

ORDINANCE NO. 2023-32

AN ORDINANCE OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, VACATING RIGHT-OF-WAY/ROAD WIDENING EASEMENT ON BLOCK 282.01, LOT 8.02 TO JLCEOB, LLC

WHEREAS, the governing body of the Township of Little Egg Harbor has received a request to vacate all of the right, title and interest of the Township of Little Egg Harbor to a right-of-way/road widening easement consisting of a thirty (30') foot wide easement previously dedicated to the Township for future road widening in 1983 pursuant to filed map G-1271, which easement is bounded by the subject lot as well as Block 287, Lots 3 and 11; and

WHEREAS, the governing body makes the determination that the public will not adversely be affected by the vacation of the Township's interest in the right-of-way/widening easement, which consists of a thirty (30') foot wide access easement dedicated to the Township for future road widening and said easement bounded by the subject lot as well as Block 287, Lots 3 and 11; and

WHEREAS, while Block 287, Lot 11 is landlocked, their existing driveway is located within a portion of the roadway widening easement that will be dedicated to them; and

WHEREAS, Block 282.01, Lot 8.02, is the subject of a recent Little Egg Harbor Township Planning Board approval for a commercial site plan for contractor's offices/showroom/warehouse, as well as mini self-storage and the vacation of the road widening easement will provide buffering at the rear of the site; and

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Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

WHEREAS, N.J.S.A. 40:67-19 provides that if it shall appear to the governing body that the public interest will be better served by releasing those lands or any part thereof from such dedication, the governing body may by ordinance release and extinguish the public right arising from said dedication as to the whole or any part of those lands, and thereupon said lands or the part thereof so released shall be effectually discharged therefrom as though the dedication had not taken place.

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

SECTION 1. There is hereby vacated all of the right, title and interest of the public for all public usages and purposes in the right-of-way/widening easement, which consists of a thirty (30') foot wide access easement dedicated to the Township for future road widening in 1983 pursuant to filed map G-1271, which easement is bounded by the subject lot as well as Block 287, Lots 3 and 11 , as is set forth on Exhibit A, attached hereto and made a part hereof. However, the Township does hereby expressly reserve and except from the vacation all rights and privileges now possessed by public utilities, as defined in R.S. 48:2-13, and by cable television company, as defined in the "Cable Television Act," P.L. 1972, c. 186, (C. 48:5A-1, et seq.), to maintain, repair and replace their existing a facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or park, or any part thereof, being vacated by the provisions of this ordinance.

SECTION 2. At least one (1) week prior to the time fixed for further consideration for final passage of this ordinance, a copy hereof, together with a notice stating the introduction of the ordinance on first reading and the time and place when and where the ordinance will be

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considered for final passage, shall be mailed to every person whose lands may be affected by the adoption of the ordinance.

SECTION 3. This ordinance shall be published at least once in an official newspaper of the Township at least ten (10) days prior to the time fixed for consideration of the final passage of the ordinance.

SECTION 4. The Township Clerk, if this ordinance is adopted on final reading, shall submit a certified copy of this ordinance, together with proof of publication, to the Ocean County Clerk's Office for recording in the Book of Vacations.

SECTION 5. This ordinance shall take effect after second reading and publication as required by law.

SECTION 6. A copy of Exhibit A as referenced herein shall be kept on file and made available for public inspection in the Township Clerk's Office during normal business hours.

SECTION 7. JLCEOB, LLC shall be responsible for the payment of all attorneys' fees, engineering fees, publication costs and filing fees incurred by the Township in regard to this vacation.

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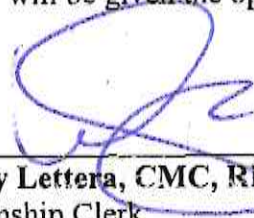
o: 732.363.0777
f: 732.905.6555

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Little Egg Harbor held on the 14th day of **September, 2023**, and will be considered for second reading and final passage at a regular meeting of the Township Committee to be held on the 12th day of **October, 2023**, at 7:00 p.m., in the Little Egg Harbor Municipal Building located at 665 Radio Road, in Little Egg Harbor Township, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.



Blaise Scibetta, MAYOR



Kelly Lettera, CMC, RMC
Township Clerk
Township of Little Egg Harbor

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**DEED DESCRIPTION
30' WIDE ROAD WIDENING EASEMENT VACATION TO BE CONVEYED
TO BLOCK 282.01, LOT 8.02
EAST OTIS BOG ROAD
TOWNSHIP OF LITTLE EGG HARBOR, OCEAN COUNTY, NEW JERSEY**

ALL THAT CERTAIN tract or parcel of land located in the Township of Little Egg Harbor, County of Ocean, State of New Jersey, bounded and described as follows:

BEGINNING at a point in the westerly line of Carmine Drive, said point being in the division line of Lots 8.02 and 7, Block 282.01 and as shown on the below referenced filed map and running; thence

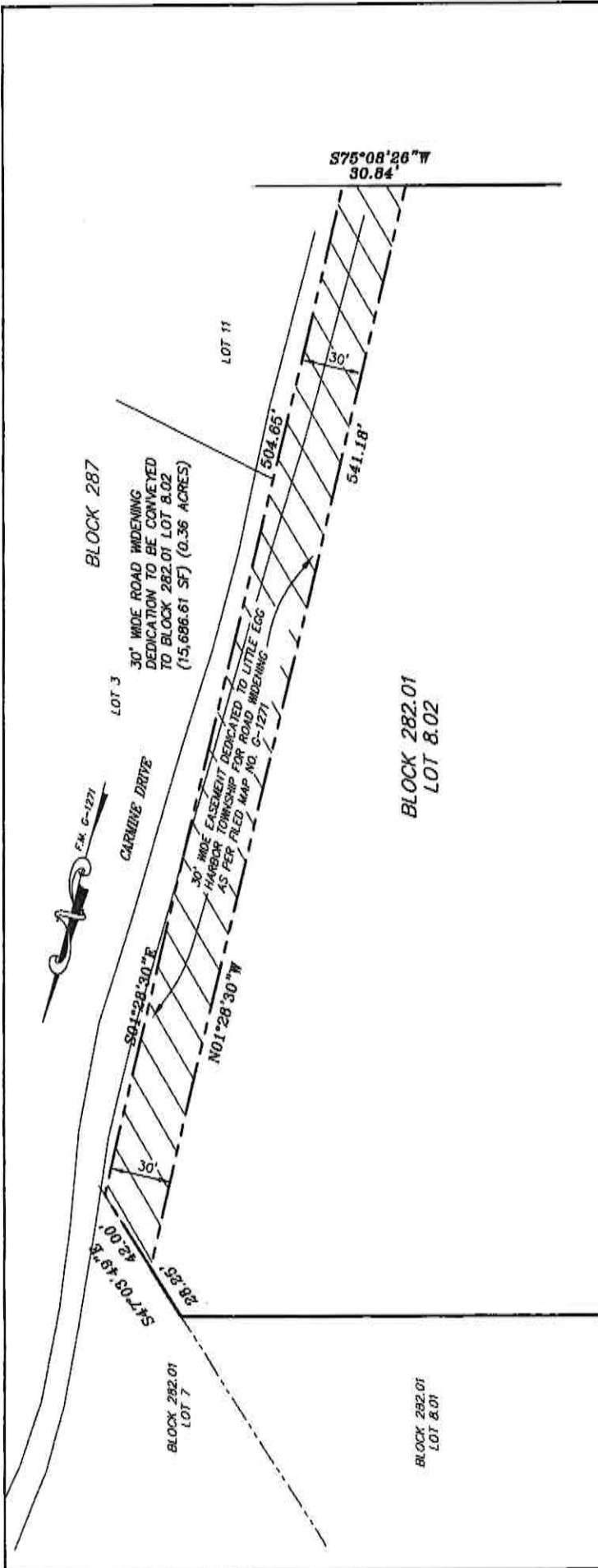
1. South 01 degrees 28 minutes 30 seconds East, a distance of 504.65 feet to a point; thence
2. South 75 degrees 08 minutes 26 seconds West, a distance of 30.84 feet to a point; thence
3. North 01 degrees 28 minutes 30 seconds West, a distance of 541.18 feet to a point; thence
4. South 47 degrees 03 minutes 49 seconds East, a distance of 42.00 feet to the point and place of beginning.


Being known as Lot 8.02, Block 282.01 as shown on the current tax map of Little Egg Harbor Township.

Being also shown on a map entitled "Proposed Minor Subdivision, Tax Lot 8, Block 282 and Tax Lot 11, Block 287", Little Egg Harbor Township, Ocean County, N.J. and filed in the Ocean County Clerk's Office on March 18, 1983 as Map No. G-1271.

In accordance with a survey prepared by Robert Vallee, of Vallee Surveying, Inc., dated February 21, 2023.

Robert L. Vallee
Professional Land Surveyor
NJ License No. 43276
(March 29, 2023)



| NO. | REVISION DESCRIPTION | DATE |
|--|----------------------|----------|
| | SCHEDULE "B" | |
| 30' WIDE ROAD WIDENING EASEMENT VACATION TO BE CONVEYED TO BLOCK 282.01 LOT 8.02 LITTLE EGG HARBOR TOWNSHIP OCEAN COUNTY NEW JERSEY | | |
| VALLEE SURVEYING, INC. LAND SURVEYING & PLANNING P.O. BOX 419 HAINESPORT, NJ 08036 TEL: (732) 244-2373  | | |
| DATE | 10/16/23 | SCALE |
| BY | RAW | 1" = 50' |
| DATE | 10/16/23 | SCALE |
| BY | RAW | 1" = 50' |
| DATE | 10/16/23 | SCALE |
| BY | RAW | 1" = 50' |
| DATE | 10/16/23 | SCALE |
| BY | RAW | 1" = 50' |



**DEED DESCRIPTION
15' WIDE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF
BLOCK 287, LOT 11 FROM BLOCK 282.01, LOT 8.02
EAST OTIS BOG ROAD
TOWNSHIP OF LITTLE EGG HARBOR, OCEAN COUNTY, NEW JERSEY**

ALL THAT CERTAIN tract or parcel of land located in the Township of Little Egg Harbor, County of Ocean, State of New Jersey, bounded and described as follows:

BEGINNING at a point in the westerly line of Carmine Drive, said point being in the division line of Lots 8.02 and 7, Block 282.01 and as shown on the below referenced filed map and running; thence

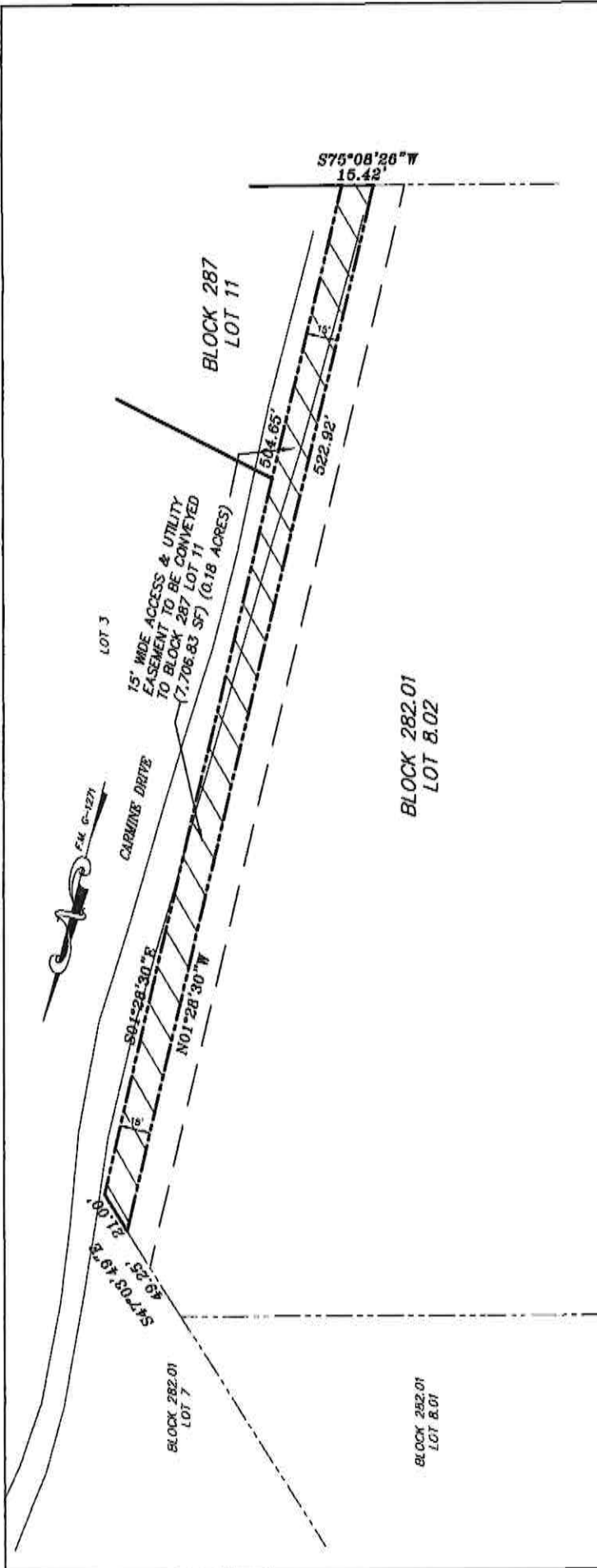
1. South 01 degrees 28 minutes 30 seconds East, a distance of 504.65 feet to a point; thence
2. South 75 degrees 08 minutes 26 seconds West, a distance of 15.42 feet to a point; thence
3. North 01 degrees 28 minutes 30 seconds West, a distance of 522.92 feet to a point; thence
4. South 47 degrees 03 minutes 49 seconds East, a distance of 21.00 feet to the point and place of beginning.

Being known as Lot 8.02, Block 282.01 as shown on the current tax map of Little Egg Harbor Township.

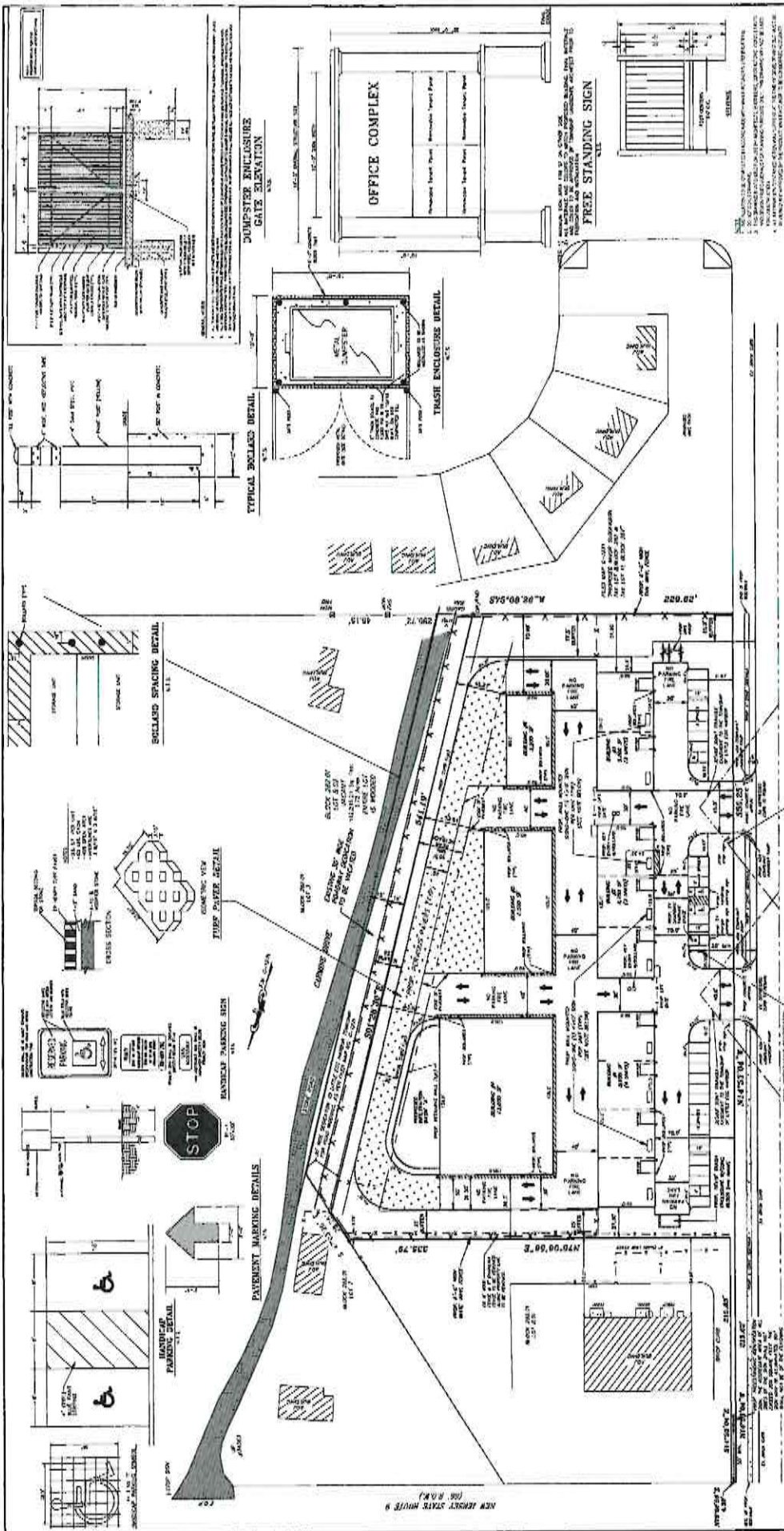
Being also shown on a map entitled "Proposed Minor Subdivision, Tax Lot 8, Block 282 and Tax Lot 11, Block 287", Little Egg Harbor Township, Ocean County, N.J. and filed in the Ocean County Clerk's Office on March 18, 1983 as Map No. G-1271.

In accordance with a survey prepared by Robert Vallee, of Vallee Surveying, Inc., dated February 21, 2023.

Robert L. Vallee
Professional Land Surveyor
NJ License No. 43276
(October 25, 2023)



| NO. | REVISION DESCRIPTION | DATE |
|----------|---|----------|
| | SCHEDULE "B" | |
| | 15' WIDE ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF BLOCK 287 LOT 11 | |
| | LITTLE EGG HARBOR TOWNSHIP NEW JERSEY | |
| | OCEAN COUNTY | |
| | VALLEE SURVEYING, INC | |
| | LAND SURVEYING & PLANNING P.O. BOX 419 HAINESPORT, NJ 08036 TEL: (732) 244-2373 | |
| | <i>Robert L. Vallee</i> ROBERT L. VALLEE REGISTERED PROFESSIONAL SURVEYOR STATE OF NEW JERSEY No. 15438-0002 | |
| Scale to | C=2W | RAW |
| Scale to | 10/16/23 | 1" = 60' |
| Sheet | 1 | OF 1 |
| Job No. | | 22152 |



MAJOR SITE PLAN
DIMENSION PLAN
BLOCK 282.01 LOT 8.02
EAST OTIS BOG ROAD
LITTLE BOG MARSHES TOWNSHIP NEW JERSEY

JCR ENGINEERING, LLC
 Civil, Structural, Environmental and Consulting Engineers
 200 Little Ferry Road
 Little Ferry, New Jersey 07643
 Phone: (201) 641-2545
 Fax: (201) 641-2546
 www.jcr-engineering.com

ROBERT A. WOODCOCK
 Professional Engineer
 License No. 21,152, State of New Jersey

TRASH ENCLOSURE CONCRETE PAD DETAIL
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.
 3. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.
 4. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.

CONCRETE APPROX SECTION DETAIL
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.
 3. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.
 4. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.

NEW JERSEY STATE HIGHWAY 9
 (ON R.O.W.)

EAST OTIS BOG ROAD
 (ON R.O.W.)

SCALE
 1" = 10' (PLAN)
 1" = 4' (SECTION)

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.
 3. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.
 4. ALL MATERIALS ARE TO BE APPROVED BY THE TOWNSHIP ENGINEER.