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 All Ordinances of the Township of Warren which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.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

Patricia A. DiRocco, RMC Township Clerk

WARREN TOWNSHIP COMMITTEE

By: George K. Lazo, Mayor

INTRODUCED March 24, 2016

ADOPTED April 14, 2016

EFFECTIVE April 21, 2016
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° 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 11 and Lot 3 in Block 11, thence
Tie Course 2. Along the southerly sideline of Mountain View Road North 72° 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° 40' 42" East 120.92 feet to a point, thence
Course 2. Through the lands of Lot 2 in Block 11 South 01° 25' 03" East 12.69 feet to a point, thence
Course 3. Still through the lands of Lot 2 in Block 11 South 43° 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° 34' 09" West 99.04 feet to a point, thence
Course 5. Through the lands of Lot 2 in Block 11 North 20° 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.


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