

Explanation: This Ordinance authorizes the execution of a Minor Subdivision Deed for the minor subdivision of Lot 2, Block 201 into new Lots 2.01 and 2.02 in Block 201, and a Bargain & Sale Deed for the transfer of new Lot 2.01, Block 201 to the Warren Township Board of Education.

**TOWNSHIP OF WARREN
ORDINANCE NO. 14-03**

AN ORDINANCE AUTHORIZING EXECUTION OF A MINOR SUBDIVISION DEED FOR BLOCK 201 LOT 2 AND A BARGAIN & SALE DEED FOR BLOCK 201 LOT 2.01 TO WARREN TOWNSHIP BOARD OF EDUCATION

WHEREAS, the Watchung Hills Wrestling Association ("Wrestling") proposes to construct a building on a portion of Lot 2, Block 201 as shown on the Tax Maps of the Township of Warren as of the date of introduction of this Ordinance, which property is currently owned by the Warren Township Board of Education (the "Board"); and

WHEREAS, the new athletic building shall be constructed and maintained by Wrestling pursuant to a Lease which will be executed by and between Wrestling and the Township; and

WHEREAS, in order to effectuate the Lease, the Board has transferred, or is about to transfer, to the Township, by Quitclaim Deed, title to Lot 2, Block 201; and

WHEREAS, the Township and Wrestling have heretofore secured minor subdivision approval of existing Lot 2, Block 201 into new Lot 2.01 in Block 201 and new Lot 2.02 in Block 201 (the "Minor Subdivision Approval") pursuant to Planning Board Resolution No. 13-01 dated September 9, 2013; and

WHEREAS, in order to perfect the Minor Subdivision Approval, a Deed of Minor Subdivision must be recorded in the Somerset County Clerk's Office by the Township Attorney, which Deed of Minor Subdivision has been prepared and approved by counsel for the Board and counsel for Wrestling; and

WHEREAS, at some later date, the Township will Lease new Lot 2.02 in Block 201 to Wrestling for the purpose of constructing the new athletic building referenced above; and

WHEREAS, the Township has further agreed to execute a Bargain & Sale Deed for the transfer of new Lot 2.01, Block 201 (the subdivided portion of original Lot 2, Block 201 not needed for the Lease with Wrestling) from the Township, as Grantor, to the Board, as Grantee.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Warren, in the County of Somerset, State of New Jersey, as follows:

Section 1. The Township hereby accepts the Quitclaim Deed from the Board for Lot 2, Block 201 as shown on the Tax Maps of the Township of Warren as of the date of introduction of this Ordinance.

Section 2. The Mayor and Township Clerk are hereby authorized to execute the Deed of Minor Subdivision to perfect the Minor Subdivision Approval of existing Lot 2, Block 201 into new Lots 2.01 and 2.02 in Block 201.

Section 3. The Mayor and Township Clerk are hereby authorized to execute the Bargain & Sale Deed for the transfer of title to new Lot 2.01, Block 201 to the Board.

Section 4. The Township Attorney shall file the abovementioned Deeds in the Office of the Somerset County Clerk in the following order:

a. The Quitclaim Deed from the Board to the Township shall be filed first.

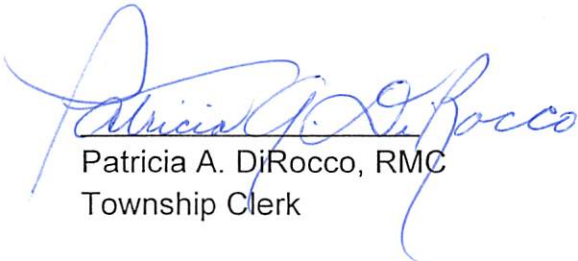
b. The Deed of Minor Subdivision to perfect the Minor Subdivision Approval of existing Lot 2, Block 201 into new Lots 2.01 and 2.02 in Block 201 shall be filed second.

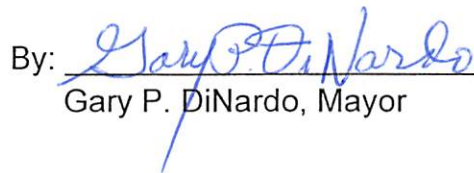
c. The Bargain and Sale Deed for the transfer of new Lot 2.01, Block 201 from the Township to the Board shall be filed last.

Section 5. This Ordinance will take effect immediately after adoption and publication according to law.

ATTEST:

TOWNSHIP OF WARREN


Patricia A. DiRocco, RMC
Township Clerk

By: 
Gary P. DiNardo, Mayor

INTRODUCED JANUARY 23, 2014

ADOPTED FEBRUARY 20, 2014

EFFECTIVE FEBRUARY 27, 2014