



**Township Council**

c/o Township Clerk  
Teaneck, NJ 07666

Meeting: 08/22/24 06:30 PM

Department: Township Clerk

Category: Authorize

DOC ID: 8572

**ORDINANCE (ID # 8572)**

**Ordinance No. 20-2024 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF A PERPETUAL DEED OF EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A WATERLINE ON REAL PROPERTY DESIGNATED AS LOT 2 IN BLOCK 2402 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF TEANECK WHICH IS MORE COMMONLY KNOWN AS HERRICK PARK BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #20-2024 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.**

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF A PERPETUAL DEED OF EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A WATERLINE ON REAL PROPERTY DESIGNATED AS LOT 2 IN BLOCK 2402 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF TEANECK WHICH IS MORE COMMONLY KNOWN AS HERRICK PARK

BE IT RESOLVED by the Township of Teaneck that Ordinance #20-2024, passed on first reading and that said Ordinance will be further considered for a public hearing and final adoption thereon at a meeting of the Township Council to be held on August 22, 2024 at 8PM in the Council Chambers of the Municipal Building, 818 Teaneck Road, Teaneck, New Jersey & on ZOOM, should the need arise; with login info available at teanecknj.gov under "Agendas & Minutes", on the website calendar, and within the agenda; at which time and place all persons interested therein will be given an opportunity to be heard concerning the same, and that the Township Clerk is hereby authorized to advertise same according to law and to provide the appropriate notices in accordance with law.

**HISTORY:**

07/16/24 Township Council INTRODUCED

**COMMENTS - Current Meeting:**

1) Debbie Eliyahu - inquired to how the value is established to the deed restricted affordable housing unit

**RESULT:** ADOPTED BY CONSENT VOTE [UNANIMOUS]

**MOVER:** Michael S Pagan, Councilman

**SECONDER:** Mark J. Schwartz, Councilman

**AYES:** Katz, Schwartz, Orgen, Pagan, Belcher, Gee, Goldberg

TOWNSHIP OF TEANECK  
BERGEN COUNTY, NJ

**ORDINANCE NO. 20-2024 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF A PERPETUAL DEED OF EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A WATERLINE ON REAL PROPERTY DESIGNATED AS LOT 2 IN BLOCK 2402 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF TEANECK WHICH IS MORE COMMONLY KNOWN AS HERRICK PARK BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TEANECK THAT ORDINANCE #20-2024 PASS UPON SECOND AND FINAL READING AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ADVERTISE THE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.**

**WHEREAS**, the Local Lands and Buildings Laws, N.J.S.A. 40A:12-13, et seq., authorizes the sale by municipalities of any real property, capital improvements or personal property, or interests therein, not needed for public use by sale in the manner provided by law; and

**WHEREAS**, the Township of Teaneck (“Grantor”) is the owner of real property located in the Township of Teaneck, County of Bergen, State of New Jersey, and more particularly known as Block 2402, Lot 2 on the Official Tax Map of the Township of Teaneck (“Grantor’s Property”); and

**WHEREAS**, Fleet Teaneck, LLC (“Grantee”) is the owner of real property located in the Township of Teaneck, County of Bergen, State of New Jersey, and more particularly known as Block 2402, Lot 1 on the Official Tax Map of the Township of Teaneck (“Grantee’s Property”); and

**WHEREAS**, title to Grantee’s Property vested in Grantee by Deed from Holuba Realty Co., L.L.C. dated January 28, 2021 and recorded in the office of the Clerk of the County of Bergen on March 26, 2021 in Book 4039, Page 1213; and

**WHEREAS**, Grantor’s Property and Grantee’s Property are located adjacent to each other; and

**WHEREAS**, Grantor’s Property operates as a public park and is developed with a number of recreational facilities; and

**WHEREAS**, Grantee is developing Grantee’s Property as a multi-family residential development; and

**WHEREAS**, in order to effectively implement the development of Grantee’s Property, Grantee requires access to Grantor’s Property for the purpose of installing and maintaining a water line and appurtenances thereto (the “Water Line”) within those portions of Grantee’s Property more particularly described in the easement appended hereto and made a part of this Exhibit as Exhibit “A”; and

**WHEREAS**, Grantor is willing to grant, and Grantee is willing to accept, subject to the following terms and conditions, an easement on, over, across, under and through the Easement Area for the purposes described herein.

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

**Section 1.** The Township is hereby authorized to convey the Deed of easement to Fleet Teaneck, LLC substantially in the form appended hereto as Exhibit A for the installation and maintenance of a waterline easement and upon the following terms and conditions.

**Section 2.** Fleet Teaneck, LLC shall pay the Township consideration of One Hundred Twenty Thousand (\$120,000.00) Dollars for the easement rights.

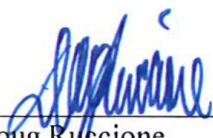
**Section 3.** The Mayor and Township Clerk are hereby authorized to execute any and all instruments and to do all things necessary to effectuate the purposes hereof.

**Section 4.** If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

**Section 5.** All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 6.** This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

ATTEST:

  
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Doug Ruccione  
Township Clerk

  
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Michael Pagan,  
Mayor