

BOROUGH OF GLEN ROCK

ORDINANCE NO. 1941

AN ORDINANCE AUTHORIZING THE EXECUTION OF A CORRECTIVE DEED BETWEEN THE BOROUGH OF GLEN ROCK AND THE VILLAGE OF RIDGEWOOD WITH RESPECT TO LOT 5 IN BLOCK 46 AND WATER MAIN, ACCESS AND MAINTENANCE EASEMENTS UPON A PORTION OF LOT 4 IN BLOCK 46 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF GLEN ROCK PURSUANT TO N.J.S.A. 40A:12-13(b)1

**WHEREAS**, pursuant to a Deed dated March 25, 1957 by and between the Borough of Glen Rock (hereinafter "Glen Rock") and the Village of Ridgewood (hereinafter "Ridgewood"), recorded in the Office of the Bergen County Clerk on April 23, 1957 in Deed Book 3855 at page 161, Glen Rock conveyed to Ridgewood certain premises, as more particular described on Schedule A, annexed hereto and made part hereof, and now known and designated as Lot 5 In Block 46 as shown on the Tax Assessment Map of the Borough of Glen Rock, together with an easement and right of way to be used in common with others for ingress and egress to the premises described on Schedule A hereof and for the purpose of installation and maintenance of utility poles and lines and construction and installation of a water pipe or main or water pipes and mains at a reasonable depth underground, all to be made at the cost and expense of Ridgewood, as more particularly described on Schedule B, annexed hereto and made part hereof and forming a part of premises now known and designated as Lot 4 in Block 46 as shown on the Tax Assessment Map of the Borough of Glen Rock; and

**WHEREAS**, it appears that in constructing the building and improvements upon the premises more particularly described on Schedule A, annexed hereto and made part hereof, and now known and designated as Lot 5 in Block 46 as shown on the Tax Assessment Map of the Borough of Glen Rock, Ridgewood constructed a portion of said building and improvements outside of the property lines; and

**WHEREAS**, Glen Rock and Ridgewood wish to correct the property lines to conform to the building and improvements by substituting the property description described on Schedule A with the corrected property description more particularly described on Schedule C, annexed hereto and made part hereof, to be known and designated as new Lot 5.01 in Block 46 on the Tax Assessment Map of the Borough of Glen Rock; and

**WHEREAS**, the existing easement and right-of-way located on a portion of Lot 4 in Block 46, as described on Schedule B, annexed hereto and made part hereof, now interferes with the public recreational use of Lot 4 in Block 46; and

**WHEREAS**, Glen Rock and Ridgewood wish to substitute the easement and right-of-way description described on Schedule B with the corrected easement and right-of-way description as more particularly described on Schedule D, annexed hereto and made part

hereof, and forming a part of premises now known and designated as Lot 4 in Block 46 as shown on the Tax Assessment Map of the Borough of Glen Rock; and

**WHEREAS**, to service and maintain and provide access to the building and improvements upon Lot 5.01 in Block 46, the Borough of Glen Rock wishes to grant to the Village of Ridgewood an access easement and maintenance easement as more particularly described herein and as shown on a plan entitled Lot Line Adjustment & Proposed easement Plan – Glen Rock to Ridgewood, Lots 4 & 5 in Block 46, Borough of Glen Roc, Bergen County, New Jersey, dated April 6, 2025 prepared by Gary A. Veenstra, P.L.S.. N.J. License No. 24GS03721300 of Neglia Engineering Associates, a copy of which is attached hereto as Schedule E; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-13(b)1, municipalities may, by ordinance, authorize the sale of any real property, or interests therein, within the municipality to a subdivision of the State of New Jersey, upon such terms as shall be agreed upon between the parties;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of Borough of Glen Rock, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12-13(b)1 as follows:

Section 1. The Borough of Glen Rock hereby authorizes the execution of a corrective deed between the Borough of Glen Rock and the Village of Ridgewood to correct the property description of Lot 5 in Block 46 as shown on the Tax Assessment Map of the Borough of Glen Rock, to substitute an easement upon a portion of Lot 4 in Block 46 for the installation and maintenance of utility poles and lines and construction and installation of a water pipe(s) or main(s), and grant an access easement and maintenance easement as more particularly set forth in a corrective deed a copy of which is on file in the office of the Borough Clerk of the Borough of Glen Rock and is available for public inspection, **subject to the construction and installation of the new water pipe or main or water pipes and mains upon the easement to be granted as Schedule D hereunder.**

Section 2. If any section, sentence, clause or other portion of this ordinance, or the application thereof to any person or circumstance, shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this ordinance.

Section 3. The Mayor is hereby authorized and directed to execute and the Borough Clerk to attest, a Deed to carry out the foregoing purposes of a form approved by the attorneys for the Borough of Glen Rock.

Section 4. This ordinance shall take effect immediately upon passage and publication as required by law.

ATTEST:

\_\_\_\_\_  
Kristine Morieko, Mayor

\_\_\_\_\_  
Jacqueline Scalia, Borough Clerk

Introduced: \_\_\_\_\_

Adopted: \_\_\_\_\_

SCHEDULE A

**DEED DESCRIPTION**  
**EXISTING VILLAGE OF RIDGEWOOD WELL SITE PARCEL**  
**INTENDED TO BE THE SAME PARCEL DESCRIBED IN DEED BOOK 3855 PAGE 162**  
**KNOWN AS LOT 5 BLOCK 46**  
**BOROUGH OF GLEN ROCK, BERGEN COUNTY, NEW JERSEY**

BEGINNING at the southerly end of the second course of an easement for a 15' wide right-of-way to the Village of Ridgewood for water main extension as described in Deed Book 3855 Page 162 and which point of beginning is also the Easterly most corner of the Well Site Parcel being described herein, and running in the New Jersey State Plane Coordinate System, North American Datum 1983 (2011); thence

1. North 53°47'34" West, a distance of 100.00 feet to a point; thence
2. South 36°12'26" West, a distance of 40.00 feet to a point; thence
3. South 53°47'34" East, a distance of 100.00 feet to a point; thence
4. North 36°12'26" East, a distance of 40.00 feet to the point of BEGINNING.

Containing 4,000 square feet or 0.0918 acres of land more or less.

This description is prepared in accordance with a certain map entitled "Boundary & Topographic Survey, Ridgewood Well Site Lot 5 & Easement Within Lot 4 in Block 46, Borough of Glen Rock, Bergen County, New Jersey" dated December 20, 2024 and last revised on December 27, 2024, Project GLRKMUN24.017 as prepared by Neglia Group.

Prepared By:

Gary A. Veenstra, P.L.S.  
Professional Land Surveyor  
N.J. License No. 24GS03721300  
Date: February 18, 2025  
Certificate of Authorization: 24GA27927000

**SCHEDULE B**

**DEED DESCRIPTION**

**VILLAGE OF RIDGEWOOD – 15’ WIDE WATER EASEMENT TO BE VACATED  
INTENDED TO BE THE SAME EASEMENT AS DESCRIBED IN DEED BOOK 3855 PAGE  
161  
LOCATED WITHIN LOT 4 BLOCK 46  
BOROUGH OF GLEN ROCK, BERGEN COUNTY, NEW JERSEY**

BEGINNING at a point on the westerly sideline of Doremus Avenue (a 50-foot-wide right-of-way as per tax map), said point being distant 225.22 feet on a course of North 36°22'48" East (meridian based on New Jersey Plane Coordinate System, North American Datum 1983 (2011)), along said westerly line of Doremus Avenue from its intersection with the northerly line of lands now or formerly of the Borough of Glen Rock as described in Deed Book 3574 Page 530 and running; thence

1. Through lands now or formerly of the Borough of Glen Rock, North 34°06'54" West, a distance of 493.90 feet to a bend point; thence
2. South 55°53'06" West, a distance of 73.00 feet to a bend point in the northerly line of lands of the Village of Ridgewood as described in Deed Book 3855 Page 161; thence
3. Along said lands, North 53°47'34" West, a distance of 15.93 feet to a bend point; thence
4. Through said lands of the Borough of Glen Rock, North 55°53'06" East, a distance of 93.36 feet to a bend point; thence
5. South 34°06'54" East, a distance of 503.59 feet to a point on the aforementioned westerly line of Doremus Avenue; thence
6. Along same, South 36°22'48" West, a distance of 15.91 feet to the point of BEGINNING.

Containing 8,729 square feet or 0.2004 acres of land more or less.

This description is prepared in accordance with a certain map entitled "Boundary & Topographic Survey, Ridgewood Well Site Lot 5 & Easement Within Lot 4 in Block 46, Borough of Glen Rock, Bergen County, New Jersey" dated December 20, 2024 and last revised on December 27, 2024, Project GLRKMUN24.017 as prepared by Neglia Engineering Associates.

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Date: February 18, 2025  
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**SCHEDULE C**

**DESCRIPTION  
LOT LINE ADJUSTMENT  
PROPOSED LOT 5.01 IN BLOCK 46  
BOROUGH OF GLEN ROCK, BERGEN COUNTY, NEW JERSEY**

BEGINNING at a point at the southeast corner of lands now or formerly of the Village of Ridgewood, as newly described herein, (original parcel described in Deed Book 3855 Page 161) to be known as Tax Lot 5.01 in Tax Block 46, said point being the following nine courses and distances from the intersection formed by the westerly line of Doremus Avenue (a 50 foot wide right-of-way as per tax map) with the northerly line of Rutland Road (a 50 foot wide right-of-way as per tax map); thence

- a) Running along said westerly line of Doremus Avenue, North 36°22'48" East, a distance of 1131.53 feet to a point on the westerly line of a Proposed 15-foot-wide Utility (water) Easement; thence
  - b) Running through lands now or formerly of the Borough of Glen Rock as described in Deed Book 1886 Page 81 and Deed Book 2319 Page 485, along said westerly line of a Proposed 15-foot-wide Utility (water) Easement, North 52°08'23" West, a distance of 30.95 feet to a bend point therein; thence
  - c) Continuing along same, North 43°40'44" West, a distance of 100.90 feet to a bend point therein; thence
  - d) Continuing along same, North 12°46'14" West, a distance of 84.08 feet to a bend point therein; thence
  - e) Continuing along same, North 37°51'16" West, a distance of 187.94 feet to a bend point therein; thence
  - f) Continuing along same, North 38°21'27" West, a distance of 105.53 feet to a bend point therein; thence
  - g) Continuing along the southerly line of said easement, South 55°53'06" West, a distance of 51.29 feet to a point on said new easterly line of lands of the Village of Ridgewood (Proposed Tax Lot 5.01 in Tax Block 46 as described herein); thence
  - h) Along said new easterly line, South 38°01'04" East, a distance of 6.00 feet to the true point of BEGINNING, and running; thence
- 1) South 51°58'56" West, a distance of 40.00 feet to a point; thence
  - 2) North 38°01'04" West, a distance of 100.00 feet to a point; thence
  - 3) North 51°58'56" East, a distance of 40.00 feet to a point; thence
  - 4) South 38°01'04" East, a distance of 100.00 feet to the point of BEGINNING.

Containing 4,000 square feet or 0.0918 acres of land more or less.

This description is prepared in accordance with a certain map entitled "Lot Line Adjustment & Proposed Easement Plan – Glen Rock to Ridgewood, Lots 4 & 5 in Block 46, Borough of Glen Rock, Bergen County, New Jersey" dated April 16, 2025, Project GLRKMUN24.017 as prepared by Neglia Engineering Associates.

Prepared By:  
Gary A. Veenstra, P.L.S.  
Professional Land Surveyor  
N.J. License No. 24GS03721300  
Date: April 16, 2025  
Certificate of Authorization: 24GA27927000

**SCHEDULE D  
DESCRIPTION  
15-FOOT-WIDE PROPOSED UTILITY (WATER) EASEMENT  
RUNNING THROUGH LANDS OF THE BOROUGH OF GLEN ROCK  
WITHIN LOT 4 IN BLOCK 46  
BOROUGH OF GLEN ROCK, BERGEN COUNTY, NEW JERSEY**

BEGINNING at a point on the westerly line of Doremus Avenue (a 50 foot wide right-of-way as per tax map), said point being distant 1131.53 feet on a course of North 36°22'48" East along said westerly line of Doremus Avenue from its intersection with the northerly line of Rutland Road (a 50 foot wide right-of-way as per tax map) and running; thence

- 1) Leaving said westerly line of Doremus Avenue and running through lands now or formerly of the Borough of Glen Rock as described in Deed Book 1886 Page 81 and Deed Book 2319 Page 485, North 52°08'23" West, a distance of 30.95 feet to a point; thence
- 2) North 43°40'44" West, a distance of 100.90 feet to a point; thence
- 3) North 12°46'14" West, a distance of 84.08 feet to a point; thence
- 4) North 37°51'16" West, a distance of 187.94 feet to a point; thence
- 5) North 38°21'27" West, a distance of 105.53 feet to a point; thence
- 6) South 55°53'06" West, a distance of 51.29 feet to a point on the new easterly line of lands now or formerly of the Village of Ridgewood (as recently adjusted and to be known as Tax Lot 5.01 in Tax Block 46); thence
- 7) Along said new easterly line of lands of the Village of Ridgewood, North 38°01'04" West, a distance of 15.03 feet to a point; thence
- 8) Leaving said easterly line and running through said lands now or formerly of the Borough of Glen Rock, North 55°53'06" East, a distance of 66.25 feet to a point; thence
- 9) South 38°21'27" East, a distance of 119.53 feet to a point; thence
- 10) South 37°51'16" East, a distance of 191.34 feet to a point; thence
- 11) South 12°46'14" East, a distance of 83.27 feet to a point; thence
- 12) South 43°40'44" East, a distance of 95.64 feet to a point; thence
- 13) South 52°08'23" East, a distance of 29.45 feet to a point on the aforementioned westerly line of Doremus Avenue; thence
- 14) Along said westerly line of Doremus Avenue, South 36°22'48" West, a distance of 15.01 feet to the point of BEGINNING.

Containing 8,596 square feet or 0.1973 acres of land more or less.

This description is prepared in accordance with a certain map entitled "Lot Line Adjustment & Proposed Easement Plan – Glen Rock to Ridgewood, Lots 4 & 5 in Block 46, Borough of Glen Rock, Bergen County, New Jersey" dated April 16, 2025, Project GLRKMUN24.017 as prepared by Neglia Engineering Associates.

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## **SCHEDULE E**

Map entitled “Lot Line Adjustment & Proposed Easement Plan – Glen Rock to Ridgewood, Lots 4 & 5 in Block 46, Borough of Glen Rock, Bergen County, New Jersey,” dated April 16, 2025, prepared by Gary A. Veenstra, P.L.S., New Jersey License No. 24GS03721300, of Neglia Engineering Associates