

SECOND READING 2024-59

A.

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A DEED OF EASEMENT FOR DRAINAGE IMPROVEMENT PURPOSES FROM BLOCK 175.06 LOT 296.02, 96 PITMAN AVENUE

WHEREAS, the Township of Woodbridge is desirous of reducing flooding and improving drainage throughout the Township; and

WHEREAS, the Township conducted a study in an effort to identify solutions to historical flooding concerns throughout various sections of the Township; and

WHEREAS, the Township has determined that certain improvements to both public and private property throughout the Township (hereinafter the "Project") will help to mitigate flooding concerns in various sections of the Township; and

WHEREAS, it is necessary that the Township receive a perpetual drainage easement to make use of a portion of private property along a certain tract of land located at Block 175.06, Lot 296.02, more commonly known as 96 Pitman Avenue (the "Property"), to install certain drainage improvements as more specifically described in the Individual Property Parcel Map attached hereto as Exhibit A; and

WHEREAS, it is necessary that the Township receive a temporary construction easement to allow for the construction of certain drainage improvements on the Property as more specifically described in the Individual Property Parcel Map attached hereto as Exhibit B; and

WHEREAS, the Grantors, Panagiotis Daskalothanasis and Olga Mantsis, are the owners of the Property and recognize that the Property is subject to flooding issues that threaten the safety and property of the Grantor and of the residents of the Township of Woodbridge; and

WHEREAS, the Grantors are desirous of participating in the Township's Project by providing a perpetual easement to the Township of Woodbridge ("Grantee") to construct and maintain certain drainage improvements to the Property; and

WHEREAS, the Township is required to obtain a perpetual easement for the construction of the drainage improvements;

SECTION I.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF WOODBRIDGE that the Municipal Council hereby authorizes the Township to accept a Deed of Drainage Easement from the Grantor for the sum of one dollar (\$1.00) with respect to the Property identified herein to install certain drainage improvements; and

BE IT FURTHER ORDAINED that the Mayor or his designee, the Business Administrator or his designee, the Director of Law or his designee, and the Municipal Clerk are hereby authorized to execute any and all documents necessary to accept the Deed of Drainage Easement, described in Exhibits A, from the Grantor.

SECTION II. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

SECTION III. Any ordinances and parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV. This Ordinance shall take effect upon final adoption and publication as may be required by law.

ADOPTED:

I hereby certify that the above is a true and exact copy of the Ordinance adopted by the Municipal Council of the Township of Woodbridge at their Regular Meeting held on

JOHN M. MITCH, RMC, CMC, CMR
MUNICIPAL CLERK

EXHIBIT A

INDIVIDUAL PARCEL MAP

Line Table DE-4		
LINE	BEARING	DISTANCE
(1)	N81°00'51"E (C)	5.00' (C)
(2)	S08°59'09"E (C)	150.00' (C)
(3)	S81°00'51"W (C)	5.00' (C)
(4)	N08°59'09"W (C)	150.00' (C)

P.O.B. (DE-4)
N. 620,966.3221
E. 545,399.0664
STA: 4+99.52
OFFSET 25.34' RT.

PITMAN AVENUE PROPOSED BASELINE

PITMAN AVE

PERMANENT DRAINAGE EASEMENT LINE

PARCEL ACQUISITION SUMMARY

TOTAL LOT AREA: 9,375 S.F. (± 0.215 AC.±) (C)
PERMANENT DRAINAGE EASEMENT AREA (DE-4): 750 S.F. (± 0.017 AC.±) (C)

Dead Book 18453 Page 1677
TAX MAP BLOCK No.: 175.06
TAX MAP LOT No.: 296.02

TOWNSHIP OF WOODBRIDGE
PROPERTY OWNER: W/F DASKALOTHANASIS, P & MANTSI, O

NOTES:

1. ALL UNITS ARE IN U.S. SURVEY FEET.
2. COORDINATES SYSTEM IS NJ NAD83 HORIZONTAL AND NAVD83 VERTICAL.
3. TOPOGRAPHIC FIELD SURVEY WAS PERFORMED BY NAK CONSULTING GROUP, P.C. AND UPDATED MARCH 2023.
4. THE PROPOSED PARCEL COURSES, DISTANCES AND NORTH ARROW DEPICTED HERE ARE BASED ON NJ-NAD83 (ZONE 2900) COORDINATES SYSTEM AND MAY DIFFER FROM THE SYSTEM(S) UTILIZED TO PLOT THE DEED AND FILE MAP COURSES AND DISTANCES.

DASKALOTHANASIS, P & MANTSI, O
PERMANENT DRAINAGE EASEMENT
AREA = 750 S.F. ± 0.017 AC. ±
(1) N81° 00' 51" E (C), 5.00' (C)
(2) S08° 59' 09" E (C), 150.00' (C)
(3) S81° 00' 51" W (C), 5.00' (C)
(4) N08° 59' 09" W (C), 150.00' (C)

REFERENCES:

1. FILE MAP ENTITLED: "MAP OF PROPERTY KNOWN AS FORDS PARK SITUATED IN WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, N.J., BELONGING TO JOHN HANSON ESQ." FILED ON MARCH 11, 1913, IN THE MIDDLESEX COUNTY CLERK'S OFFICE AS MAP NO. 709 FILE NO. 194
2. TAX MAP ENTITLED: "WOODBRIDGE TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY" DATED JUNE, 2008 SHEET 19.

GRAPHIC SCALE



NAK CONSULTING GROUP, P.C.
Surveyors at Law
210 Lakeside Drive, Suite 203
Edison, NJ 08817
PH: 732.777.0050 FAX: 732.777.0040
Digitally signed by Richard C. Baron
Date: 2023.05.03 11:05:11 -0400
Richard C. Baron
5/2/2023
RICHARD C. BARON
S. J. 151.001

TOWNSHIP OF WOODBRIDGE	
DRAINAGE IMPROVEMENT AT NINE LOCATIONS PITMAN AVENUE BLOCK 175.06 LOT 296.02 TOWNSHIP OF WOODBRIDGE MIDDLESEX COUNTY, NEW JERSEY	
INDIVIDUAL PROPERTY PARCEL MAP DE-4	

EXHIBIT B

INDIVIDUAL PARCEL MAP

Line Table		
TCE-14		
LINE	BEARING	DISTANCE
(1)	N81° 00' 50" E (C)	10.00' (C)
(2)	S08° 59' 10" E (C)	28.00' (C)
(3)	S81° 00' 50" W (C)	5.40' (C)
(4)	S08° 59' 10" E (C)	28.00' (C)
(5)	N81° 00' 50" E (C)	5.40' (C)
(6)	N81° 00' 50" E (C)	94.00' (C)
(7)	S81° 00' 50" W (C)	19.00' (C)
(8)	N08° 59' 10" W (C)	150.00' (C)

P.O.B. (TCE-14)
 N. 620,954.3221
 E. 545,399.0664
 STA: 4+99.52
 OFFSET 25.34' RT.

PARCEL ACQUISITION SUMMARY

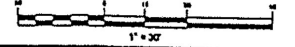
TOTAL LOT AREA: 9,375 S.F. (± 0.215 AC.±) (C)
 TEMPORARY CONSTRUCTION
 EASEMENT AREA (TCE-14): 1,349 S.F. (± 0.031 AC.±) (C)
 Deed Book 18453 Page 1877
 TAX MAP BLOCK No.: 175.06
 TAX MAP LOT No.: 296.02

TOWNSHIP OF WOODBRIDGE
 PROPERTY OWNER: NF DASKALOTHANASIS, P
 & MANTSI, O

NOTES:

1. ALL UNITS ARE IN U.S. SURVEY FEET.
2. THE COORDINATE SYSTEM IS NJ-NAD83 GRID COORDINATE SYSTEM FOR THE HORIZONTAL AND NAVD88 FOR THE VERTICAL DATUM. TO CONVERT GRID DISTANCES TO GROUND DISTANCES DIVIDE GRID DISTANCES BY THE COMBINED SCALE FACTOR (C.S.F.) OF 0.999903234484.
3. TOPOGRAPHIC FIELD SURVEY WAS PERFORMED BY NAK CONSULTING GROUP, P.C. AND UPDATED MARCH 2023.
4. THE PROPOSED PARCEL COURSES, DISTANCES AND NORTH ARROW DEPICTED HERE ARE BASED ON NJ-NAD83 (ZONE 2900) COORDINATES SYSTEM AND MAY DIFFER FROM THE SYSTEM(S) UTILIZED TO PLOT THE DEED AND FILE MAP COURSES AND DISTANCES.

GRAPHIC SCALE



DASKALOTHANASIS, P & MANTSI, O
 TEMPORARY CONSTRUCTION
 EASEMENT AREA = 1,349 S.F.± (0.031 AC.±)

- (1) N81° 00' 50" E (C), 10.00' (C)
- (2) S08° 59' 10" E (C), 28.00' (C)
- (3) S81° 00' 50" W (C), 5.40' (C)
- (4) S08° 59' 10" E (C), 28.00' (C)
- (5) N81° 00' 50" E (C), 5.40' (C)
- (6) S08° 59' 10" E (C), 94.00' (C)
- (7) S81° 00' 50" W (C), 19.00' (C)
- (8) N08° 59' 10" W (C), 150.00' (C)

BLOCK 175.06
 LOT 295

BLOCK 175.06
 LOT 296.01
 66.50
 364
 N/F MAYEROWITZ, JEFFREY

BLOCK 175.06
 LOT 296.02
 165.51
 1677
 N/F DASKALOTHANASIS, P
 & MANTSI, O

LOT 297.02

REFERENCES:

1. FILE MAP ENTITLED: "MAP OF PROPERTY KNOWN AS FORDS PARK SITUATED IN WOODBRIDGE TOWNSHIP, MIDDLESEX COUNTY, N.J. BELONGING TO JOHN HANSON ESQ." FILED ON MARCH 11, 1913, IN THE MIDDLESEX COUNTY CLERK'S OFFICE AS MAP NO.709 FILE NO. 194
2. TAX MAP ENTITLED: "WOODBRIDGE TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY" DATED JUNE, 2008 SHEET 19.

NAK CONSULTING GROUP, PC
 Registered Prof.
 703 Montgomery Drive, Suite 173
 Edison, NJ 08817
 99 732-717-0040 Fax: 732-717-0048
 03-28-2024
 RICHARD C. BARON
 01/28/08

TOWNSHIP OF WOODBRIDGE	
DRAINAGE IMPROVEMENT AT NINE LOCATIONS PITMAN AVENUE BLOCK 175.06 PART OF LOT 296.02 TOWNSHIP OF WOODBRIDGE MIDDLESEX COUNTY, NEW JERSEY	
INDIVIDUAL PROPERTY PARCEL MAP TCE-14	
APPROVED	DATE
DESIGNED	DATE
CHECKED	DATE
DRAWN	DATE
PROJECT DIRECTOR	DATE