

Ord.# 11-2024

**An Ordinance of the Township of Mount
Olive, County of Morris, State of New
Jersey, Authorizing Acceptance of Road
Dedications in Connection with
Development of Block 7801 (Fox Chase / VL
North Coffee Ice Cream Company, LLC)**

CLERK:

Delivered to Mayor:

Date: 4/3/2024

Time: 9:00 am

Signed: _____

Township Clerk
Michelle Masser

MAYOR:

Action by Mayor:

Approved: ✓

Date: _____

4/3/2024

Vetoed: _____

Date: _____

(Reasons for which Mayor has withheld approval of Ordinance, item or part Thereof.)

Signed: _____

Mayor

CLERK:

Returned:

Date: 4/3/24

Time: 9:10 am

Not returned with in (10) days

Date: _____

Signed: _____

Township Clerk
Michelle Masser

ORD.#11-2024

**AN ORDINANCE OF THE TOWNSHIP OF MOUNT OLIVE, COUNTY
OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE
OF ROAD DEDICATIONS IN CONNECTION WITH DEVELOPMENT
OF BLOCK 7801 (FOX CHASE)**

WHEREAS, VL North Coffee Ice Cream Company, LLC, is the Owner of certain property designated as Block 7801, Lots 41.12, 41.13, 41.15, 41.16, 41.17, 41.18, 41.19, 41.22, 41.25, 41.26, 41.27, 41.29, 41.30, 41.31, 41.32 ("Property"), on the official Tax Map of the Township of Mount Olive; and

WHEREAS, on or about May 11, 2005, the Township entered into a Developer's Agreement, which was amended on May 12, 2005, with Gen III Builders, Inc., which was to develop the Property for the Owner; and

WHEREAS, Gen III Builders, Inc. completed some portions of the Project; and

WHEREAS, the Owner transferred responsibility for completing the Project to a successor developer, to complete the Project; and

WHEREAS, the Owner agreed to assume all the rights and obligations of the original Developer's Agreement entered into between the Township and Gen III Builders, Inc.; and

WHEREAS, the Township assigned the Developer's Agreement to Owner as of June 12, 2018, conditioned upon the Owner posting to the Township appropriate bonds and escrow; and

WHEREAS, as a condition of the approvals, Grantor is required to grant to the Township certain road dedications, as more specifically described in Exhibit A, attached hereto; and

WHEREAS, the dedications require formal acceptance from the Township by way of ordinance and recording by the Grantor; and

WHEREAS, the Township is authorized pursuant to law to grant and receive interests in real property, including easements, by ordinance; and

WHEREAS, the Township Engineer and Township Attorney have reviewed the dedications and recommend approving same; and

WHEREAS, the Township now wishes to formally authorize and accept the dedications, copies of which shall be placed on file with the Township Clerk.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mount Olive, County of Morris, State of New Jersey, as follows:

1. The Township hereby authorizes and accepts the following road dedications attached hereto as Exhibit A:

- a. Grant of Deed of 50' Right-of-Way Dedication from VL North Coffee Ice Cream Company, LLC, as Grantor, for Berry Court.
 - b. Grant of Deed of 50' Right-of-Way Dedication from VL North Coffee Ice Cream Company, LLC as Grantor, for Garrison Lane.
 - c. Grant of Deed of Dedication from VL North Coffee Ice Cream Company, LLC, as Grantor, for a portion of Cassedy Road.
 - d. Grant of Deed of Dedication from VL North Coffee Ice Cream Company, LLC, as Grantor, for a portion of Mt. Olive Road.
2. The Township Clerk shall forward this ordinance and the deeds to the Grantor, who shall record them with the Morris County Clerk's Office, at Grantor's sole expense. Grantor shall provide a copy of the recorded documents to the Township Clerk.

BE IT FURTHER ORDAINED that this Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

Introduced: 3/19/2024

Adopted: 4/2/2024

Effective Date: 4/25/2024

TOWNSHIP OF MOUNT OLIVE



Alex Roman, Township Council President

ATTEST: 4/2/2024


Michelle Masser, Township Clerk