

# TOWNSHIP OF MOUNT LAUREL

## ORDINANCE 2020-4

### AN ORDINANCE AUTHORIZING AND APPROVING AN ACCESS EASEMENT ON BLOCK 1306.01, LOT 1 ON THE TOWNSHIP OF MOUNT LAUREL TAX MAP

**WHEREAS**, Mount Laurel Land Holdings, LLC, (“Land Holdings”) is a limited liability company with an address of 1112 Route 73, Mount Laurel, NJ 08054, and is the owner of the premises identified as Block 1306.01 Lot 2.01 on the Tax Map of Mount Laurel Township;

**WHEREAS**, 1120 Executive Plaza, LLC, a Delaware limited liability company, with an address of 1120 Route 73, Mount Laurel, NJ 08054, is the owner of the premises designated as Block 1306.01 Lot 1 on the Tax Map of the Township of Mount Laurel, County of Burlington and State of New Jersey; and

**WHEREAS**, Land Holdings intends to construct an emergency medical services facility on its property; and

**WHEREAS**, the site requires an additional means of egress to provide greater movements for EMS vehicles and equipment that will be responding to public emergencies and to improve circulation on the property for the movement of large apparatus servicing the site; and

**WHEREAS**, Land Holdings requires an access easement over a portion of Block 1306.01 Lot 1 as necessary for egress from the proposed emergency medical services facility for employee vehicles, service and utility vehicles and emergency vehicles, and other similar vehicles; and

**WHEREAS**, N.J.S.A. 40A:12-1 et seq. authorizes municipalities to acquire interests in property, including easements, and the Township Council has determined it to be in the best interests of the Township of Mount Laurel and the public good to acquire this permanent easement.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey as follows:

1. The Township accepts an access easement for over a portion of Block 1306.01, Lot 1, commonly known as 1120 Route 73, Mount Laurel, NJ 08054, a copy of said easement to be attached hereto and incorporated herein upon final execution and recording; and
2. The Township is authorized to acquire the easement through fee simple sale or through eminent domain to improve public safety and to provide for access to a private roadways; and
3. The Township Planning Board attorney is authorized to secure the easement including filing any litigation in Superior Court to obtain the access easement and all matters relating to the acquisition including eminent domain if so required.
4. The acquisition of land shall be based upon an appraisal of the easement and good faith negotiations between the Township and the land owner.

#### **Repealer, Severability and Effective Date.**

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: February 10, 2020

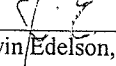
	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo	2	✓				
Edelson		✓				
Folcher	1	✓				
Pritchett		✓				
Steglik		✓				

Publication Date: February 13, 2020

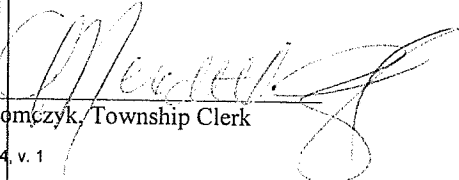
Public Hearing Date: February 24, 2020

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo					✓	
Edelson		✓				
Folcher	1	✓				
Pritchett	2	✓				
Steglik		✓				

**TOWNSHIP OF MOUNT LAUREL**

BY:   
Irwin Edelson, Mayor

ATTEST:

  
Meredith Tomczyk, Township Clerk

4829-6549-1124, v. 1