

ORDINANCE NO. 2023 - 36

**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 31.**

WHEREAS, Kenneth Lauroff and Davida Berkowitz (hereinafter “Property Owners” or “Grantors”) is the owner of Block 147.96, Lot 31; 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 Kenneth Lauroff and Davida Berkowitz, a perpetual drainage easement in and along a portion of property known as Block 147.96, Lot 31 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 **October 3, 2023**, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the **24th** day of **October, 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**

Introduction: October 3, 2023


Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Esposito			✓			
Henken		✓	✓			
Krier			✓			
Mower			✓			
Otte	✓		✓			
Steadman			✓			
Myhre			✓			

Adoption: October 24, 2023

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Esposito			✓			
Henken		✓	✓			
Krier			✓			
Mower						✓
Otte	✓		✓			
Steadman			✓			
Myhre			✓			

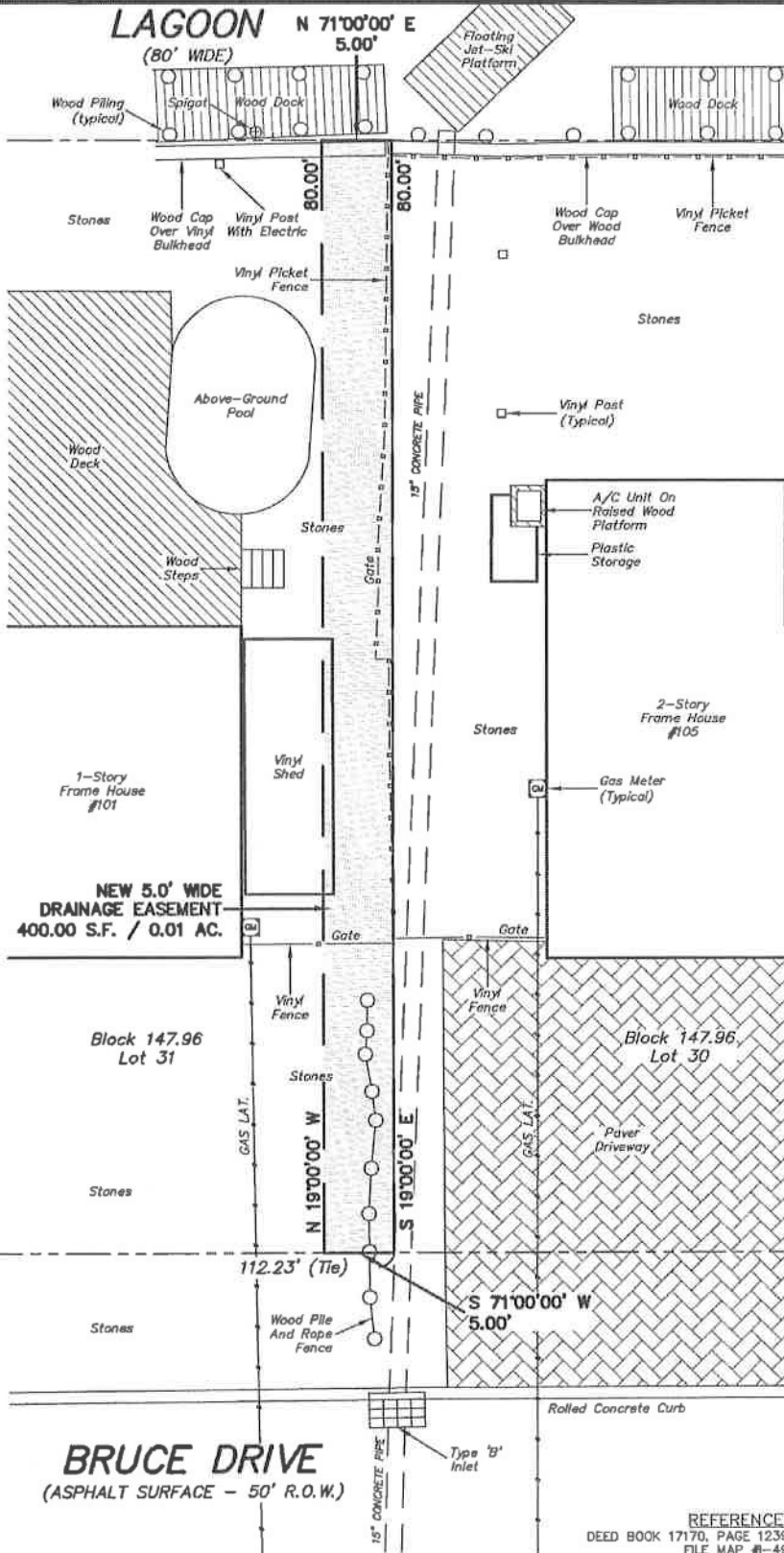
CERTIFICATION

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 24th day of October, 2023.


Susan M. Farrell, RMC
Municipal Clerk, Stafford Township

OWNER REFERENCE
 KENNETH LAVROFF &
 DAVIDA BERKOWITZ
 174 BALTIMORE AVENUE
 CRANFORD, NJ

LAGOON N 71°00'00" E
 (80' WIDE) 5.00'



NEWELL AVENUE
 (ASPHALT SURFACE - 80' R.O.W.)

**NEW 5.0' WIDE
 DRAINAGE EASEMENT
 400.00 S.F. / 0.01 AC.**

Block 147.96
 Lot 31

Block 147.96
 Lot 30

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 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 ADJUTANTS, RESALE 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.

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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 17170, PAGE 1236
 FILE MAP #1-49

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
NEW DRAINAGE EASEMENT				
P/O LOT 31			BLOCK 147.96	
OCEAN COUNTY			TOWNSHIP OF STAFFORD	
NEW JERSEY				
SCALE: 1" = 10'		DATE: 9/11/23	DRAWN: JMW	CHK'D: WJB
SURVEY NO: -		BILLING NO: STAFF(23EASE)	APPROVED FOR CONSTRUCTION	
WILLIAM J. BERG, P.L.S.				
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 246503022800				
<i>William J. Berg</i>				DATE: 9/11/23



**OWEN,
 LITTLE
 & ASSOCIATES
 INC.**

Authorization
 No. 246A27805700
 (Expire: Renewal Survey
 GIS Specialist)
 443 Atlantic City Blvd
 Beachwood, NJ 08722
 Tel: (732)244-1000
 Fax: (732)341-3412



Engineers
Planners
Surveyors
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.
Douglas F. Klec, 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 BLOCK 147.96, LOT 31,
STAFFORD TOWNSHIP, OCEAN COUNTY, NEW JERSEY**

All that certain lot, tract, or parcel of land 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 30 and 31, Block 147.96 with the Northerly Right-of-Way (R.O.W.) Line of Bruce Drive (50 Foot Wide Public R.O.W.). Said point also being distant North 71°00'00" East, 112.23 Feet from the intersection formed by the Northerly R.O.W. Line of Bruce Drive with the Easterly R.O.W. Line of Newell Avenue (80 Foot Wide Public R.O.W.). Running thence:


1. Along the Northerly R.O.W. Line of Bruce Drive, South 71°00'00" West, 5.00 Feet to a point in the New 5 Foot wide drainage easement line; thence
2. Along said new easement line, North 19°00'00" West, 80.00 Feet to a point in the Southerly line of an 80 Foot wide lagoon; thence
3. Along said lagoon Line, North 71°00'00" East, 5.00 Feet to a point in the common property line of Lots 30 and 31, Block 147.96; thence
4. Along said common property line, South 19°00'00" East, 80.00 Feet to the point and place of beginning.

Containing: 400.00 SF/0.01 AC

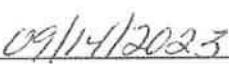
Being intended to describe a Proposed Five Foot Wide Drainage Easement on Lot 31, Block 147.96, Stafford Township, Ocean County, New Jersey. Said property being further shown on a map entitled "New Drainage Easement, P/O Lot 31, Block 147.96, Township of Stafford, Ocean County, New Jersey" dated 09/11/2023. Said map was prepared by Owen, Little & Associates, Inc., 443 Atlantic City Boulevard, Beachwood, New Jersey and is on file as Project Number STAFF(23-094503).

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, P.L.S.
NJ License No. 24GS03622800



Date

W:\PROJECTS\CLERICAL\DEED DESCRIPTIONS\STAFFORD\B147.96, L31-5 FT DRAINAGE EASEMENT.DOCX

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