

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

ORDINANCE #24-1

**AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF
HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING THE
VACATION OF A PORTION OF BIGGS PLACE AND CLARIDGE LANE**

WHEREAS, pursuant to provisions of the Raritan Township Planning Board's grant of subdivision approval for the Hunterdon Hills Estates residential development and the Windy Hills residential development Biggs Place and Claridge Lane were constructed with temporary cul-de-sacs, which were to be vacated and revert to the adjacent property owners upon completion of the development; and

WHEREAS, the Township Engineering Department has confirmed that both residential developments have been completed and the two (2) temporary cul-de-sacs can now be vacated by the Township; and

WHEREAS, in connection with the Windy Hills development, the portion of Biggs Place, consisting of a temporary cul-de-sac, was dedicated to the Township by way of Final Plat, prepared by Goldenbaul Baill Associates, Inc., dated January 22, 1998, revised through May 8, 1998, filed and recorded with the Hunterdon County Clerk's Office on June 12, 1998, File No. 1283; and

WHEREAS, the portion of the Biggs Place temporary cul-de-sac to be vacated is more specifically identified and depicted in the metes and bounds description entitled "Biggs Place Temporary Cul-de-sac Right-of-Way Vacation;" and map entitled "Temporary Cul-de-Sac, Right-of-Way Vacation Plan for Biggs Place," both dated January 25, 2024, and prepared by Patrick Fatton, NJPLS, Raritan Township Surveyor; the description and map are attached hereto as **Exhibit A** (the "Biggs Place Vacation Map"); and

WHEREAS, in connection with the Hunterdon Hills Estates development, the portion of Claridge Lane, consisting of a temporary cul-de-sac, was dedicated to the Township by way of Final Plat, prepared by Van Cleef Engineering Associates, dated August 28, 2001, revised through March 26, 2002, filed and recorded with the Hunterdon County Clerk's Office on August 9, 2002, Instrument No. 8380608; and

2. The rights of the public and the Township of Raritan to the temporary cul-de-sac on Claridge Lane located adjacent to Lot 18.08 in Block 79 as identified on the Township of Raritan Tax Map are hereby extinguished, vacated and merged with Block 79, Lot 18.08, in its entirety, as depicted and set forth in the Claridge Lane Vacation Map. The portion of Claridge Lane herein vacated and to be merged with Lot 18.08 is identified by metes and bounds description entitled "Claridge Lane Temporary Cule-de-Sac Right-of-Way Vacation, Tax Map Block 79, Lot 18.08, Raritan Township, Hunterdon County, New Jersey," dated January 25, 2024, and prepared by Patrick Fatton, NJPLS, Raritan Township Surveyor, which is attached hereto as **Exhibit B**.
3. Pursuant to N.J.S.A. 40:67-1(b), there is expressly reserved and excepted from this vacation all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in the "Cable Television Act," N.J.S.A. 48:5A-1, et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under that portion of the roadways being vacated.
4. There is also expressly reserved and excepted from this vacation all rights and privileges now possessed by the Township of Raritan and the Township of Raritan Municipal Utilities Authority in and to any sanitary sewer or storm drainage structures, fences, or easements, in, adjacent to, over or under any street or any part thereof hereby being vacated.
5. The Mayor and Township Clerk are hereby authorized to execute on behalf of the Township of Raritan all documents consistent with this Ordinance for the vacation of the two cul-de-sacs and preservation of any applicable easements in favor of the Township.
6. After introduction, this Ordinance shall be referred to the Raritan Township Planning Board for review and comment pursuant to N.J.S.A. 40:55D-26, -32, and -33, since vacation of a public street or portion thereof constitutes a change to the official map of Raritan Township, and the closing of a public street.
7. The Township Clerk shall publish this Ordinance in accordance with the requirements set forth in N.J.S.A. 40:49-2 and N.J.S.A. 40:49-6. The Ordinance after being introduced and having passed a first reading shall be published at least once not less than ten (10) days prior to the time fixed for further consideration and final passage. At least seven (7) days prior to the time fixed for further consideration and final passage of this Ordinance, a copy thereof, together with a notice of the introduction thereof, and the time and place when and where this Ordinance will be further considered for final passage, shall be mailed to every person whose lands may be affected by this Ordinance to his or her last known post office address.
8. Pursuant to N.J.S.A. 40:67-21, the Township Clerk shall within sixty (60) days after the effective date of this Ordinance, record a certified copy of this Ordinance, under the seal of the Township, together with a copy of the proof of publication thereof, in the office of the Hunterdon County Clerk.

PART OF EXHIBIT 'A'

RARITAN TOWNSHIP ENGINEERING DEPARTMENT
1 MUNICIPAL DRIVE
FLEMINGTON, NEW JERSEY 08822
908-806-6100

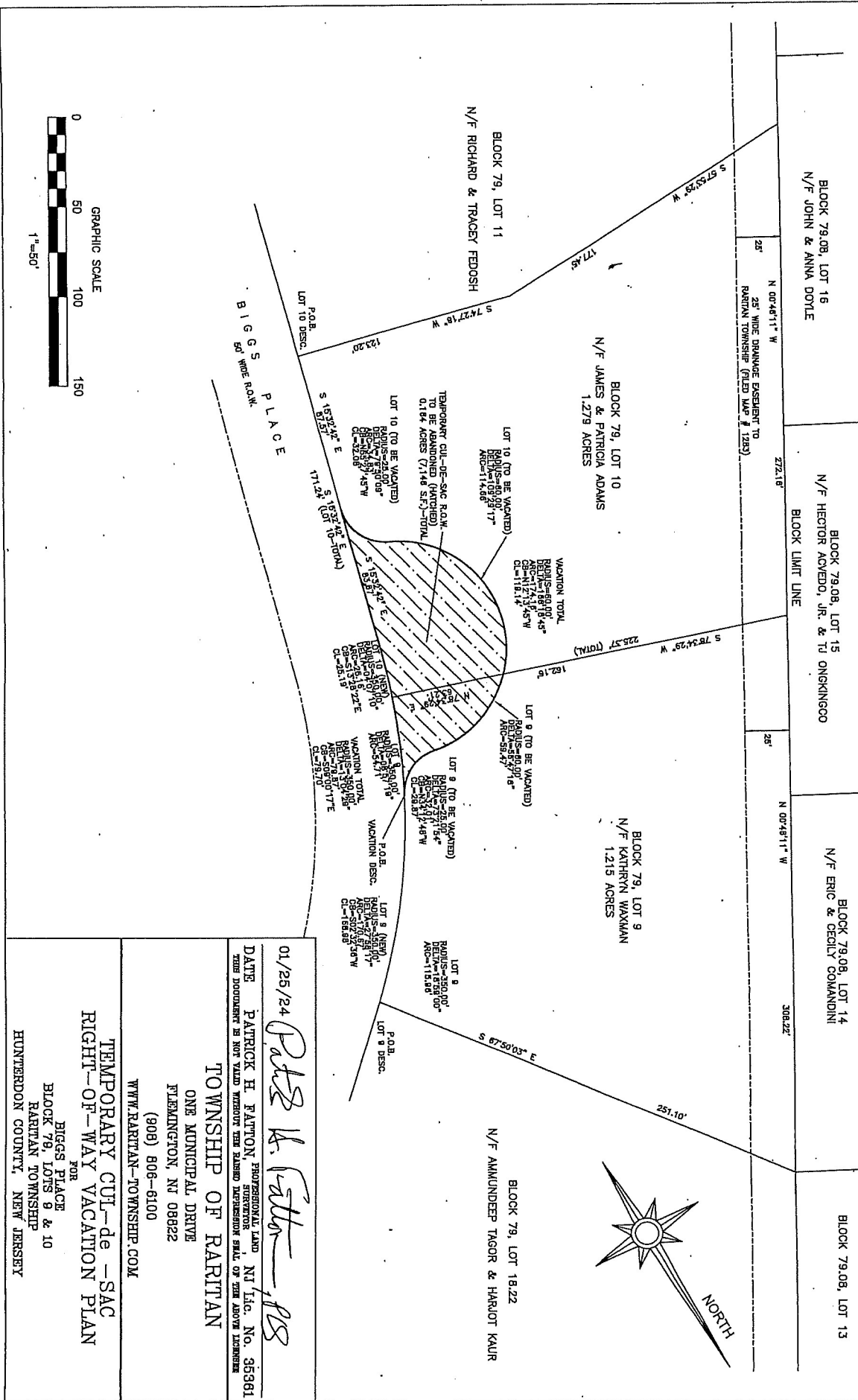
Biggs Place Temporary Cul-de-Sac
Right-of-Way Vacation
Tax Map Block 79, Lots 9 and 10
Raritan Township
Hunterdon County, New Jersey

Beginning at a point along the westerly right-of-way line of Biggs Place (50' wide R.O.W.), said beginning point marks the termination of Course Number (1) as set forth in Deed Book 2411, Page 475 filed in the Hunterdon County Clerk's Office and running; thence

1. Along the westerly right-of-way line of Biggs Place and along the arc of a curve to the left with a radius of three hundred fifty and zero one-hundredths feet (350.00'), a central angle of $13^{\circ}04'29''$, an arc length of seventy-nine and eighty-seven one-hundredths feet (79.87') and a chord which bears South $09^{\circ}00'17''$ East, a chord distance of seventy-nine and seventy one-hundredths feet (79.70') to a point of tangency along the same; thence
2. Along the same, South $15^{\circ}32'42''$ East, a distance of eighty-three and sixty-seven one-hundredths feet (83.67') to a point along the same; thence
3. Along the temporary cul-de-sac right-of-way along the arc of a curve to the left with a radius of twenty-five and zero one-hundredths feet (25.00') to a central angle of $79^{\circ}50'09''$, an arc length of thirty-four and eighty-three one-hundredths feet (34.83') and a chord which bears North $55^{\circ}27'45''$ West, a chord distance of thirty-two and eight one-hundredths feet (32.08') to a point of reverse curvature along the same; thence
4. Along the same, along the arc of a curve to the right with a radius of sixty and zero one-hundredths feet (60.00'), a central angle of $166^{\circ}18'45''$, an arc length of one hundred seventy-four and sixteen one-hundredths feet (174.16') and a chord which bears North $12^{\circ}13'45''$ West, a chord distance of one hundred nineteen and fourteen one-hundredths feet (119.14') to a point of reverse curvature along the same; thence
5. Along the same, along the arc of a curve to the left with a radius of twenty-five and zero one-hundredths feet (25.00'), a central angle of $73^{\circ}21'54''$, an arc length of thirty-two and one one-hundredths feet (32.01') and a chord which bears North $34^{\circ}12'46''$ East, a chord distance of twenty-nine and eighty-seven one-hundredths feet (29.87') to the point and place of beginning and containing a temporary cul-de-sac area of 0.164 acres (7,146 sq. ft.), more or less, as calculated by the Raritan Township Engineering Department and as shown on "Final Plat for Hunterdon Hills Estates, Block 79, Lot 18.05, Raritan Township, Hunterdon County, New Jersey," latest revision 3/26/2002, as prepared by Van Cleef Engineering Associates and filed in the Hunterdon County Clerk's Office as Instrument Number 8380608.

Part of Exhibit 'A'

RARITAN TOWNSHIP TAX MAP: Sheet 16, Block 79, Lots 9 & 10



01/25/24 *Pat H. Patton*
 DATE PATRICK H. PATTON, PROPERSONAL LAND SURVEYOR
 THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNED DEPRESSION BALL OF THE ABOVE LICENSEE
 TOWNSHIP OF RARITAN
 ONE MUNICIPAL DRIVE
 FLEMINGTON, NJ 08822
 (908) 806-6100
 WWW.RARITAN-TOWNSHIP.COM

TEMPORARY CUL-de-SAC
 RIGHT-OF-WAY VACATION PLAN
 FOR
 BIGGS PLACE
 BLOCK 79, LOTS 9 & 10
 RARITAN TOWNSHIP
 HUNTERDON COUNTY, NEW JERSEY

PART OF EXHIBIT 'B'

BIGGS PLACE
(50' WIDE R.O.W.)

N 67°54'40" W
174.22'

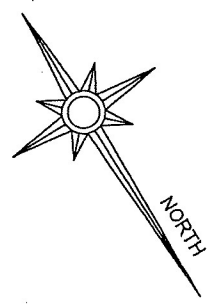
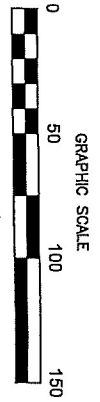
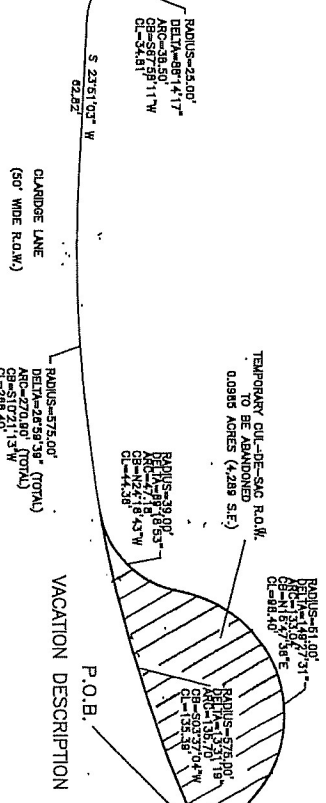
BLOCK 79, LOT 18.08
N/F EVELIN HERCULEZ
1.476 ACRES

BLOCK 79, LOT 18.08

N 22°05'20" E
329.26'

BLOCK 79, LOT 18.33
N/F RICHARD LENNARD &
SONYA BERSELE

S 75°45'54" E
147.94'



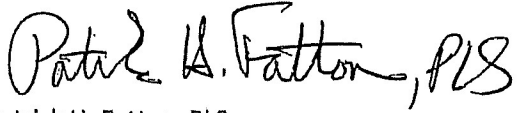
1/25/24
 PATRICK H. FANTON
 TOWNSHIP OF RARITAN
 ONE MUNICIPAL DRIVE
 FLEMINGTON, NJ 08822
 (908) 806-6100
 WWW.RARITAN-TOWNSHIP.COM

TEMPORARY CUL-de-SAC
 RIGHT-OF-WAY VACATION
 FOR
 CLARIDGE LANE
 BLOCK 79, LOT 18.08
 RARITAN TOWNSHIP
 HUNTERDON COUNTY, NEW JERSEY

DATE 1/25/24
 TOWNSHIP OF RARITAN
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Deed Description
Tax Map Block 79, Lot 9
Raritan Township
Hunterdon County, New Jersey
Page 2

Description prepared by:

A handwritten signature in black ink that reads "Patrick H. Fatton, PLS". The signature is written in a cursive style with a large initial "P".

Patrick H. Fatton, PLS
Raritan Township Professional Land Surveyor
NJ License #35361
January 25, 2024

Biggs Place Temporary Cul-de-Sac

Right-of-Way Vacation

Tax Map Block 79, Lots 9 and 10

Raritan Township

Hunterdon County, New Jersey

Page 2

All bearings herein refer to the aforementioned final plat for Hunterdon Hills Estates.

Subject to any easements and/or restrictions of record.

Description prepared by:

Patrick H. Fatton, PLS

Patrick H. Fatton, PLS

Raritan Township Professional Land Surveyor

NJ License #35361

January 25, 2024