

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 4-2014

CONVEYING FEE SIMPLE TITLE IN MUNICIPAL PROPERTY TO ORLEANS AT MAIN STREET, LLC FOR THE INSTALLATION OF A MONUMENT SIGN FOR THE RESIDENTIAL DEVELOPMENT LOCATED ON THE ADJOINING LOTS

WHEREAS, the Township of Moorestown owns a small parcel of land that is adjacent to property that is identified on the municipal tax map as Block 6505, Lot 41, which is depicted on the Minor Site Plan that is attached hereto as Exhibit “A”, and which adjoins the residential development known as Madeira that is currently being built by Orleans at Main Street, LLC (hereinafter “the subject property”); and

WHEREAS, Orleans at Main Street, LLC (hereinafter “Orleans”) wishes to install a permanent monument sign on the subject property, for purposes of advertising the adjoining Madeira residential development, and the subject property is the most desirable location for the installation of the monument sign; and

WHEREAS, as a condition of municipal development approval for the Madeira development, Orleans was required to obtain the approval of the Township Council, the municipal governing body, to install the monument sign on the subject property; and

WHEREAS, the size of the subject property is relatively small, and is of no use to the municipality, and indeed the subject property is land that would ordinarily be retained by a developer such as Orleans for use in the development, and the Township wishes to facilitate the construction of the subject monument sign; and

WHEREAS, the Township is required to adopt an appropriate Ordinance in order to convey land like the subject property, under these circumstances; and

WHEREAS, the Township wishes to convey the subject property, in fee simple, by way of an Ordinance.

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

1. The Township of Moorestown hereby conveys to Orleans at Main Street, LLC, all right, title, and interest in the subject property. The precise location of the boundaries of the subject property is depicted on the Minor Site Plan document that is attached hereto as Exhibit “A”.
2. The Mayor is authorized to execute any and all documents, agreements, and papers that are required in order to memorialize the above-referenced conveyance of the subject property.

3. All other ordinances and parts of ordinances and resolutions, insofar as they are inconsistent with any of the terms and provisions of this ordinance, are hereby repealed to the extent of such inconsistency only.

4. If any section, paragraph, sentence, clause, phrase, term, provision or part of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, impair or invalidate the remainder thereof phrase, term, provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

5. This Ordinance may be cited as Ordinance 4-2014.

NOTICE AND CERTIFICATION

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, held on July 7, 2014. This ordinance will be further considered for final passage by the Township Council at a meeting to be held at the Town Hall, Council Chamber, 111 West Second Street, Moorestown, New Jersey on July 21, 2014 at 7:30 pm or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance. During the week prior to and including the date of such further consideration, copies will be made available at the Municipal Clerk's Office in said Municipal Building to any member of the general public who shall request such copies.

Patricia L. Hunt, RMC
Township Clerk