

**TOWNSHIP OF RARITAN  
COUNTY OF HUNTERDON, NEW JERSEY**

**ORDINANCE #19-09**

**AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, ACCEPTING A DEED OF EASEMENT FOR RIGHT OF WAY; ACCESS EASEMENT; CONSERVATION EASEMENT; DETENTION BASIN, DRAINAGE AND CONSERVATION EASEMENT; AND DRAINAGE EASEMENT FROM FALLONE GROUP, L.L.C.**

**WHEREAS**, Fallone Group, L.L.C. (“Developer”) applied to the Planning Board of the Township of Raritan for preliminary and final major subdivision approval for a residential cluster consisting of eleven (11) single family lots, and one Open Space Lot (“Project”), with one of the eleven (11) single family lots to remain with M.S.E., Inc. (“Owner”), and the Planning Board granted Preliminary Approval for the Project, which was memorialized in Resolution No. 16-2017, dated November 8, 2017, and Final Approval for the Project, which was memorialized in Resolution No. 16-2018, dated September 26, 2018; and

**WHEREAS**, the Final Approval requires Fallone Group, L.L.C. to grant a Deed of Easement for Right of Way to The Township of Raritan over and across a portion of Block 79, Lot 18 as shown on the Township of Raritan Tax Map; and

**WHEREAS**, the Final Approval requires Fallone Group, L.L.C. to grant an Access Easement over a portion of Block 79, Lot 18.33 (as shown on the Township of Raritan Tax Map after subdivision) to The Township of Raritan and Meadowbrook Estates, HOA; and

**WHEREAS**, the Final Approval requires Fallone Group, L.L.C. to grant a Conservation Easement over a portion of Block 79, Lot 18.34 (as shown on the Township of Raritan Tax Map after subdivision) to The Township of Raritan; and

**WHEREAS**, the Final Approval requires Fallone Group, L.L.C. to grant a Detention Basin, Drainage and Conservation Easement to The Township of Raritan over Block 79, Lot 18.34 as shown on the Township of Raritan Tax Map; and

**WHEREAS**, the Final Approval requires Fallone Group, L.L.C. to grant a Drainage Easement over a portion of Block 79, Lot 18.26 (as shown on the Township of Raritan Tax Map after subdivision) to The Township of Raritan and Meadowbrook Estates, HOA, Inc.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, as follows:

1. The Mayor and Clerk are hereby authorized to sign the Deed of Easement for Right of Way; Access Easement; Conservation Easement; Detention Basin, Drainage and Conservation Easement; and Drainage Easement from Fallone Group, L.L.C., as discussed in the Ordinance.

2. The five (5) Easements are attached.
3. This Ordinance shall become effective according to law.

**DATE ADOPTED:** April 2, 2019

**ATTEST:**

  
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Lisa Fania, RMC  
Township Clerk

**TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF RARITAN**

  
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Jeff Kuhl  
Mayor