

******ADOPTED AUGUST 6, 2012******

TOWNSHIP OF DELANCO

ORDINANCE 2012-9

**AN ORDINANCE AUTHORIZING THE EXECUTION AND
FILING OF A QUITCLAIM DEED WITH RESPECT TO
BLOCK 900, LOT 1 AND BLOCK 901, LOT 1**

WHEREAS, the Township tax maps reflect that Block 900, Lot 1 and Block 901, Lot 1, approximately 18' wide, are owned by the Township of Delanco; and

WHEREAS, Dennis McInierney, Court-appointed trustee to administer the estate of Richard D. Ehrlich (hereinafter "Ehrlich"), contacted the Township by letter of June 25, 2012, a copy of which is incorporated herein by reference; and

WHEREAS, Mr. McInierney advised that the Deed and title research reflect that Block 900, Lot 1 and Block 901, Lot 1 are legally owned by the Ehrlich estate, which is at 1217 Delaware Avenue, and consists of Block 900, Lot 2 and Block 901, Lot 2; and

WHEREAS, Mr. McInierney advised that he is under Court Order to sell the property at 1217 Delaware Avenue, and he requested that the Township issue a Quitclaim Deed to the Ehrlich estate; and

WHEREAS, the Township Solicitor reviewed all information available and determined that the representations made by Mr. McInierney were accurate; and

WHEREAS, the Township Tax Assessor reviewed the Township's tax files and could find no information that would indicate a conclusion other than that proffered by Mr. McInierney.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco that the Mayor and Township Clerk, as may be required, are hereby authorized and directed to execute a Quitclaim Deed for Block 900, Lot 1 and Block 901, Lot 1 to Ehrlich estate or its successor in interest, which Deed shall be subject to the review and approval of the Township Solicitor, and which shall either be on notice to or with the approval of the neighboring property owner to the north due to a concrete connector drive that leads off the existing Ehrlich drive and onto the neighboring property.

BE IT FURTHER ORDAINED that this Ordinance and the authorized Deed are not intended and shall not act to extinguish any rights the neighboring property may have in this

access.

BE IT FURTHER ORDAINED that the Township retains any and all rights to access any existing municipal improvements, including subsurface improvements, as well as those that may be held by the Sewer Authority, the Fire District or any other public entity.

SECTION TWO: All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION THREE: If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

SECTION FOUR: This ordinance shall take effect immediately upon final passage and publication according to law.