

**EXPLANATION:** This Ordinance authorizes the Township to grant Martinsville Road Realty II, LLC of a utility easement across a portion of Block 11, Lot 2 as shown on the Tax Map of the Township of Warren.

**TOWNSHIP OF WARREN  
ORDINANCE NO. 16-10**

**AN ORDINANCE GRANTING A UTILITY EASEMENT TO MARTINSVILLE ROAD  
REALTY II, LLC ACROSS A PORTION OF TOWNSHIP OWNED PROPERTY  
LOCATED AT BLOCK 11 LOT 2**

**WHEREAS**, Martinsville Road Realty II, LLC is the fee simple title owner of property located at Block 11, Lots 3 and 4.01 on the Tax Map of the Township of Warren in the County of Somerset and State of New Jersey, commonly known as 152 Liberty Corner Road, (hereinafter the "Property"); and

**WHEREAS**, Martinsville Road Realty II, LLC applied for and received Preliminary and Final Site Plan approval and Minor Subdivision approval (the "Application") for development of the Property from the Warren Township Planning Board (the "Board"); and

**WHEREAS**, in connection with the Application, Martinsville Road Realty II, LLC applied for and received preliminary and final approval for a single connection with appropriate EDUs of capacity to service a medical/office building on Block 4.01, in the Stage V sewer service area from the Warren Township Sewerage Authority (the "Sewerage Authority"), which adopted a Memorializing Resolution of Approval on April 15, 2015, Resolution No. 15-36 (the "Approval"); and

**WHEREAS**, as a condition of approval, Martinsville Road Realty II, LLC is required to obtain and record certain easements for Block 11, Lots 2 and 3; and

**WHEREAS**, the Township of Warren is the owner of Block 11, Lot 2; and

**WHEREAS**, the Township of Warren desires to grant to Martinsville Road Realty II, LLC a utility easement over a portion of the Property.

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

Section 1. Pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., the Township Committee hereby grants to Martinsville Road Realty II, LLC, a Utility Easement over Lot 2 in Block 11 in the Township of Warren.

Section 2. A copy of the Utility Easement to be granted to Martinsville Road Realty II, LLC, is attached as Schedule A.

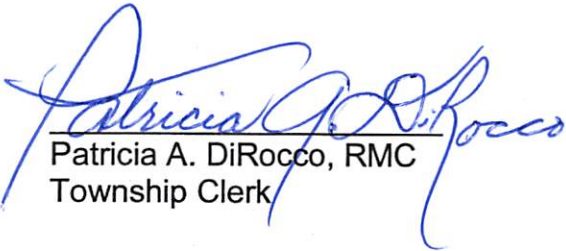
Section 3. All Ordinances of the Township of Warren which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.


Section 4. If any subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid in any Court of competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

Section 5. This Ordinance will take effect as provided by law.

ATTEST:

WARREN TOWNSHIP COMMITTEE

  
Patricia A. DiRocco, RMC  
Township Clerk

By:   
George K. Lazo, Mayor

INTRODUCED      March 24, 2016

ADOPTED          April 14, 2016

EFFECTIVE        April 21, 2016

Handwritten signature in blue ink, possibly reading "D. Small".

Faint handwritten signature in blue ink, possibly reading "D. Small".

# Schedule A



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM  
Robert C. Brightly, PE, PP, CME  
John E. Hansen, PE, PP, CME, LEED

Steven B. Bolio, PE, CME  
Mark S. Denisiuk, PE, LEED AP  
Joseph S. Kosinski, PG, CFM, LEED AP  
Dennis W. O'Neal, PE, PP, CME  
C. Richard Quamme, PE, CME

Date: March 22, 2016

## Proposed Utility Easement Lot 2, Block 11 Warren Township Somerset County, New Jersey

All that certain lot, piece or parcel of land, lying and being in the Township of Warren, County of Somerset and State of New Jersey.

### *METES AND BOUNDS DESCRIPTION*

BEGINNING at a point on the southerly sideline of Mountain View Road (variable width right-of-way), said point being the following tie courses from the point of intersection of the southerly sideline of Mountain View Road with the easterly sideline of Liberty Corner Road as produced:

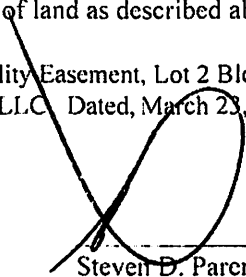
Tie Course 1. Along the southerly sideline of Mountain View Road North  $71^{\circ} 06' 44''$  East at 24.79 feet passing a found iron pipe, in all 163.23 feet to a point a Capped Iron Pipe, identified Control Point at the division line between Lot 2 in Block and Lot 3 in Block 11, thence

Tie Course 2. Along the southerly sideline of Mountain View Road North  $72^{\circ} 40' 42''$  East 83.55 feet to the Beginning point and from thence runs:

- Course 1. Along the southerly sideline of Mountain View Road North  $72^{\circ} 40' 42''$  East 120.92 feet to a point, thence
- Course 2. Through the lands of Lot 2 in Block 11 South  $01^{\circ} 25' 03''$  East 12.69 feet to a point, thence
- Course 3. Still through the lands of Lot 2 in Block 11 South  $43^{\circ} 34' 57''$  West 48.75 feet to a point on the division line between Lot 2 in Block 11 and Lot 3 in Block 11, thence
- Course 4. Along said division line South  $75^{\circ} 34' 09''$  West 99.04 feet to a point, thence
- Course 5. Through the lands of Lot 2 in Block 11 North  $20^{\circ} 34' 57''$  East 39.17 feet to the point and place of BEGINNING.

Containing 3,978 SF or 0.0913 acres more or less of land as described above.

Being shown in accordance with a plan entitled "Utility Easement, Lot 2 Block 11, Township of Warren, Somerset County, New Jersey" prepared by DPK Consulting, LLC, Dated, March 23, 2016.

  
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Steven D. Parent  
Professional Land Surveyor  
N.J. License No. 24GS03626900

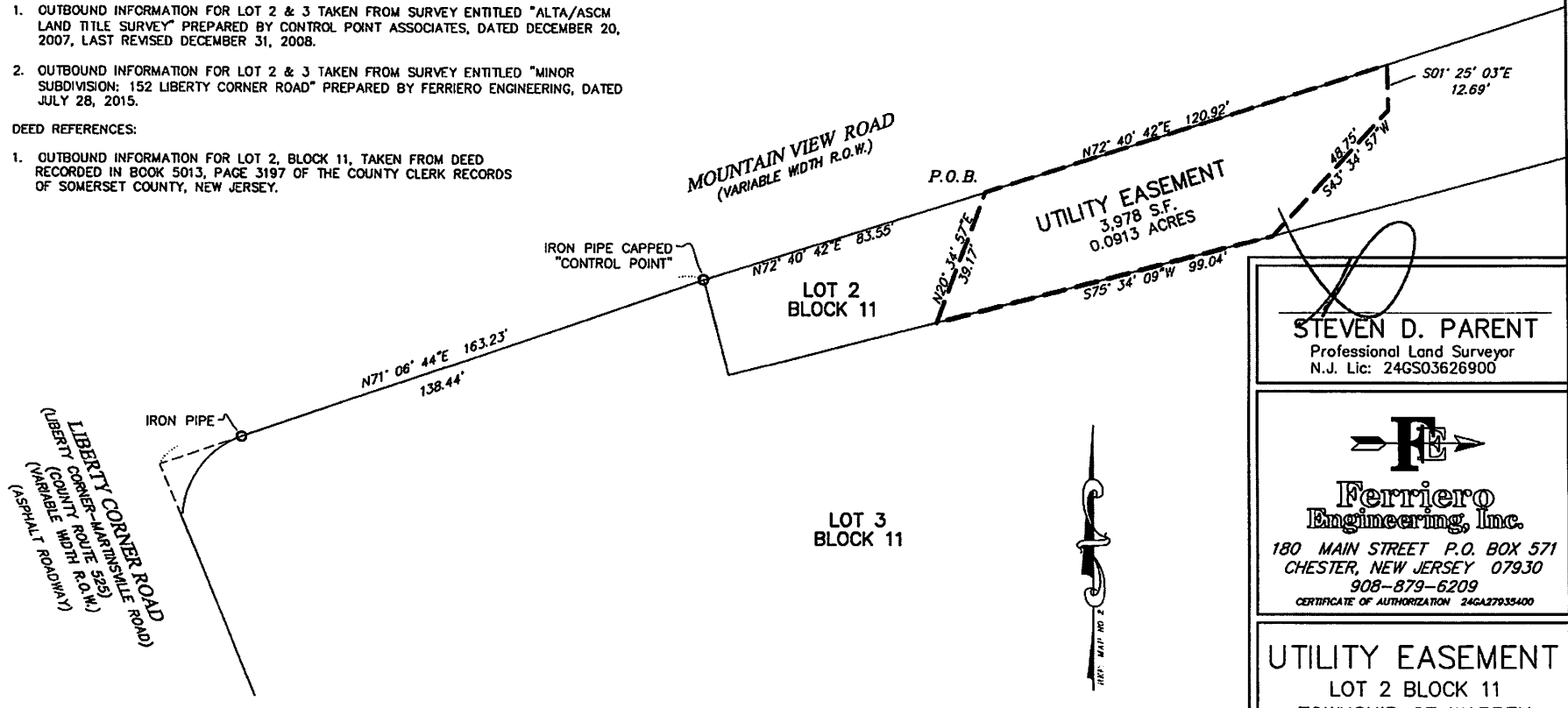
Schedule A

MAP REFERENCES:

1. OUTBOUND INFORMATION FOR LOT 2 & 3 TAKEN FROM SURVEY ENTITLED "ALTA/ASCM LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, DATED DECEMBER 20, 2007, LAST REVISED DECEMBER 31, 2008.
2. OUTBOUND INFORMATION FOR LOT 2 & 3 TAKEN FROM SURVEY ENTITLED "MINOR SUBDIVISION: 152 LIBERTY CORNER ROAD" PREPARED BY FERRIERO ENGINEERING, DATED JULY 28, 2015.

DEED REFERENCES:

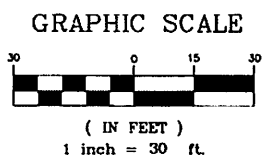
1. OUTBOUND INFORMATION FOR LOT 2, BLOCK 11, TAKEN FROM DEED RECORDED IN BOOK 5013, PAGE 3197 OF THE COUNTY CLERK RECORDS OF SOMERSET COUNTY, NEW JERSEY.



**STEVEN D. PARENT**  
Professional Land Surveyor  
N.J. Lic: 24GS03626900

**Ferriero Engineering, Inc.**  
180 MAIN STREET P.O. BOX 571  
CHESTER, NEW JERSEY 07930  
908-879-6209  
CERTIFICATE OF AUTHORIZATION 24GA37935400

**UTILITY EASEMENT**  
LOT 2 BLOCK 11  
TOWNSHIP OF WARREN  
SOMERSET COUNTY  
NEW JERSEY



DRAWN BY: J.R.G.	SCALE: 1" = 30'	FIELD BOOK: X-X
CHKD BY: S.D.P.	FILE: 16-6425-WM	
DATE: 03/23/16	PROJECT No. 16-6425	