

**ORDINANCE NO. 2023-25**

**AN ORDINANCE OF THE TOWNSHIP OF STAFFORD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
AUTHORIZING THE ACCEPTANCE OF AN EASEMENT  
THROUGH A PORTION OF BLOCK 147.96, LOT 2**

**WHEREAS**, Ms. Robin Meaney and Ms. Laura Temple (hereinafter “Property Owners” or “Grantors”) is the owner of Block 147.96, Lot 2; and

**WHEREAS**, the Township of Stafford (“Township”) has requested a 5-foot-wide drainage easement over a portion of the Property from Grantors; and

**WHEREAS**, Grantors have agreed to grant the easement, which is authorized to be acquired by the Township pursuant to N.J.S.A. 40A:12-4.

**NOW, THEREFORE, BE IT ORDAINED**, by the governing body of the Township of Stafford, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** The Governing Body hereby authorizes and approves the acquisition for the purchase price of \$1.00 from Ms. Robin Meaney and Ms. Laura Temple, a perpetual drainage easement in and along a portion of property known as Block 147.96, Lot 2 on the Tax Map of the Township of Stafford. The easement is attached hereto and incorporated herein as Schedule A.

**SECTION 2.** That the Mayor and Township Clerk are hereby authorized and directed to execute any and all such documents providing for the Township’s acquisition of interest in the Property and to undertake any and all such acts as may be necessary to effectuate the terms hereof, subject to the Township Attorney’s approval of the form and substance of said documents.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** This ordinance shall take effect after second reading and publication as required by law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Stafford, in the County of Ocean, State of New Jersey, held on **July 25, 2023**, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the **22<sup>nd</sup> day of August, 2023**, at 7:00 P.M., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.



**SUSAN FARRELL, RMC  
TOWNSHIP CLERK  
TOWNSHIP OF STAFFORD**



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

Engineers  
Planners  
Surveyors  
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

**DESCRIPTION OF A NEW FIVE FOOT WIDE DRAINAGE EASEMENT  
BEING ON A PORTION OF LOT 2, BLOCK 147.96,  
STAFFORD TOWNSHIP, OCEAN COUNTY, NEW JERSEY**

All that certain lot, tract or parcel of land and premises situate, lying and being in the Township of Stafford, County of Ocean, State of New Jersey and being more particularly described as follows:

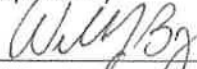
Beginning at a point of intersection formed by the common property line of Lots 2 and 3, Block 147.96. Said point also being distant the following three (3) courses from the intersection formed by the Easterly Right-Of-Way (R.O.W.) Line of Bruce Drive (50 Foot Wide Public R.O.W.) with the Northerly R.O.W. Line of Alan Drive (50 Foot Wide Public R.O.W.):

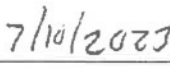
- A. Along the Easterly R.O.W. Line of Bruce Drive, North 43°52'08" East, 184.58 Feet to a point of curvature;
- B. Continuing along said R.O.W. Line along a curve bearing to the right. Said curve having a radius of 100.00 Feet, an arc length of 99.71 Feet and a chord bearing of North 72°26'01" East, 95.63 Feet to a point of tangency; thence
- C. Continuing along said R.O.W. Line, South 79°00'00" East, 89.11 Feet to the point and place of beginning. Running thence:
  1. Along the common property line of Lots 2 and 3, Block 147.96, South 11°00'00" West, 80.00 Feet to a point in the rear property line of Lot 2, Block 147.96; thence
  2. Along said rear property line, North 79°00'00" West, 5.00 Feet to a point in the New Drainage Easement Line; thence
  3. Along said New Drainage Easement Line, North 11°00'00" East, 80.00 Feet to a point in the Southerly R.O.W. Line of Bruce Drive; thence
  4. Along said R.O.W. line of Bruce Drive, South 79°00'00" East, 5.00 Feet to the point and place of beginning.

Containing 400.00 SF/0.01 AC.

Being intended to describe a New Five Foot Wide Drainage Easement on Lot 2, Block 147.96, Stafford Township, Ocean County, New Jersey. Said property being further shown on a map entitled "New Drainage Easement, P/O Lot 2, Block 147.96, Stafford Township, Ocean County, New Jersey" dated 7/10/2023. Said map was prepared by Owen, Little & Associates, Inc., Beachwood, New Jersey and is on file as Project Number STAFF(23EASE). Subject to covenants, restrictions and/or easements, if any, of record, except those that have expired by their own limitations.

Prepared By:

  
William J. Berg, PLS



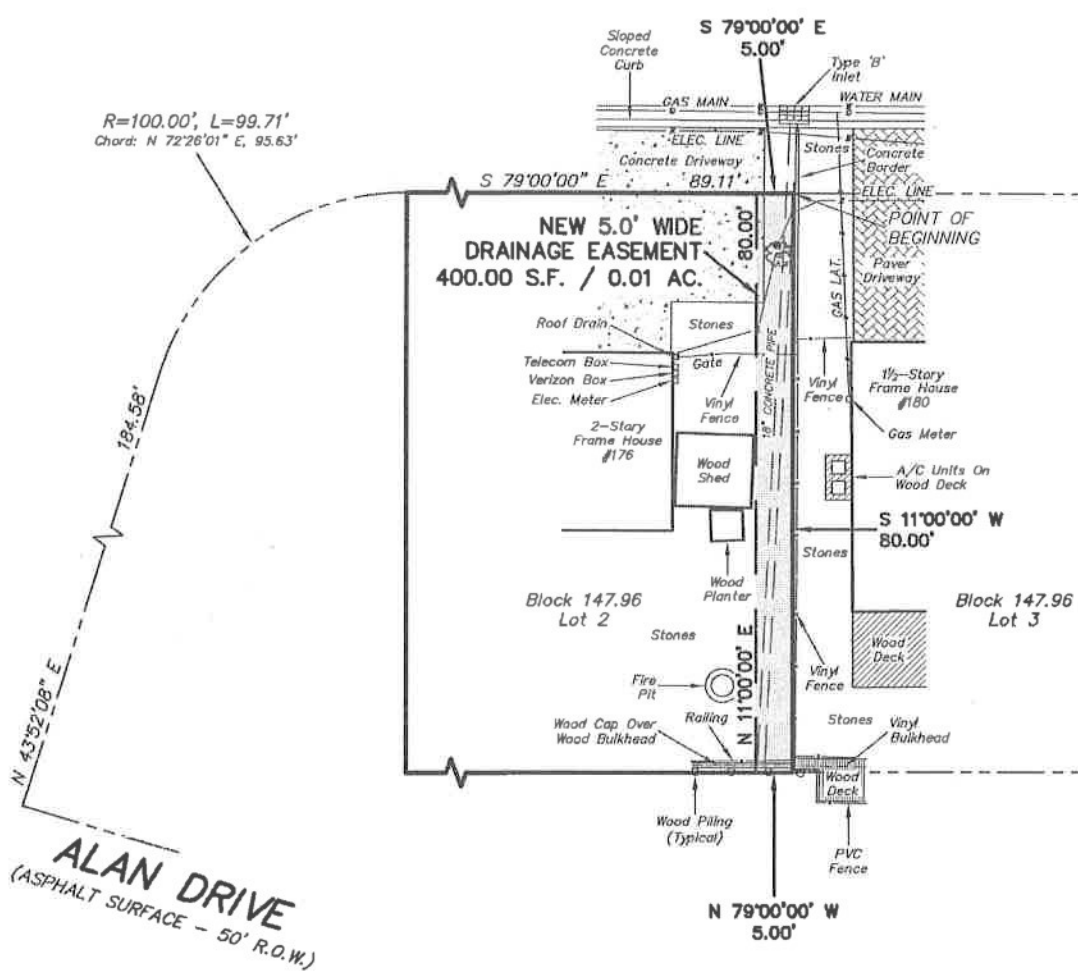
Date

NJPLS License No. 24GS03622800

443 Atlantic City Blvd.  
Beachwood, NJ 08722  
732-244-1090  
Fax 732-341-3412  
www.owenlittle.com  
info@owenlittle.com



**BRUCE DRIVE**  
(ASPHALT SURFACE - 50' R.O.W.)



THE PROPERTY IN QUESTION AND ANY ADJOINING PROPERTIES WERE ONLY PARTIALLY SURVEYED IN THE VICINITY OF THE PROPOSED EASEMENT LOCATION, SUBJECT TO WHAT A COMPLETE AND ACCURATE SURVEY MAY REVEAL.

THIS SURVEY IS A REPRESENTATION OF CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS AND ENCROACHMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR ON THE SURFACE OF THE LAND OR ON THE SURFACE OF THE LAND NOT VISIBLE OR IN DOCUMENTATION SUPPLIED AT THE TIME OF THE SURVEY.

THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR DELINEATED PROPERTY BY NAMED PURCHASERS.

NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY ATTORNEY, TITLE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED ABOVE, EITHER DIRECTLY OR INDIRECTLY.

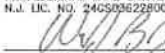
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

Copyright 2023 OWEN, LITTLE & ASSOCIATES, INC. THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF OWEN, LITTLE & ASSOCIATES, INC. AND ARE NOT TO BE MODIFIED OR ALTERED FOR THE PROJECT, USED IN WHOLE, OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF OWEN, LITTLE & ASSOCIATES, INC.

ANY MODIFICATION, ALTERATION, OR USE OF THIS BOUND AND SEALED PLAN FOR ANY OTHER PROJECT OR FOR INSTITUTING A FIELD CHANGE DURING CONSTRUCTION VOIDS ANY LIABILITY OF OWEN, LITTLE & ASSOCIATES, INC. AND IS ILLEGAL AND PUNISHABLE BY LAW.

THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL AND SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN INITIALED TO INDICATE APPROVED FOR CONSTRUCTION.

REFERENCE:  
DEED BOOK 16161, PAGE 325  
FILE MAP #49

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
<b>NEW DRAINAGE EASEMENT</b>				
P/O LOT 2		BLOCK 147.96		
TOWNSHIP OF STAFFORD				
OCEAN COUNTY		NEW JERSEY		
SCALE: 1" = 20'	DATE: 7/10/23	DRAWN: JMW	CHK'D: WJB	
SURVEY NO. -	BILLING NO. STAFF(16EAS)	APPROVED FOR CONSTRUCTION		
<b>WILLIAM J. BERG, P.L.S.</b>				
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 24CS03622800 443 Atlantic City Blvd. Beachwood, NJ 08722 Tel: (732)244-1596 Fax: (732)244-2412				
				DATE: 7/10/2023

Introduction: July 25, 2023


Motion to Introduce: <i>Otte</i>	Second: <i>Esposito</i>	Roll Call:	Esposito	<i>yes</i>
			Henken	<i>yes</i>
			Krier	<i>absent</i>
			Otte	<i>yes</i>
			Mower	<i>yes</i>
			Steadman	<i>yes</i>
			Myhre	<i>yes</i>

Adoption: August 22, 2023

Motion to Adopt: <i>mower</i>	Second: <i>Otte</i>	Roll Call:	Esposito	<i>absent</i>
			Henken	<i>absent</i>
			Krier	<i>yes</i>
			Otte	<i>yes</i>
			Mower	<i>yes</i>
			Steadman	<i>yes</i>
			Myhre	<i>yes</i>

**CERTIFICATION**

I, **SUSAN M. FARRELL**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing Ordinance was duly adopted on second reading and public comment by the Stafford Township Governing Body at their meeting held on the 22<sup>nd</sup> day of August, 2023.

  
 \_\_\_\_\_  
**Susan M. Farrell, RMC**  
**Municipal Clerk, Stafford Township**  
**Ordinance No. 2023-25**