

ORDINANCE NO. 8-12

**ORDINANCE AUTHORIZING THE PURCHASE BY
JEFFERSON TOWNSHIP OF REAL PROPERTY FROM
713 COMPANY AND THE TRUST FOR PUBLIC LAND**

SECTION I

WHEREAS, the Township is desirous of purchasing Property known as Lot 4, Block 273, from 713 Company, at a price of Seven Hundred and Fifty Thousand Dollars (\$750,000); and

WHEREAS, the Township is also desirous of purchasing property from the Trust for Public Land, being a portion of Tax Lot 1, Block 272, Tax Lots 1, 2, 2.05 and 3, Block 273, and a portion of Tax Lot 48, Block 336, in accordance with the description attached hereto as Schedule A, for the amount of One Million, Forty-One Thousand, Two-Hundred and Eighty Dollars (\$1,041,280); and

WHEREAS, the Township has sought and received grants for the above purchases from the Morris County Open Space Trust Fund and Green Acres to fund the purchase of these properties; and

WHEREAS, proposed Contracts for the sale of said real estate have been prepared, or are being prepared; and

WHEREAS, the Township has obtained appraisals for these properties; and

WHEREAS, the purchase prices are within the range of the value fixed by the appraisals; and

WHEREAS, the Township is desirous of entering into said Contracts, and to effectuate the purchase of the same, contingent on receiving the necessary grants.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Jefferson, Morris County, New Jersey, that the Township is hereby authorized to purchase the above-referenced premises from 713 Company for the total sum of Seven Hundred and Fifty Thousand Dollars (\$750,000), and to purchase the above-referenced property from the Trust for Public Land for the total sum of One Million, Forty-One Thousand, Two-Hundred and Eighty Dollars (\$1,041,280), conditioned upon the Township receiving full funding for said purchases from the Morris County Open Space Trust Fund and the Green Acres Trust Fund, it being further understood that any balance would be optional with the Township Council to pay out of the Township Open Space Trust Fund.

BE IT FURTHER ORDAINED, that the Mayor and Clerk of the Township of Jefferson are hereby authorized to execute all necessary documents, including the Contracts of Sale, to purchase said properties.

SECTION II

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION III

If any article, section, subsection, paragraphs, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION IV

This Ordinance shall take effect immediately upon final publication as provided by law.

**COUNCIL OF THE
TOWNSHIP OF JEFFERSON**

ATTEST:

LORI HARVIN, Clerk

DEBI MERZ, Council Vice President

INTRODUCED: April 25, 2012

ADOPTED: May 9, 2012

RUSSELL W. FELTER, MAYOR

DATE AND TIME PRESENTED TO MAYOR FOR SIGNATURE:

I, Lori Harvin, Clerk of the Township of Jefferson, County of Morris, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of an Ordinance Introduced and Adopted by the Jefferson Township Council at a meeting held on April 25, 2012; said Ordinance is scheduled for second hearing and Final Adoption on May 9, 2012.

Lori Harvin, RMC, Municipal Clerk

ATTACHMENT A

41. ALONG THE SAME, NORTH 04 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 215.04 FEET TO AN IRON PIN FOUND, THENCE, THE FOLLOWING TWO COURSES ALONG TAX LOT 2.01, BLOCK 273
42. NORTH 18 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 211.73 FEET TO AN IRON PIN FOUND, THENCE
43. SOUTH 71 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 130.90 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 835.872 ACRES OF LAND

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES:

THE "LANDS TO BE CONVEYED TO JEFFERSON TOWNSHIP", PORTION OF TAX LOT 1, BLOCK 272- TAX LOTS 1. 2. 2.05 & 3 BLOCK 273- PORTION OF TAX LOT 48, BLOCK 336 AS SHOWN ON THE SURVEY OF PROPERTY REFERENCED AT THE END OF THIS DESCRIPTION.

BEING A PORTION OF THE LANDS DESCRIBED IN DEEDS BETWEEN BAKER FIRESTONE LIMITED PARTNERSHIP, A CONNECTICUT LIMITED PARTNERSHIP & BAKER RESIDENTIAL LIMITED PARTNERSHIP, A CONNECTICUT LIMITED PARTNERSHIP, AS TENANTS IN COMMON HAVING UNDIVIDED PERCENTAGE INTERESTS AS SET FORTH BY (2) DEEDS

- FROM RESOLUTION TRUST CORPORATION CONSERVATOR FOR CARTERET FEDERAL SAVINGS BANK TO BAKER FIRESTONE, L.P.. A CONNECTICUT LIMITED PARTNERSHIP, DATED SEPTEMBER 13, 1994, RECORDED SEPTEMBER 23, 1994, IN THE CLERK'S OFFICE OF THE COUNTY OF MORRIS, NEW JERSEY, IN DEED BOOK 4054, PAGE 85 AND
- FROM BAKER-FIRESTONE LIMITED PARTNERSHIP, CONNECTICUT LIMITED PARTNERSHIP TO BAKER RESIDENTIAL LIMITED PARTNERSHIP, A CONNECTICUT LIMITED PARTNERSHIP DATED JUNE 21, 2010, RECORDED JUNE 24, 2010, IN THE CLERK'S OFFICE OF THE COUNTY OF MORRIS, NEW JERSEY IN BOOK 21566, PAGE 1259

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NJ STATE HIGHWAY ROUTE 15, NORTHBOUND, (AN 50-FOOT WIDE RIGHT OF WAY AS SHOWN ON MAP ENTITLED "NJ STATE HIGHWAY DEPARTMENT- GENERAL PROPERTY AND PARCEL MAP- ROUTE 15 (1953) SECTION 2- BERKSHIRE VALLEY ROAD TO MORRIS-SUSSEX LINE- SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED") AND THE SOUTHERLY SIDELINE OF COMPTON-GOBEL ROAD, (A 66-FOOT WIDE RIGHT OF WAY AS DEFINED IN THE DESCRIPTION OF TAX LOT 2.01, BLOCK 273, DEED BOOK 2073, PAGE 998). SAID MONUMENT BEING LOCATED OFFSET FORTY-FIVE FEET RIGHT OF NJ STATE HIGHWAY BASELINE STATION 192+31.74 AS SHOWN ON THE ABOVE REFERENCED GENERAL PROPERTY AND PARCEL MAP. SAID MONUMENT HAVING A NEW JERSEY STATE PLANE GRID COORDINATE, NAD 1983, (US SURVEY FEET), OF NORTH 776,154.097, EAST 465,834.805 AND RUNNING THENCE FROM SAID BEGINNING POINT AND IN SAID BEARING SYSTEM

1. ALONG THE EASTERLY RIGHT OF WAY OF SAID NJ STATE HIGHWAY ROUTE 15, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1645.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 56 MINUTES 19 SECONDS WEST, 66.89 FEET, AND AN ARC LENGTH OF 66.89 FEET TO A CONCRETE MONUMENT SET, THENCE, THE FOLLOWING NINE COURSES ALONG TAX LOT 4, BLOCK 273
2. WITHIN THE RIGHT OF WAY OF COMPTON-GOBEL ROAD, SOUTH 86 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 52.79 FEET TO A PK NAIL FOUND IN THE PAVEMENT OF COMPTON-GOBEL ROAD, THENCE
3. WITHIN THE RIGHT OF WAY OF COMPTON-GOBEL ROAD, NORTH 75 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 240.88 FEET TO AN IRON PIN SET THE GRAVEL ROAD BED, THENCE
4. LEAVING SAID RIGHT OF WAY, NORTH 12 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 659.97 FEET TO AN IRON PIPE FOUND, THENCE
5. NORTH 59 DEGREES 21 MINUTES 10 SECONDS EAST, A DISTANCE OF 336.31 FEET TO A TALL IRON PIPE FOUND, THENCE

6. NORTH 71 DEGREES 07 MINUTES 59 SECONDS EAST, A DISTANCE OF 197.95 FEET TO AN IRON PIPE FOUND, THENCE
7. SOUTH 79 DEGREES 39 MINUTES 23 SECONDS EAST, A DISTANCE OF 949.36 FEET TO AN IRON PIPE FOUND, THENCE
8. SOUTH 38 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 1933.83 FEET TO AN IRON PIN FOUND, THENCE
9. NORTH 17 DEGREES 04 MINUTES 32 SECONDS EAST, A DISTANCE OF 1128.67 FEET TO AN IRON PIN FOUND, THENCE
10. NORTH 46 DEGREES 55 MINUTES 59 SECONDS WEST, A DISTANCE OF 239.66 FEET TO A CONCRETE MONUMENT SET, THENCE, THE FOLLOWING TWO COURSES ALONG THE DIVISION LINE BETWEEN LANDS TO BE CONVEYED TO JEFFERSON TOWNSHIP AND LANDS TO BE CONVEYED TO NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION AS SHOWN ON THE SURVEY OF PROPERTY REFERENCED AT THE END OF THIS DESCRIPTION
11. NORTH 82 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 531.27 FEET TO A CONCRETE MONUMENT SET, THENCE
12. SOUTH 12 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 3626.44 FEET TO A CONCRETE MONUMENT SET ON THE THIRTIETH COURSE OF THE ABOVE DESCRIBED PREMISES, THENCE, THE FOLLOWING TWO COURSES ALONG TAX LOT 2, BLOCK 272
13. PARTLY ALONG SAID THIRTIETH COURSE, NORTH 73 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF 562.71 FEET TO AN IRON PIPE FOUND, THENCE
14. SOUTH 02 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 124.84 FEET TO A DRILL HOLE IN LEDGE, THENCE
15. ALONG TAX LOT 2 & 5, BLOCK 272 RESPECTIVELY, NORTH 40 DEGREES 36 MINUTES 47 SECONDS WEST, A DISTANCE OF 1666.61 FEET TO AN IRON PIPE FOUND, THENCE
16. ALONG TAX LOT 5 & 2, BLOCK 272, RESPECTIVELY, SOUTH 02 DEGREES 31 MINUTES 23 SECONDS WEST, A DISTANCE OF 306.09 FEET TO AN IRON PIN SET, THENCE
17. ALONG TAX LOT 2, BLOCK 272, NORTH 47 DEGREES 10 MINUTES 17 SECONDS WEST, A DISTANCE OF 1335.73 FEET TO A SPIKE IN STONES FOUND, THENCE, THE FOLLOWING TWO COURSES ALONG TAX LOT 2.04, BLOCK 272
18. NORTH 47 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 52.52 FEET TO AN IRON PIN FOUND, THENCE
19. NORTH 81 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 373.88 FEET TO AN IRON PIN FOUND ON THE EASTERLY SIDELINE OF NJ STATE HIGHWAY ROUTE 15 (NORTHBOUND), THENCE, THE FOLLOWING THREE COURSES ALONG SAID RIGHT OF WAY, PARALLEL AND DISTANT 45.00 FEET FROM THE ROUTE 15 NORTHBOUND BASELINE AS SHOWN ON THE ABOVE REFERENCED GENERAL PROPERTY PARCEL MAPS
20. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9955.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 03 MINUTES 32 SECONDS EAST, 85.19 FEET, AND AN ARC LENGTH OF 85.19 FEET TO A POINT OF TANGENCY
21. NORTH 08 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF 420.43 FEET TO A POINT OF CURVATURE. SAID POINT WITNESSES BY A NJ DOT MONUMENT DISTANT 10.00 FEET WEST MEASURED PERPENDICULAR TO THE NJ STATE HIGHWAY ROUTE 15 NORTHBOUND BASELINE AT STATION 188+13.51, THENCE
22. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10045.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 10 MINUTES 08 SECONDS EAST, 47.39 FEET, AND AN ARC LENGTH OF 47.39 FEET TO AN IRON PIPE FOUND, THENCE
23. ALONG TAX LOT 2.02, BLOCK 273, NORTH 89 DEGREES 12 MINUTES 01 SECONDS EAST, A DISTANCE OF 240.01 FEET TO AN IRON PIN FOUND, THENCE
24. ALONG THE SAME, NORTH 04 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 215.04 FEET TO AN IRON PIN FOUND, THENCE, THE FOLLOWING TWO COURSES ALONG TAX LOT 2.01, BLOCK 273

25. NORTH 18 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 211.73 FEET TO AN IRON PIN FOUND, THENCE

26. SOUTH 71 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 130.90 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 189.205 ACRES OF LAND

EXCEPTING FROM THE ABOVE DESCRIBED EXCEPTION

TAX LOT 2.03, BLOCK 273 AS SHOWN ON THE TAX MAPS OF JEFFERSON TOWNSHIP.

SAID TAX LOT 2.03, BLOCK 273 BEING THE SAME LANDS AND PREMISES DESCRIBED IN A DEED BETWEEN THE ARTHUR D. CRANE COMPANY AND NEW JERSEY POWER AND LIGHT COMPANY DATED OCTOBER 4, 1968, RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE IN DEED BOOK 2079, PAGE 871 ON OCTOBER 7, 1968 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SECOND CORNER OF THE ABOVE REFERENCED DEED. SAID CONCRETE MONUMENT HAVING A NJ STATE PLANE GROUND COORDINATE, NAD 1983, OF NORTH 776,293.826, EAST 466,247.788 AND RUNNING THENCE, THE FOLLOWING SEVEN COURSES ALONG THE SECOND THROUGH EIGHTH COURSES OF THE ABOVE REFERENCED DEED BOOK 2079, PAGE 871 AND ALONG TAX LOT 2, BLOCK 273

1. SOUTH 23 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 98.40 FEET TO AN IRON PIN SET, THENCE
2. SOUTH 83 DEGREES 02 MINUTES 57 SECONDS EAST, A DISTANCE OF 122.54 FEET TO AN IRON PIN SET, THENCE
3. ALONG THE NJP&L Co. RIGHT OF WAY DESCRIBED IN DEED BOOK 2056, PAGE 1117, PARCEL 1A, SOUTH 06 DEGREES 57 MINUTES 05 SECONDS WEST, A DISTANCE OF 180.00 FEET TO AN IRON PIN SET, THENCE
4. NORTH 83 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO AN IRON PIN SET ON THE EASTERLY SIDELINE OF THE NJP&L Co. RIGHT OF WAY DESCRIBED IN DEED BOOK U 29, PAGE 198, THENCE
5. CROSSING SAID RIGHT OF WAY, SOUTH 84 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A CONCRETE MONUMENT FOUND, THENCE
6. NORTH 15 DEGREES 09 MINUTES 16 SECONDS WEST, A DISTANCE OF 153.90 FEET TO A CONCRETE MONUMENT FOUND, THENCE
7. NORTH 23 DEGREES 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 109.19 FEET TO A CONCRETE MONUMENT FOUND, THENCE
8. ALONG THE SOUTHERLY RIGHT OF WAY OF COMPTON-GOBEL ROAD, 66-FEET WIDE AS DEPICTED IN DEED BOOK 2079, PAGE 871, NORTH 71 DEGREES 17 MINUTES 10 SECONDS EAST, A DISTANCE OF 125.46 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 1.147 ACRES OF LAND