

CITY OF VINELAND

ORDINANCE NO. 2019-65

ORDINANCE ACCEPTING A DEDICATION OF CERTAIN PROPERTY FOR THE EXTENSION OF ARCADIA PLACE FROM PATRICK KEARNEY AND THE ESTATE OF GERALD KEARNEY AS A CONDITION OF REDIVISION APPROVAL IN ACCORDANCE WITH RESOLUTION 6331 OF THE VINELAND PLANNING BOARD.

WHEREAS, Patrick Kearney and the Estate of Gerald Kearney are the owners of Tax Block 4217, Lot 9 on the current tax maps of the City of Vineland; and

WHEREAS, Patrick Kearney and the Estate of Gerald Kearney consented to a lot line adjustment involving their property and the adjoining property, Tax Block 4217, Lot 10, owned by the Estate of Celeste Deon, receiving approval from the Vineland City Planning Board on February 13, 2019; and

WHEREAS, in connection with said approval and in accordance with Resolution 6331 of the Planning Board, it was proposed that a part of Tax Block 4217, Lot 9 (the "Property") be offered to the City of Vineland for dedication as an extension of Arcadia Place, a public right-of-way; and

WHEREAS, Patrick Kearney and the Estate of Gerald Kearney desire to dedicate the Property as described below to the City of Vineland ("City"); and

WHEREAS, The City is authorized pursuant to N.J.S.A. 40:67-1 and N.J.S.A. 40A:12-5 to accept the conveyance and dedication of land and appurtenances for public purposes.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Vineland that:

1. The portion of land, improvements and appurtenances that are located within the Property, more particularly described as a portion of Tax Block 4217, Lot 9 consisting of approximately 1,687.1 square feet as described in Exhibit A attached hereto and graphically depicted in Exhibit B attached hereto is hereby accepted and dedicated as a public right-of-way.
2. This dedication shall be subject to all easements affecting the Property recorded in the Office of the Cumberland County Clerk for the benefit of public or private entities for the purpose of operating and maintaining, inspecting, protecting, repairing, replacing or reconstructing any existing water, sewer or utility lines including cable television wires and poles, together with the right of ingress and egress at all times for such purposes and all other purposes in connection or in any way relating to an entity's use or operation of water, sewer or utility lines.
3. All costs and expenses related to the introduction, passage and publication of this Ordinance shall be borne and paid by Patrick Kearney and/or Estate of Gerald Kearney.
4. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
5. This ordinance shall be a part of the Vineland City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Vineland City Code.
6. This ordinance shall take effect in the time and manner as prescribed by law.

CITY OF VINELAND

7. The City Clerk and the Municipal Corporation Counsel are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealer's of existing provisions.

Passed first reading:

Passed final reading:

President of Council

ATTEST:

City Clerk



PROPERTY DESCRIPTION

p/o TAX BLOCK 4217, LOT 9
CITY OF VINELAND
CUMBERLAND COUNTY, NEW JERSEY

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the City of Vineland, County of Cumberland and State of New Jersey, being more particularly described as follows,

BEGINNING at the current southerly terminus of Arcadia Place (40.8 feet wide per tax map) at the division line between tax lots 9 and 10, Block 4217; thence

1. South 08°00'00" West, along the division line between tax lots 9 and 10 and extending, a distance of 41.35 feet to a point; thence
2. North 82°00'00" West, along a line for the new southerly terminus of Arcadia Street, a distance of 40.80 feet to a point for a corner on the proposed westerly right of way line of Arcadia Place; thence
3. North 08°00'00" East, along said new westerly line of Arcadia Place, a distance of 41.35 feet to a point on the division line between tax lots 8 and 9, block 4217; thence
4. South 82°00'00" East, along the current southerly terminus of Arcadia Place, a distance of 40.80 feet to the point and place of **BEGINNING**.

CONTAINING within said bounds 1,687.1 Square Feet, more or less.

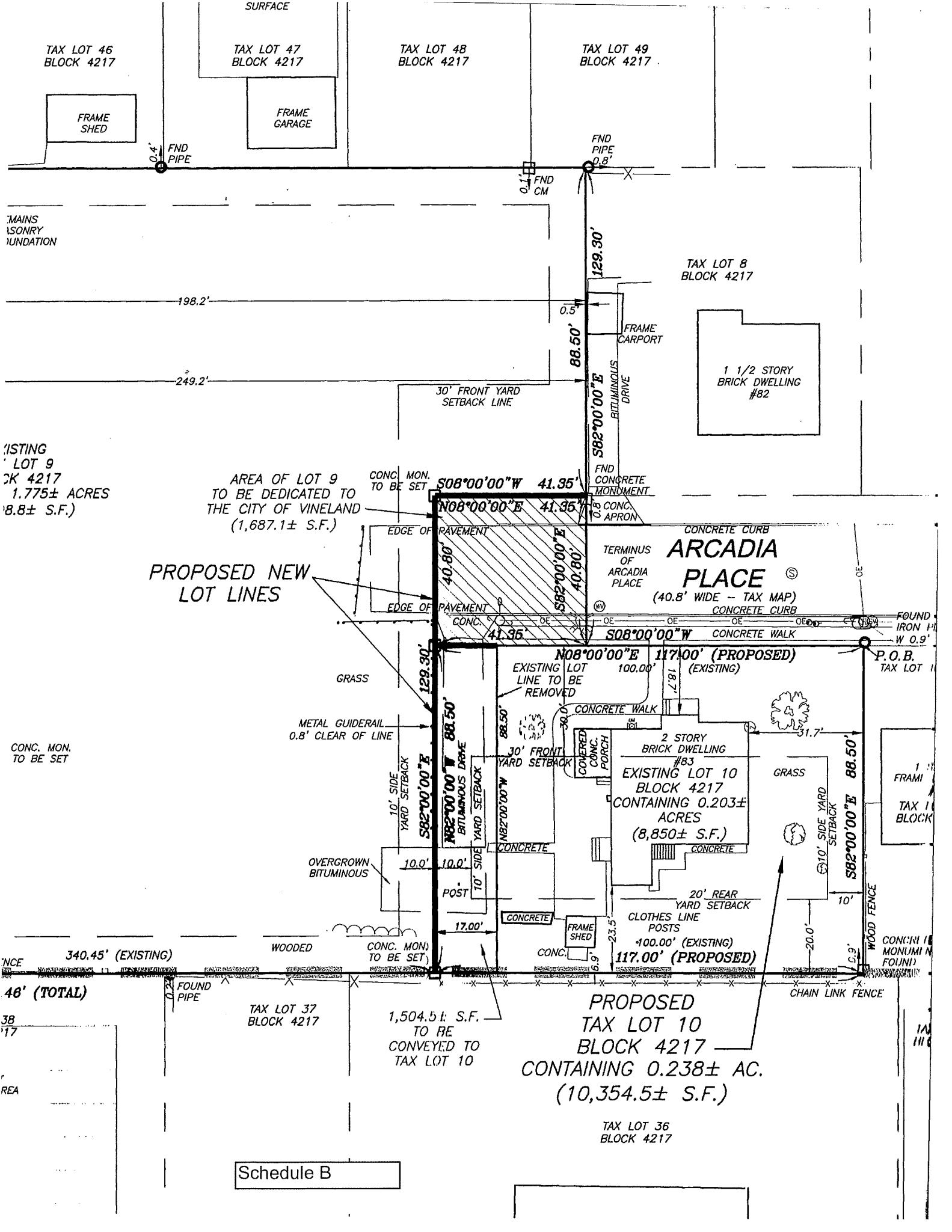
This description has been prepared in accordance with a "Plan of Minor Subdivision, Lots 9 and 10, Block 4217, Sheet 42, Vineland City, Cumberland County, New Jersey", prepared by Vargo Associates, dated August 24, 2018 and noted as Project No. 16114-MS.

August 24, 2018

Prepared by:

A handwritten signature in black ink, appearing to read 'Michael R. Vargo'.

Michael R. Vargo
Professional Land Surveyor
N.J. License #33182



TAX LOT 46
BLOCK 4217

TAX LOT 47
BLOCK 4217

TAX LOT 48
BLOCK 4217

TAX LOT 49
BLOCK 4217

TAX LOT 8
BLOCK 4217

AREA OF LOT 9
TO BE DEDICATED TO
THE CITY OF VINELAND
(1,687.1± S.F.)

PROPOSED NEW
LOT LINES

EXISTING
LOT 9
BLOCK 4217
1.775± ACRES
(8.8± S.F.)

PROPOSED
TAX LOT 10
BLOCK 4217
CONTAINING 0.238± AC.
(10,354.5± S.F.)

1,504.5± S.F.
TO BE
CONVEYED TO
TAX LOT 10

TAX LOT 36
BLOCK 4217

Schedule B

MAINS
CONCRETE
FOUNDATION

FRAME
SHED

FRAME
GARAGE

FND
PIPE
0.4'

FND
PIPE
0.8'

FND
CM
0.1'

198.2'

249.2'

30' FRONT YARD
SETBACK LINE

FRAME
CARPORT

1 1/2 STORY
BRICK DWELLING
#82

129.30'
88.50'
582°00'00"E
BITUMINOUS DRIVE

FND
CONCRETE
MONUMENT
CONC.
APRON

508°00'00"W 41.95'

N08°00'00"E 41.95'

40.80'
582°00'00"E
40.80'

ARCADIA
PLACE
(40.8' WIDE - TAX MAP)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

CONCRETE CURB
TERMINUS OF
ARCADIA
PLACE
CONCRETE CURB
CONCRETE WALK

41.95'

N08°00'00"E 117.00' (PROPOSED)

EXISTING LOT
LINE TO BE
REMOVED 100.00'

FOUND
IRON PIPE
W 0.9'

P.O.B.
TAX LOT 11

GRASS

METAL GUIDERAIL
0.8' CLEAR OF LINE

2 STORY
BRICK DWELLING
#83

EXISTING LOT 10
BLOCK 4217
CONTAINING 0.203±
ACRES
(8,850± S.F.)

129.30'
88.50'
582°00'00"E
BITUMINOUS DRIVE

88.50'
30' FRONT
YARD SETBACK

10.0'
10.0'
10.0' SIDE
YARD SETBACK

17.00'

30' FRONT
YARD SETBACK

COVERED
CONC. PORCH

CONCRETE

20' REAR
YARD SETBACK

CLOTHES LINE
POSTS

100.00' (EXISTING)

117.00' (PROPOSED)

GRASS

10.0' SIDE
YARD SETBACK

10'

20.0'

CHAIN LINK FENCE

1 1/2
FRAME
TAX LOT
BLOCK

WOOD FENCE

CONCRETE
MONUMENT
FOUND

340.45' (EXISTING)

46' (TOTAL)

38
17

AREA

TAX LOT 37
BLOCK 4217

FOUND
PIPE

CONC. MON.
TO BE SET

CONC.
6.9'

FRAME
SHED

CONC.
6.9'

WOOD FENCE

CONCRETE
MONUMENT
FOUND