

ORDINANCE NO. 23-2013

**AN ORDINANCE OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY AUTHORIZING THE CONVEYANCE OF BURTON LANE AND
WAYNE AVENUE TO WOODLAND FOUR, L.L.C.**

WHEREAS, the Tomlin Station Commerce Center project consisted of lands identified as Block 46, Lots 3.02, 3.03, 3.04, 4.01 and 4 on the official Tax Map of the Township of Harrison, which lands are located at the intersection of Tomlin Station Road and Route 322; and

WHEREAS, as a condition of Final Major Subdivision approval, the applicant, Woodland Four, L.L.C., was required to dedicate and convey to Harrison Township the roads in Phase I located within the project, and identified as Burton Lane and Wayne Avenue; and

WHEREAS, Burton Lane is more particularly described in the Deed of Dedication dated September 5, 2007 and recorded November 21, 2007 in Deed Book 4468, Page 108 of the Gloucester County Clerk's Office; and

WHEREAS, Wayne Avenue is more particularly described in the Deed of Dedication dated September 5, 2007 and recorded November 21, 2007 in Deed Book 4468, Page 114 of the Gloucester County Clerk's Office; and

WHEREAS, in Phase II of the project, the roads and cart ways remain private and shall be maintained by the Lot Owners Association; and

WHEREAS, via Resolution No. 40-2012 (Item No. 4), adopted on December 20, 2012, the Harrison Township Planning Board found that it would not violate principals of sound planning to have all of the cart ways within the industrial/commercial center be private and maintained by the Lot Owners Association. The Board found that there would be a benefit in having the roadways in both phases of the center be similar in ownership and maintenance requirements; and

WHEREAS, by correspondence dated May 15, 2013, the applicant's attorney, on behalf of the applicant, Woodland Four, L.L.C., requested the Township Committee convey the roadways identified as Burton Lane and Wane Avenue back to Woodland Four, L.L.C.; and

WHEREAS, based upon the concurrence and recommendation of the Harrison Township Planning Board, the Mayor and Committee determine it to be in the best interests of the residents of Harrison Township to authorize the conveyance of Burton Lane and Wayne Avenue to Woodland Four, L.L.C.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

1. The conveyance of Burton Lane and Wayne Avenue to the applicant, Woodland Four, L.L.C., is hereby authorized and approved.
2. The Mayor, Clerk and Township Solicitor are hereby authorized and directed to execute any agreements; easements and/or licenses; and any other documents necessary to effectuate the purposes of this Ordinance.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY, Clerk

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on May 20, 2013. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on June 3, 2013 at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

DIANE L. MALLOY, Clerk