

**ORDINANCE #18-2020**

**AN ORDINANCE AUTHORIZING ACCEPTANCE OF DEED OF  
DEDICATION FROM HOVBROS CLAYTON URBAN RENEWAL, LLC TO  
THE BOROUGH OF CLAYTON, BLOCK 1904, LOT 11.59**

**WHEREAS**, Hovbros Clayton Urban Renewal, LLC, a New Jersey Limited Liability Company, has executed and delivered to the Borough of Clayton a deed of dedication by which the said Hovbros Clayton Urban Renewal, LLC has conveyed to the Borough of Clayton property known as Block 1904, Lot 11.59 and more particularly described and upon the terms set forth in the said deed of dedication attached hereto; and

**WHEREAS**, acceptance of the said deed of dedication by the Borough of Clayton is in the public interest.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Clayton, in the County of Gloucester and State of New Jersey that, pursuant to the Local Lands and Buildings Law of the State of New Jersey, N.J.S.A. 40A:12-1, et seq., the Borough of Clayton does hereby accept the conveyance of the aforementioned deed of dedication, attached hereto, by Hovbros Clayton Urban Renewal, LLC to the Borough of Clayton.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon final passage and publication as required by law.

BOROUGH OF CLAYTON



\_\_\_\_\_  
THOMAS BIANCO, Mayor

Attest:

  
\_\_\_\_\_  
CHRISTINE NEWCOMB, Borough Clerk

# Deed of Dedication

This Deed is made on \_\_\_\_\_, 2020

Between HOVBROS CLAYTON URBAN RENEWAL, L.L.C.,  
A New Jersey limited liability company

whose post office address is 900 Birchfield Drive  
Mount Laurel, New Jersey 08054

referred to as the Grantor,

and BOROUGH OF CLAYTON, a Municipality  
125 North Delsea Drive  
Clayton, New Jersey 08312

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfer ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00).

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15.1.1) Municipality of the Borough of Clayton  
Block No. 1904 Lot No. 11.59

3. **Property.** The Property consists 4.93 acres in the Township of Clayton, County of Gloucester, State of New Jersey the legal description of which is set forth in Exhibit A attached hereto and made a part hereof.

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*Prepared by:*

Mitchell T. Grayson, Esquire  
Gerstein Grayson & Cohen, LLP  
1288 Route 73 South, Suite 301  
Mount Laurel, New Jersey 08054

(For Recorder's Use Only)

Being part of the same land and premises acquired by Hovbros Clayton Urban Renewal, LLC by deed from Hovbros Clayton, LLC dated 2/10/2006 recorded 3/16/2006 in Gloucester County Register of Deeds Office Book 4180 page 199.

This Deed is subject to all Easements and Restrictions of record.

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signature.** The Grantor signs this Deed as of the date at the top of the first page.

Witness: Hovbros Clayton Urban Renewal, L.L.C.

\_\_\_\_\_  
By: \_\_\_\_\_  
Stephen J. Hovnanian, Managing Member

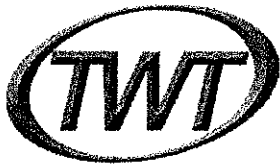
\_\_\_\_\_  
By: \_\_\_\_\_  
Peter J. Hovnanian, Managing Member

STATE OF NEW JERSEY, COUNTY OF BURLINGTON: SS.

I CERTIFY that on \_\_\_\_\_, 2020, STEPHEN J. HOVNANIAN and PETER J. HOVNANIAN, Managing Members of HOVBROS CLAYTON URBAN RENEWAL, L.L.C. personally came before me and stated to my satisfaction that each person:

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as Managing Members of Hovbros Clayton Urban Renewal, L.L.C., a New Jersey limited liability company, the entity named in this Deed;
- (c) executed this Deed as the act of the entity named in this Deed; and
- (d) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

\_\_\_\_\_  
(Notary Public)



# **Taylor Wiseman & Taylor**

ENGINEERS | SURVEYORS | SCIENTISTS

124 Gaither Drive, Suite 150, Mt. Laurel, NJ 08054

856-235-7200 phone 856-722-9250 fax

www.taylorwiseman.com

#01200

**DESCRIPTION OF PROPERTY**  
**ACADEMY WALK**  
**Block 1904 Lot 11.59**  
**Open Space**  
**BOROUGH OF CLAYTON**  
**GLOUCESTER COUNTY, NEW JERSEY**

**ALL THAT CERTAIN TRACT** or parcel of land, situate and lying in the Borough of Clayton, County of Gloucester, State of New Jersey being more particularly bounded and described as follows:

**BEGINNING AT A POINT** in the northerly line of East Academy Street (County Route No. 610) as measured 44.00', at right angles from the centerline, at the southwesterly end of a 35' radius curve connecting the westerly line of Owens Lane (80' Wide Right of Way) with the aforesaid line of East Academy Street, as illustrated on a plan entitled "Amended Subdivision Plan, Academy Walk, Borough of Clayton, Gloucester County, New Jersey," Prepared by Taylor Wiseman & Taylor, revised to 8/26/2014 and filed in the Gloucester County Clerk's Office as Map No. 4456, and from said beginning point runs; thence,

1. **N 89°04'27" W** a distance of **656.00'** to a point at the southeasterly end of a 35' radius curve connecting the aforesaid line of East Academy Street to the easterly line of Garwood Boulevard (73' Wide Right of Way); thence,
2. Along said connecting curve, on a curve to the right, with a radius of **35.00'**, having an arc length of **54.98'**, through a central angle of **90° 00' 00"**, said curve having a chord bearing and distance of **N 44° 04' 27" W 49.50'**, to a point in the aforesaid line of Garwood Boulevard; thence,

The following five courses being along said Garwood Boulevard:

3. **N 00°55'33" E** a distance of **154.19'** (*erroneously shown as 160.19' on filed map*) to a point; thence,
4. On a curve to the left, with a radius of **534.00'**, having an arc length of **233.73'**, through a central angle of **25° 04' 43"**, said curve having a chord bearing and distance of **N 11° 36' 48" W 231.87'**, to a point; thence,
5. **N 24°09'09" W** a distance of **222.39'** to a point of curvature; thence,
6. On a curve to the right, with a radius of **566.00'**, having an arc length of **153.21'**, through a central angle of **15° 30' 32"**, said curve having a chord bearing and distance of **N 16° 23' 53" W 152.74'**, to a point; thence,
7. **N 08°38'37" W** a distance of **105.53'** to a point where the same is intersected by the southerly line of Block 1904 Lot 11.58; thence,



Legal Description  
Block 1904 Lot 11.59  
Borough of Clayton, Gloucester County, NJ

8. Along said line of Lot 11.58, **N 81°21'23" E** a distance of **120.00'** to a point corner to the same; thence,
9. Along the easterly line of the same, and continuing further along Lot 11.57, **N 08°38'37" W** a distance of **153.60'** to an angle point corner common to Lots 11.57 and 11.56; thence,
10. Along the northeasterly line of said Lot 11.56, **N 20°00'33" W** a distance of **83.79'** to an angle point corner common to the same and Lot 11.55; thence,
11. Along the northeasterly line of said Lot 11.55, and continuing further along Lot 11.54, **N 11°26'02" W** a distance of **160.25'** to a point corner common to the same, to Lot 11.52 and to Lot 11; thence,

Along Lot 11 the following three courses:

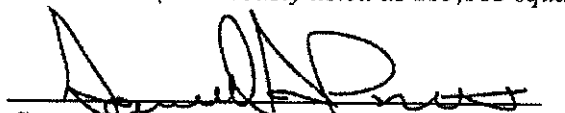
12. **S 58°40'09" E** a distance of **18.29'** to a point; thence,
13. **S 30°22'41" E** a distance of **282.32'** to a point; thence,
14. **S 69°10'00" E** a distance of **110.98'** (*erroneously shown as 111.09' on filed map*) to a point where the same intersects the northwesterly line of West Dehart Avenue (50' Wide Right of Way); thence,
15. Along said line of West Dehart Avenue, **S 20°29'45" W** a distance of **20.00'** to a point where the same is intersected by the northeasterly line of Block 1904 Lot 11.81; thence,
16. Along said line of Lot 11.81, **N 69°10'00" W** a distance of **110.00'** to a point corner to the same; thence,
17. Along the northwesterly line of the same, **S 20°05'05" W** a distance of **59.22'** to an angle point corner common to the same and Lot 11.80; thence,
18. Along the westerly line of said Lot 11.80, **S 13°58'08" W** a distance of **69.84'** to an angle point corner common to the same and Lot 11.79; thence,
19. Along the westerly line of said Lot 11.79, **S 05°42'40" W** a distance of **69.84'** to an angle point corner common to the same and Lot 11.78; thence,
20. Along the westerly line of said Lot 11.78, **S 02°32'48" E** a distance of **69.84'** to an angle point corner to the same and Lot 11.77; thence,
21. Along the southwesterly line of said Lot 11.77, **S 10°48'16" E** a distance of **69.84'** to an angle point corner common to the same and Lot 11.76; thence,
22. Along the southwesterly line of said Lot 11.76, **S 19°03'43" E** a distance of **69.84'** to an angle point corner common to the same and Lot 11.75; thence,



Legal Description  
Block 1904 Lot 11.59  
Borough of Clayton, Gloucester County, NJ

23. Along the southwesterly line of said Lot 11.75, **S 26°52'53" E** a distance of **68.33'** to an angle point corner common to the same and Lot 11.74; thence,
24. Along the southwesterly line of said Lot 11.74, and continuing further along Lots 11.73, 11.72 and 11.71, **S 26°25'53" E** a distance of **213.55'** (*erroneously shown as 213.56' on filed map*) to an angle point corner common to Lots 11.71 and 11.70; thence,
25. Along the southwesterly line of said Lot 11.70, **S 17°19'15" E** a distance of **54.03'** to an angle point corner common to the same and Lot 11.69; thence,
26. Along the southwesterly line of said Lot 11.69, and continuing further along Lots 11.68, 11.67 and 11.66, **S 32°59'42" E** a distance of **247.32'** to an angle point in the southwesterly line of Lot 11.66; thence,
27. Still along Lot 11.66, and continuing further along Lot 11.65, **S 67°33'42" E** a distance of **110.82'** to an angle point in the southerly line of Lot 11.65; thence,
28. Still along Lot 11.65, and continuing further along Lot 11.64, **S 89°04'27" E** a distance of **130.90'** to an angle point in the southerly line of Lot 11.64; thence,
29. Still along Lot 11.64, and continuing further along Lots 11.63, 11.62, 11.61 and 11.60, **N 52°27'41" E** a distance of **283.60'** to a point where the southeasterly line of Lot 11.60 intersects the aforesaid westerly line of Owens Lane; thence,
30. Along said line of Owens Lane, on a curve to the right with a radius of **760.00'**, having an arc length of **91.58'**, through a central angle of **6°54'15"**, said curve having a chord bearing and distance of **S 02°32'18" E 91.53'** to a point in the same; thence,
31. Along the same, **S 00°55'33" W** a distance of **109.05'** to a point at the northeasterly end of the aforesaid 35' radius curve connecting the westerly line of Owens Lane with the northerly line of East Academy Street; thence,
32. Along said connecting curve, on a curve to the right with a radius of **35.00'**, having an arc length of **54.98'**, through a central angle of **90°00'00"**, said curve having a chord bearing and distance of **S 45°55'33" W 49.50'**, to the **POINT AND PLACE OF BEGINNING**.

**SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND**, containing with said bounds 214,747 square feet, 4.930 acres, more or less. (*erroneously listed as 219,103 square feet, 5.030 acres on filed map*)

  
Samuel S. Previtera, P.L.S.  
NJ Professional Land Surveyor No. 24GS03897600  
NJ Certificate of Authorization No. 24GA28032900

May 13, 2020

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**NOTICE OF INTRODUCTION**

**BOROUGH OF CLAYTON**

**ORDINANCE #18-2020**

**AN ORDINANCE AUTHORIZING ACCEPTANCE OF DEED OF  
DEDICATION FROM HOVBROS CLAYTON URBAN RENEWAL, LLC TO THE  
BOROUGH OF CLAYTON, BLOCK 1904, LOT 11.59**

**TAKE NOTE** that the foregoing ordinance was introduced at a meeting of the Mayor and Council of the Borough of Clayton held on December 10, 2020 and was then read for the first time. The said ordinance will be further considered for final passage by the Mayor and Council at the Municipal Building, 125 N. Delsea Drive, Clayton, New Jersey, at a meeting beginning 6:00 p.m. on December 30, 2020, at which time and place, or any time and place to which such meeting be adjourned, all persons interested will be given an opportunity to be heard concerning such ordinance.

**BY ORDER** of the Mayor and Council of the Borough of Clayton.

Christine Newcomb  
Borough Clerk

**NOTICE OF ADOPTION**

**BOROUGH OF CLAYTON**

**ORDINANCE #18-2020**

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DEDICATION FROM HOVBROS CLAYTON URBAN RENEWAL, LLC TO THE  
BOROUGH OF CLAYTON, BLOCK 1904, LOT 11.59**

The foregoing Ordinance was finally adopted by the Mayor and Council of the Borough of Clayton on December 30, 2020.

Christine Newcomb  
Borough Clerk