

CITY OF VINELAND
ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE DEDICATION OF A SIDEWALK EASEMENT AFFECTING PREMISES LOCATED AT 65 S. STATE STREET, OFFICIALLY IDENTIFIED ON THE TAX MAP OF THE CITY OF VINELAND AS LOT 1.01, Lot 1.02 and Lot 1.03 IN BLOCK 4216, IN ASSOCIATION WITH THE PROPOSED REDEVELOPMENT OF THE NEWCOMB CAMPUS.

WHEREAS, NEWCOMB MEDICAL ALLIANCE CENTER, L.L.C., a New Jersey Limited Liability Company, by Petition in writing, filed with the City Clerk of the City of Vineland, has dedicated to, and in favor of, the City of Vineland, County of Cumberland and State of New Jersey, a New Jersey Municipal Corporation, a Public Sidewalk Easement for the general and unobstructed usage of, and by, the public, over a portion or portions of a tract of land situate in the City of Vineland, County of Cumberland and State of New Jersey, located at 65 S. State Street, officially designated on the Tax Map of the City of Vineland as Lot 1.01, Lot 1.02 and Lot 1.03 in Block 4216, which premises are owned by NEWCOMB MEDICAL ALLIANCE CENTER, L.L.C. by virtue of a Deed dated July 1, 2009, executed and delivered by South Jersey Health System, Inc., which Deed was recorded in the Office of the Clerk of the Cumberland County in Book 4059, Page 5673 on July 6, 2009 as Instrument No. 345704.

NOW, THEREFORE, BE IT ORDAINED BY MUNICIPAL COUNCIL OF THE CITY OF VINELAND:

1. That the aforesaid Public Sidewalk Easement on the tract(s) of land described herein be and the same is hereby accepted and approved as, and for, a public sidewalk, subject to the provisions of the Municipal Land Use Law of the State of New Jersey N.J.S.A. 40:55D-1 et seq.

2. That no building(s) or other improvement(s) shall be erected or placed within the above described area contrary to the provisions of any ordinance of the City of Vineland.

3. That the cost of said dedication and of the passage and publication of this Ordinance shall be paid for by the dedicator.

4. This Ordinance shall take effect upon its publication, as provided by law.

Passed First Reading _____, 2016.

Passed Final Reading _____, 2016

Approved by Mayor _____, 2016

ANTHONY R. FANUCCI
President of Council

RUBEN BERMUDEZ
Mayor

ATTEST:

KEITH PETROSKY, RMC
City Clerk

Reid Wanda

From: Tonetta Richard
Sent: Monday, October 24, 2016 1:11 PM
To: Reid Wanda
Cc: Petrosky Keith; Scarpa Christine; Barsotti Ann; Bermudez Ruben; mgruccio@tgrlaw.com; Calakos Angela; Fanucci Anthony R; Procopio John A; Gonzalez Maritza R; Spinelli Paul
Subject: 10/25/16 agenda

Hi Wanda,

We received a request to have the Resolution and Ordinance relative to the dedication of sidewalks at the Newcomb Campus placed on the agenda. There were two issues which have/will be resolved and therefore the following Ordinance and Resolution should be placed on the agenda for tomorrow night. I believe you have copies of them for the Council.

AN ORDINANCE TO ACCEPT THE DEDICATION OF A SIDEWALK EASEMENT AFFECTING PREMISES LOCATED AT 65 SOUTH STATE STREET, OFFICIALLY IDENTIFIED ON THE TAX MAP OF THE CITY OF VINELAND AS LOT 1.02 AND 1.03 IN BLOCK 4216, IN ASSOCIATION WITH THE PROPOSED REDEVELOPMENT OF THE NEWCOMB CAMPUS

RESOLUTION ACCEPTING AND APPROVING THE DEDICATION OF A SIDEWALK EASEMENT BY NEWCOMB MEDICAL ALLIANCE CENTER, L.L.C., DESIGNATED REDEVELOPER OF NEWCOMB CAMPUS, SUBJECT TO THE PROVISIONS OF NEW JERSEY MUNICIPAL LAND USE LAW

Richard P. Tonetta, Esq.
Solicitor, City of Vineland
640 E. Wood Street
P.O. Box 1508
Vineland, NJ 08362-1508
(856) 794-4000 Ext. 4600
Fax: (856) 405-4632
Email: rtonetta@vinelandcity.org

Reid Wanda

From: Barsotti Ann
Sent: Monday, September 26, 2016 4:34 PM
To: Tonetta Richard; Dickenson Bob
Cc: Reid Wanda
Subject: FW: Newcomb Medical Center Redevelopment - Sidewalk Easements

Good Afternoon,

Note the comments which appear below – official response from Planning and Engineering.

Ann

From: Hawk Steve
Sent: Friday, September 23, 2016 10:07 AM
To: Ucciferri Joseph
Cc: Barsotti Ann; Ricketts Yasmin; Michael Gruccio
Subject: RE: Newcomb Medical Center Redevelopment - Sidewalk Easements

Joe,

Thanks for your review and comment. To refine your comment it appears that the reference to Second Street occurs twice in course #7 of the deed description for the sidewalk easement over part of Lots 1.01 and 1.02, Block 4216.

By copy of this e-mail to Anna Marie Barsotti of the Clerk's Office the below comment will be the official response from the Engineering Division and Planning Division relative to the dedication documents received by our office on September 20, 2016:

1. Revise both references to "South Second Street" to "South State Street" in course #7 of the Deed Description Sidewalk Easement Over Part of Lots 1.01 and 1.02, Block 4216.

Once the applicant makes those revisions and submits them to the Clerk's Office they can replace the existing incorrect description without further review by this office since it is such a simple revision.

Steve

From: Ucciferri Joseph
Sent: Friday, September 23, 2016 8:40 AM
To: Hawk Steve <shawk@vinelandcity.org>
Subject: RE: Newcomb Medical Center Redevelopment - Sidewalk Easements

Steve, the descriptions provided are correct, except COURSE # 7; it is referencing SECOND STREET?

From: Hawk Steve
Sent: Thursday, September 22, 2016 1:10 PM
To: Ucciferri Joseph
Subject: Newcomb Medical Center Redevelopment - Sidewalk Easements

Joe,

Please review and comment on the proposed sidewalk easements for the above. I have placed a paper copy of the documents on your desk. Thanks.

Steve

Beacon Title Services Agency, Inc.

727 Landis Avenue

Vineland, NJ 08360

Telephone: (856) 691-3322 Fax: (856) 691-2232

August 22, 2016

City of Vineland
640 E. Wood Street
Vineland, NJ 08360

Reference: BT-17187

Property location: 65 S. State Street, Vineland

Tax Map Reference: Block 4216, Lot 1

Newcomb Campus Redevelopment

To The Mayor and Council of the City of Vineland:

Beacon Title Services Agency, Inc., Agent for Chicago Title Insurance Company, hereby certifies to the City of Vineland that we have examined the records in the Clerk's Office of the County of Cumberland and find that Newcomb Medical Alliance Center, LLC is the owner of the premises as set forth in the legal description attached hereto.

Title of Record to the said premises in question became vested in said Newcomb Medical Alliance Center, LLC by deed from South Jersey Health System, Inc., dated 07/01/2009 and recorded 07/06/2009 in the Cumberland County Clerk's Office in Book 4059, Page 5672 (Instrument No. 345704).

The said premises in question is subject to the following liens and encumbrances:

1. Mortgage from Newcomb Medical Alliance Center, LLC to Enterprise Zone Development Corporation of Vineland and Millville dated 07/01/2009 and recorded 07/06/2009 in the Cumberland County Clerk's Office in Book 4059, Page 5682 (Instrument No. 345705) to secure an amount of \$6,000,000.00.
2. Assignment of Rents and Leases from Newcomb Medical Alliance Center, LLC to Enterprise Zone Development Corporation of Vineland and Millville dated 07/01/2009 and recorded 07/06/2009 in the Cumberland County Clerk's Office in Book 4059, Page 5703 (Instrument No. 345706).
3. Financing Statement (UCC-1) from Newcomb Medical Alliance Center, as debtor, to Enterprise Zone Development Corporation of Vineland and Millville, as secured party, recorded 07/06/2009 in the Cumberland County Clerk's Office in Book 4059, Page 5708 (Instrument No. 345707).

NOTE: The above Financing Statement was continued by UCC-3 recorded 04/10/2014 in the Cumberland County Clerk's Office in Book 4115, Page 9976. (Instrument No. 458694).

CONTINUED....

Beacon Title Services Agency, Inc.

727 Landis Avenue

Vineland, NJ 08360

Telephone: (856) 691-3322 Fax: (856) 691-2232

August 22, 2016

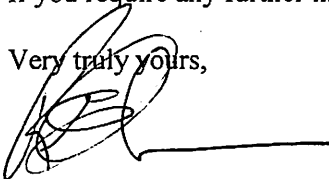
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4. Financing Statement (UCC-1) from Medical Alliance Center, LLC, as debtor, to Enterprise Zone Development Corporation of Vineland and Millville, as secured party, dated 07/08/2016 in the Cumberland County Clerk's Office in Book 4143, Page 25 (Instrument No. 511615)

The information contained in this letter is effective as of 08/01/2016 and does not include or intend to include any information with respect to taxes, water, sewer or other municipal claims, nor does it include any information with respect to easements, rights-of-way or restrictions which may affect the premises in question.

If you require any further information, please feel free to contact this office at your convenience.

Very truly yours,



Richard E. Owens

President

cc: Michael Gruccio, Esq. (Hand Delivery)

Beacon Title Services Agency, Inc.

File Number: BT-17187

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **City of Vineland, County of Cumberland, State of New Jersey**, bounded and described as follows:

BEGINNING at a point in the Easterly line of South State Street (50.00 feet wide), North 08 degrees 00 minutes 00 seconds East, 353.00 feet from the intersection of the Easterly line of South State Street with the Northerly line of East Chestnut Avenue (100.00 feet wide); thence

- 1) Along the Easterly line of South State Street, North 08 degrees 00 minutes 00 seconds East, 699.00 feet to a point in the Southerly line of Almond Street (66.00 feet wide); thence
- 2) Along the Southerly line of Almond Street, South 82 degrees 00 minutes 00 seconds East, 410.60 feet to a point in the Westerly line of Howard Street (50.00 feet wide); thence
- 3) Along the Westerly line of Howard Street, South 08 degrees 00 minutes 00 seconds West, 699.00 feet to a point; thence
- 4) North 82 degrees 00 minutes 00 seconds West, 410.60 feet to a point in the Easterly line of South State Street and place of Beginning.

NOTE: Being Lot(s) 1, Block 4216; Tax Map of the City of Vineland, County of Cumberland, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.