

**CITY OF NORTHFIELD, NEW JERSEY
ORDINANCE 9-2015**

**AN ORDINANCE AMENDING CHAPTER 330 OF THE CODE OF THE
CITY OF NORTHFIELD GOVERNING STREETS AND SIDEWALKS**

WHEREAS, the City of Northfield currently does not have a codified procedure for the vacation of public streets and roads in the City of Northfield; and

WHEREAS, the Council for the City of Northfield believes that it would be in the best interests of the City of Northfield to have a codified procedure for the vacation of public streets, alley or easement in the City of Northfield; and

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Northfield, County of Atlantic, and State of New Jersey that Chapter 330 of the Code of the City of Northfield is hereby amended to add Article IV, Application for Vacation of Streets, Alleys and Easements, which shall read as follows:

Chapter 330. Streets and Sidewalks

Article IV. Application for Vacation of Streets, Alleys and Easements

§330-39. Application required.

Any person, corporation, partnership or other entity requesting the vacation of any public street, alley or easement within the City of Northfield shall submit a written application to City Council of the City of Northfield.

§330-40. Application submission requirements.

A. Any application to the City Council of the City of Northfield for vacation of a public street, alley or easement in the City of Northfield shall include, at a minimum, the following information:

- (1) Completed City of Northfield application for vacation of streets, alleys and easements.
- (2) Written explanation as to the purpose of the vacation request.
- (3) Written statement of the development plans for the property(s), should this vacation be granted.

- (4) Map of the area to be vacated indicating that no lots will be landlocked by the proposed street, alley or easement vacation.
- (5) Survey of the lot(s) directly impacted by the vacation of a street, alley or easement, including proposed easements for access and utilities, and all necessary legal descriptions for affected lots and easements. All surveys and legal descriptions shall be prepared by a professional land surveyor licensed in the State of New Jersey.
- (6) Proof of notification to all property owners affected by this vacation through certified mail. For the purpose of this notification, affected property owners shall be considered the owner of any property within 200 feet of the limits of the street, alley or easement to be vacated. The notice to property owners shall clearly state the intention to vacate (name of street), and that objections should be filed immediately with the Municipal Clerk. Proof of notification shall be made prior to any public hearing on the proposed street vacation. Notification shall only be made after the City has informed the applicant that it has reviewed the application and will take action.
- (7) Fee(s) as described in § 330-41.
- (8) Any other item as deemed necessary for review by the City Clerk, Municipal Solicitor, Municipal Engineer, Chief of Police, and/or Chief of the Fire Department.

B.

Applications shall be submitted to the Municipal Clerk of the City of Northfield, 1600 Shore Road, Northfield, NJ 08225.

§330-41. Fees and deposits.

The following fees shall be submitted to the Municipal Clerk with any application for the vacation of a street, alley or easement in the City of Northfield.

A. Application fee: certified check or money order payable to the City of Northfield in the amount of \$250. The application fee is nonrefundable.

B. Review escrow: certified check or money order payable to the City of Northfield in the amount of \$1,250. An escrow account will be established for reimbursement to the City's professionals for their work in reviewing the application materials and reporting to City Council. If additional funds are necessary to adequately reimburse the City's professionals, the applicant shall be responsible to submit additional escrow prior to the final passage of any vacation

ordinance. Any unused funds will be returned to the applicant following the passage of any vacation ordinance.

C. Recording fee: certified check or money Order payable to the Atlantic County Clerk's Office in the amount of \$100.

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§ 330-42. Action by City Council.

A. The City Council of the City of Northfield, having taken into account reviews by its professionals and staff, may approve by ordinance or deny any application at its sole discretion.

B. The City Council shall refer the application to the Planning Board of the City of Northfield for its opinion on the application as it relates to the City's Master Plan.

C. The City Council, in its review of any application, shall consider the application's merits as it relates to the public good, and the health, safety, and well-being of the citizens of the City of Northfield.

D. No vacation of any street, alley or easement shall be considered complete until it has been recorded in the Office of the Clerk of Atlantic County.

REPEALER: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SEVERABILITY: If any portion of this ordinance shall be determined to be invalid, such determination shall not affect the validity of the remaining portions of said ordinance.

EFFECTIVE DATE: This ordinance shall take effect upon final passage and publication in accordance with law.

Erland Chau, Mayor

Municipal Clerk

Mary Canesi, RMC,

The above Ordinance was introduced and passed on its first reading at the Reorganization meeting of the Council of the City of Northfield, New Jersey held on March 10, 2015, and will be taken up for a second reading, public hearing and final passage at a meeting of said Council held March 24, 2015 in Council Chambers, City Hall, Northfield, New Jersey.

FIRST READING: March 10, 2015
PUBLICATION: March 14, 2015
SECOND READING: March 24, 2015
PUBLICATION: March 28, 2015