

**TOWNSHIP OF RARITAN  
HUNTERDON COUNTY, NEW JERSEY**

**ORDINANCE #24-2**

**AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF  
HUNTERDON, STATE OF NEW JERSEY, ACCEPTING A  
CONSERVATION EASEMENT FROM THE CONFIDENT CANINE, LLC**

**WHEREAS**, The Confident Canine, LLC (the “Developer”) is the developer and owner of the property identified as Block 95, Lot 5.04 in the Township of Raritan, County of Hunterdon, State of New Jersey, located at 344 N.J. Highway 31 (the “Property”); and

**WHEREAS**, Developer filed an application with the Raritan Township Zoning Board of Adjustment (the “Board”) for preliminary and final major subdivision approval with variance relief, which approval was memorialized by Resolution No. 2023-08, adopted on November 16, 2023 (the “Approval”); and

**WHEREAS**, pursuant to the terms and conditions of the Approval, Developer was required to grant the Township a conservation easement affecting portions of the Property; and

**WHEREAS**, the Township and the Developer negotiated a Conservation Easement, which follows the Township’s form of easement; and

**WHEREAS**, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.* (“LLBL”), and N.J.S.A. 40:67-1, the Township is authorized to accept interests in real property, including easements and dedications, by ordinance; and

**WHEREAS**, the Mayor and Township Committee of the Township of Raritan find it to be in the best interest of the Township and its citizenry to accept the Conservation Easement.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Raritan, in the County of Hunterdon and State of New Jersey as follows:

1. Subject to the conditions of the Approval and set forth herein, the Township of Raritan hereby accepts the grant of the Conservation Easement on portions of the Property from Developer.
2. The Township Clerk, Attorney and other appropriate Township officials are hereby authorized and directed to take all required actions to complete the Township’s acceptance of the Conservation Easement, along with the recording thereof.

3. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.
4. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Raritan, the provisions hereof shall be determined to govern, and the inconsistencies of the prior ordinance are hereby repealed. All other parts, portions and provisions of the Ordinances of the Township of Raritan are hereby ratified and confirmed, except where inconsistent with the terms hereof.
5. This Ordinance shall take effect immediately upon: (i) adoption; and (ii) publication in accordance with the laws of the State of New Jersey.

Date Adopted: February 20, 2024

**ATTEST:**

**TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF RARITAN**

\_\_\_\_\_  
Donna Kukla,  
Township Clerk

\_\_\_\_\_  
Mayor

### **CERTIFICATION**

**I HEREBY CERTIFY** that the attached Ordinance was adopted by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey on second reading at their meeting held in the Meeting Room of the Municipal Complex, One Municipal Drive, Flemington, NJ 08822 on February 20, 2024..

Donna Kukla, RMC  
Township Clerk