

Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.
Morris County Clerk



MORRIS COUNTY, NEW JERSEY
ANN F. GROSSI, COUNTY CLERK
MUNORD-OR BOOK 24750 PG 1783
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Date of Document:
April 8, 2024

Type of Document:
Ordinance No. 05-24

First Party Name:
Township of Roxbury, a Municipal Corporation of
the State of New Jersey

Second Party Name:
Township of Roxbury, a Municipal Corporation of
the State of New Jersey

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:
Township of Roxbury

Consideration:

Mailing Address of Grantee:
Township of Roxbury, 1715 Route 46, Ledgewood, NJ, 07852

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN
ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and
is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the
attached document or the document will be rejected and returned.

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ORDINANCE NO. 05-24

AN ORDINANCE TO VACATE AND EXTINGUISH ANY AND ALL PUBLIC RIGHTS IN AND TO A 15-FOOT WIDE EASEMENT ACROSS LOT 1 IN BLOCK 3704 LOCATED IN THE TOWNSHIP OF ROXBURY, COUNTY OF MORRIS AND STATE OF NEW JERSEY

WHEREAS, there exists in the Township of Roxbury (“Township”) a 15-foot wide easement across Lot 1 in Block 3704 on the Township’s Official Tax Map; and

WHEREAS, the public necessity and general welfare of the inhabitants of the Township do not require that said easement be maintained for public use; and

WHEREAS, the Township Council of the Township of Roxbury, in the County of Morris and State of New Jersey is of the opinion that the public interest will be best served by vacating, releasing and extinguishing any and all public rights which the Township may have to said easement as hereinafter described.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Roxbury, in the County of Morris and State of New Jersey, as follows:

Section 1. The public rights and interests on a 15-foot wide easement across Lot 1 in Block 3704 more particularly described in Schedule “A” attached hereto and made a part hereof be and the same is hereby vacated and the public rights therein be and the same are hereby forever extinguished and the said lands referred to shall be unencumbered by such public rights and easement as if said public rights had never existed.

Section 2. Any and all rights and privileges now possessed by public utilities, including the Township utilities, as defined in R.S. 48:2-13, and by any cable television company, as defined in the Cable Television Act, P.L. 1972, c. 186 (N.J.S.A. 48:5A-1, et seq.), to maintain,

repair and replace existing facilities in and adjacent to, over and under the easement, hereby vacated be and the same are hereby expressly reserved and excepted from said vacation.

Section 3. The Township Clerk shall, after the introduction and passage of this Ordinance on first reading, publish a copy of the Ordinance in the Township's official newspapers at least once and not less than ten (10) days prior to the time fixed for further consideration and passage pursuant to N.J.S.A. 40:49-6. The Township Clerk shall mail a copy of the Ordinance, along with a notice of its introduction, to the contiguous property owners as shown on the Tax Maps of the Township of Roxbury. Said notice shall be mailed by certified mail, return receipt requested and shall indicate the time and place when the Ordinance will be further considered for final passage by the Township Council.

Section 4. A notice of passage of this Ordinance shall be published by the Township Clerk in accordance with the requirements of N.J.S.A. 40:49-2.

Section 5. The Township Clerk shall, within sixty (60) days after this Ordinance becomes effective, file a certified copy thereof under the seal of the Township of Roxbury, together with a copy of the publication thereof in the Office of the Clerk of Morris County.

Section 6. All ordinances of the Township of Roxbury which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

Section 7. If any 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.

Section 8. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

INTRODUCED: January 23, 2024

ADOPTED: March 12, 2024

Attest:

A handwritten signature in blue ink, appearing to read "Amy E. Rhead", written over a horizontal line.

Amy E. Rhead, RMC
Township Clerk

EFFECTIVE DATE: April 8, 2024

Schedule A

BMD ENGINEERING LLC

∞-∞ PROFESSIONAL ENGINEERING CONSULTING SERVICES ∞-∞

51 MT. KEMBLE AVENUE #311
MORRISTOWN, NJ 07960

CELL: 973-975-3746
EMAIL: BMD800@GMAIL.COM

October 17, 2023

EXISTING 15' WIDE EASEMENT CONVEYED TO THE TOWNSHIP OF ROXBURY (TO BE VACATED)

TAX MAP BLOCK 3704 / LOT 1 "MADDALI PLAZA"

TOWNSHIP OF ROXBURY, COUNTY OF MORRIS, STATE OF NEW JERSEY

LEGAL DESCRIPTION

An easement in certain lands, situate, lying and being in the Township of Roxbury, County of Morris, State of New Jersey and bounded and described as follows:

A strip of land 15 feet wide, contained within Lot 1 of Block 3704 of the Township of Roxbury of the County Morris of the State of New Jersey, and lying on either side of the following described centerline:

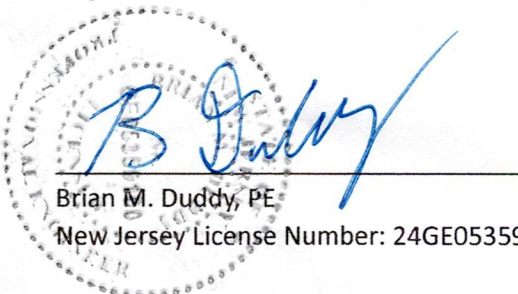
BEGINNING AT A POINT located 28.47 feet from the northwesterly corner of said property (Lot 1 of Block 3704) measured to the south on a bearing of South 41 degrees 47 minutes and 49 seconds West, and from said point of beginning running thence:

1. South 00 Degrees 01 Minute and 01 Seconds West (S 00° 01' 01" W), 10.66 feet
2. South 44 Degrees 58 Minutes 59 Seconds East (S 44° 58' 59" E), 70.00 feet
3. South 89 Degrees 58 Minutes 59 Seconds East (S 89° 58' 59" E), 50.86 feet

BEING KNOWN AND DESIGNATED as a 15-wide Easement in Lot 1 of Block 3704 as shown on conveyed to the Township of Roxbury by deed dated March 25, 1971 and recorded in the Morris County Clerk's Office in Deed Book 2170 Page 4.

SAID EASEMENT is to be vacated and rights and responsibilities for the same will be relinquished to the property owner in perpetuity.

Regards,



Brian M. Duddy, PE
New Jersey License Number: 24GE0535910

cc: Sam Maddali, Applicant
Dave Brady, Esq, Attorney