

ORDINANCE NO. 2024 - 10

AN ORDINANCE TO RELEASE, VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO PENNSYLVANIA AVENUE, A DEDICATED BUT UNBUILT STREET.

WHEREAS, by deed dated July 13, 2023, Block 104, Lots 3, 4, and 5 were transferred, by the City of Vineland, to Jason Brandt for consideration of \$29,000.00 and on the condition that the Lots be consolidated by recording an all-inclusive deed within 6 months of closing.

WHEREAS, Block 104, Lots 3, 4, are separated from Lot 5 by an unimproved R.O.W. known as Pennsylvania Avenue, which contains 28,684 Square Feet (0.66 Acres), more or less, and which does not connect with any other R.O.W. or street in the City of Vineland, as depicted on Schedule "A", and described on Schedule "B".

WHEREAS, on or about November 13, 2023, Jason Brandt recorded the all-inclusive deed, as required by the City, combining Block 104, Lots 3, 4, and 5, and incorporating the unimproved R.O.W. known as Pennsylvania Avenue, and provided the City the legal description for the unimproved R.O.W., which is attached as Exhibit B.

WHEREAS the subject R.O.W. is not needed for public use; and may be vacated without an amendment of the Master Plan of Streets.

WHEREAS the subject R.O.W. property is not a lot with an assessed value given its status as an unimproved R.O.W..

NOW THEREFORE BE IT ORDAINED BY COUNCIL OF THE CITY OF VINELAND as follows:

1. The statements of the preamble, hereinabove, are incorporated herein as though fully set forth herein;
2. The City hereby approves vacation of the subject R.O.W. as depicted on Schedule "A" and described in Schedule "B" attached, with all public rights therein extinguished; provided, however, that all rights and privileges, if any, possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in the Cable Television Act, P.L. 1972, c. 186, to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or park, or any part thereof, to be vacated, are expressly reserved and excepted from the vacation set forth above;

This Ordinance shall take effect upon adoption and publication according to Law.

Passed first reading:

Passed final reading:

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President of Council

Approved by the Mayor:

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Mayor

ATTEST:

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City Clerk



# Zenith Nadir Survey

Wayne W. Burgett, PLS  
132 E. Clinton Street  
Clayton, New Jersey 08312

Phone: 856-881-8677  
Fax: 856-863-0844  
Email: zenithnadir@verizon.net

## SCHEDULE B

Pennsylvania Avenue

All that certain tract of land, with the improvements thereon erected, situate, lying and being in the City of Vineland, County of Cumberland, State of New Jersey, being more particularly described as follows:

BEGINNING at the point being the southwesterly corner of Lot 4, Block 5210, Township of Franklin, County of Gloucester, State of New Jersey, said point also being the point of intersection of the southwesterly line of Delaware Avenue, of said Township (50' wide), with the northwesterly line of said Delaware Avenue, said southwesterly corner being the southeasterly corner of Lot 3, Block 104, of said City; thence

1. Along said southwesterly line, South  $41^{\circ}10'03''$  East, a distance of 51.66 feet, to a point being the northwesterly corner of Lot 2, Block 5211, of said Township, said northwesterly corner being the northeasterly corner of Lot 5, of said Block 104; thence
2. Along the northwesterly line of said Lot 5, South  $63^{\circ}23'05''$  West, a distance of 580.18 feet, to a point on the northeasterly line of Lot 11, of said Block 104; thence
3. Along the northeasterly lines of said Lot 11 and a portion of Lot 12, of said Block 104, North  $26^{\circ}36'48''$  West, a distance of 50.00 feet, to the southwesterly corner of said Lot 3; thence
4. Along the southeasterly lines of said Lot 3 and Lot 4, of said Block 104, North  $63^{\circ}23'05''$  East, a distance of 567.20 feet, to the POINT OF BEGINNING

Containing 28,684 Square Feet (0.66 Acres), more or less.

Wayne W. Burgett, PLS  
NJ License # GS31654

Date