

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

ORDINANCE #18-17

**AN ORDINANCE AUTHORIZING ACCEPTANCE OF A CORRECTED
PATHWAY ACCESS EASEMENT FOR LOT 54.01 IN BLOCK 16.01
FROM FLEMINGTON JUNCTION, L.L.C.**

WHEREAS, Flemington Junction, L.L.C., is the fee simple owner of that certain tract of land lying and being in the Township of Raritan, County of Hunterdon, State of New Jersey, which tract of land is identified as Lot 54.01 in Block 16.01 on the Tax Map of Raritan Township in Hunterdon County, New Jersey, consisting of 11.45± acres (498,773± square feet), located on Junction Road, (the "Property"); and

WHEREAS, Flemington Junction, L.L.C., as Grantor, and The Township of Raritan, as Grantee, entered into that certain Pathway Access Easement, dated May 9, 2016, recorded on May 17, 2016 in the Hunterdon County Clerk's Office in Deed Book 2377, Page 437, Instrument No. 20160517000103190 (the "Original Easement") granting a nonexclusive access easement over a portion of the Property; and

WHEREAS, the portion of the Property subject to the Original Easement is more particularly described by metes and bounds description entitled:

"Metes and Bounds Description Flemington Junction Apartments 15' Wide Public Access Easement, Block 16.01, Portion Lots 54.01, Raritan Township, Hunterdon County, New Jersey" delineating an area of 0.459± acres (19,981± square feet),

which description is dated September 24, 2015, which description was prepared by Howard C. Lopshire, NJPLS, Lic. No. 24GS02680300, of Carroll Engineering (the "Original Easement Area"); and

WHEREAS, Grantor and Grantee now desire to amend which portion of the Property is subject to Original Easement, and do hereby revise and substitute the Original Easement Area, which revised portion is more particularly described by metes and bounds description entitled Metes and Bounds Description Flemington Junction Apartments 15' Wide Public Access Easement Block 16.01, Portion of Lot 54.01 Raritan Township Hunterdon County, New Jersey, which description is dated October 16, 2017, and which description was prepared by Howard C. Lopshire, NJPLS, Lic. No. 24GS02680300; and as further depicted and set forth on the "Grading & Stormwater Management Plan, Flemington Junction Apartments, Block 16.01, Lots 37.01 and 54, Proposed Lot 54.01 in Block 16.01, Situated in Raritan Township, Hunterdon County, New Jersey," last revised September 25, 2017, and prepared by Thomas J. Fik, NJPE, Lic. No. 24GE04591700, of Carroll Engineering; and

WHEREAS, the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, wishes to accept the Corrected Pathway Access Easement for Lot 54.01 in Block 16.01, in substitution of the Original Easement Area from Flemington Junction, L.L.C.; and

WHEREAS, the Township Attorney for the Township of Raritan reviewed the Corrected Pathway Access Easement in substantially the form attached and finds it acceptable.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, that it hereby authorizes acceptance of the Corrected Pathway Access Easement attached hereto and directs its appropriate officials to execute and record same as may be necessary.

This Ordinance shall become effective according to law.

Date Adopted: May 15, 2018

ATTEST:



Lisa Fania
Township Clerk

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**



Michael Mangin
Mayor