunt, Township Clerk, hereby certify that the attached is a true and correct copy of Ordinance No. 27-2020 which was introduced and adopted on first reading on October 5, 2020 and heard on second reading and was duly adopted by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey at a meeting of the Township Council held on October 19, 2020.

<u>VOTE:</u>	
GILLESPIE	YES
DONNELLY	YES
LOCATELL	YES
NAPOLITANO	YES
PETRIELLO	YES

Patricia L. Hunt, RMC
Township Clerk



N.J. Cert. of Authorization No: 24GA27999900

June 9, 2014

DESCRIPTION OF PROPERTY
LOT 1, BLOCK 9103
LAUREL CREEK MEWS

All that certain lot or parcel of land situated in the Township of Moorestown, County of Burlington, and State of New Jersey, as shown on a plan entitled, "Subdivision Plan, Laurel Creek Mews, Block 8700 Lots 1, 24 & 23.01" one sheet, dated April 5, 2002, last revised January 17, 2013, prepared by Taylor, Wiseman & Taylor, Mount Laurel, NJ 08054, filed in the Burlington County Clerks Office on February 27, 2013 as File No. B08-22-067, more particularly described as follows:

Beginning at a common corner of Lot 1, Block 9103 and Lot 3.01, Block 9401 on the widened northeasterly right of way line (43.00' from centerline) of Hartford Road (County Route 686) (49.50' wide), a concrete monument set and running;

1. Along Lot 3.01, Block 9401, the following two (2) courses and distances, North 49 degrees 32 minutes 50 seconds East, a distance of 480.10 feet to a corner, an iron pin set; thence
2. North 04 degrees 14 minutes 58 seconds East, a distance of 305.81 feet to a corner of Lot 2, Block 9103, an iron pin set; thence
3. Along Lot 2, Block 9103, the following six (6) courses and distances, South 67 degrees 23 minutes 19 seconds East, a distance of 341.12 feet to a corner, an iron pin set; thence
4. Passing along the arc of a circle curving to the right, having a radius of 221.00 feet, an arc length of 41.11 feet, a chord bearing of North 41 degrees 02 minutes 34 seconds East, and a chord distance of 41.05 feet to a corner, an iron pin set; thence
5. North 46 degrees 22 minutes 17 seconds East, a distance of 95.51 feet to a corner, an iron pin set; thence
6. South 43 degrees 37 minutes 43 seconds East, a distance of 125.73 feet to a corner, an iron pin set; thence
7. South 80 degrees 54 minutes 41 seconds East, a distance of 212.40 feet to a corner, an iron pin set; thence
8. South 43 degrees 37 minutes 43 seconds East, a distance of 123.10 feet to a common corner of Lots 1 and 2, Block 9103, on the widened northerly side (43.00' from centerline) of Moorestown – Centerton Road (49.50' wide), a concrete monument set; thence
9. Along the said side of Moorestown – Centerton Road, South 46 degrees 22 minutes 17 seconds West, a distance of 1,114.02 feet to a corner, a concrete monument set, at its intersection with Hartford Road (County Route 686); thence
10. North 87 degrees 02 minutes 26 seconds West, a distance of 34.41 feet to a corner, a concrete monument set, on the widened northeasterly right of way line (43.00' from centerline) of Hartford Road (County Route 686) (49.50' wide); thence
11. Along the said side of Hartford Road, North 40 degrees 27 minutes 10 seconds West, a distance of 523.51 feet to the first mentioned point and place of beginning.

ESE Consultants, Inc.

250 Gibraltar Road, Suite 2E • Horsham, PA 19044

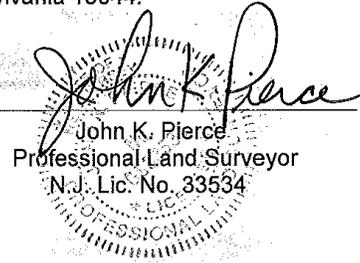
p: 215.914.2050 • f: 215.293.5489

Description of Property
Lot 1, Block 9103
Laurel Creek Mews
Page 2 of 2

Subject to a 25' Wide Pedestrian Easement as shown on the above referenced filed plan.

Subject to easements and restrictions of record, if any.

Description prepared by ESE Consultants, Inc., Horsham, Pennsylvania 19044.


John K. Pierce
Professional Land Surveyor
N.J. Lic. No. 33534


Prepared by:

Richard J. Hoff, Jr., Esquire

DEED OF DEDICATION

THIS DEED is made on _____, 2018, by and between:

LAUREL CREEK, L.P., a New Jersey limited partnership, having an address at 250 Gibraltar Road, Horsham, PA 19044, referred to as the “Grantor,”

AND

MOORESTOWN TOWNSHIP, with an address of Town Hall, 111 West Second Street, Moorestown, New Jersey 08057 referred to as the “Grantee.”

Transfer of Ownership. The Grantor hereby grants and conveys (transfers ownership of) the property described below (the “Property”) to the Grantee. This transfer is made in consideration of the sum of **ONE DOLLARS (\$1.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:26A-3) Township of Moorestown, County of Burlington, New Jersey as shown on a plan entitled “Subdivision Plan, Laurel Creek Mews, Block 8700, Lots 1, 24 and 23.01, dated April 5, 2002, last revised January 17, 2013, prepared by Taylor, Wiseman & Taylor, Mount Laurel, NJ, and filed in the Burlington County Clerk’s Office on February 27, 2013 as File No. B08-22-067 (the “Filed Plan”).

Property. The Property consists of that certain tract or parcel of land, including site improvements, situate in the Township of Moorestown, County of Burlington, State of New Jersey, known as Lot 1, Block 9103 shown on the Final Plan and as more particularly described on **Exhibit A** attached hereto and made a part hereof.

This conveyance is made **UNDER AND SUBJECT TO** all covenants, easements and restrictions of record.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property, except for the easements, restrictions and other matters of record. This promise is called a “covenant as to 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) except as stated above.

Signature. This Deed is executed by the Grantor on the date and year at the top of the first page.

WITNESSED BY:

GRANTOR:

LAUREL CREEK, L.P.

By: Toll Land Corp. No. 10, its General Partner

By: _____

Name:

Title: Authorized Representative

STATE OF

:

: SS

COUNTY OF

:

BE IT REMEMBERED that on this ____ day of _____, 2015, before me, the undersigned authority, personally appeared _____, known to me (or satisfactorily proven) to be the Authorized Representative of Toll Land Corp. No. 10, General Partner of Laurel Creek, L.P., a New Jersey Limited Partnership, the Grantor named in the foregoing instrument, who I am satisfied is the person who executed the foregoing instrument, and he acknowledged that he (i) signed and delivered such instrument on behalf of such Limited Partnership as an Authorized Representative of the General Partner, being authorized to do so and (ii) made this deed for \$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.)

Notary Public