

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

ORDINANCE #18-22

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK OF THE TOWNSHIP OF RARITAN TO SIGN A DEVELOPMENT AGREEMENT WITH PULTE HOMES OF NJ, LIMITED PARTNERSHIP, LINQUE FLEMINGTON II, L.L.C., AND LINQUE FLEMINGTON III, L.L.C., FOR BLOCK 36, LOT 17; TO ACCEPT A SIGHT TRIANGLE EASEMENT FROM PULTE HOMES OF NJ, LIMITED PARTNERSHIP, FOR BLOCK 36.05, LOTS 1, A PORTION OF 2, A PORTION OF 3, 43-72, 102-118 AND 140-143 AND BLOCK 36.06, A PORTION OF LOT 1; TO ACCEPT A SIGHT TRIANGLE EASEMENT FROM LINQUE FLEMINGTON II, L.L.C., AND LINQUE FLEMINGTON III, L.L.C., FOR BLOCK 36.05, PART OF LOTS 2, 3, 4, 5, 21, 33, 34, 80, 81, 97, 98, 132, 133 AND 136; TO ACCEPT A DETENTION BASIN, DRAINAGE AND CONSERVATION EASEMENT FROM LINQUE FLEMINGTON II, L.L.C., AND LINQUE FLEMINGTON III, L.L.C., FOR BLOCK 36.05, PART OF LOTS 3 AND 4; AND TO ACCEPT A DETENTION BASIN, DRAINAGE AND CONSERVATION EASEMENT FROM PULTE HOMES OF NJ, LIMITED PARTNERSHIP, FOR BLOCK 36.05, LOTS 1, A PORTION OF 2, A PORTION OF 3, 43-72, 102-118 AND 140-143 AND BLOCK 36.06, A PORTION OF LOT 1

WHEREAS, the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, wishes to enter into a Development Agreement among Pulte Homes of NJ, Limited Partnership, as Developer; Linque Flemington II, L.L.C., and Linque Flemington III, L.L.C., as Owner; and the Township of Raritan, for Block 36, Lot 17, as shown on the Tax Map of the Township of Raritan (“Property”); and

WHEREAS, the Township Committee also wishes to accept a Sight Triangle Easement from Pulte Homes of NJ, Limited Partnership, for Block 36.05, Lots 1, a portion of 2, a portion of 3, 43-72, 102-118 and 140-143 and Block 36.06, a portion of Lot 1; and

WHEREAS, the Township Committee also wishes to accept a Sight Triangle Easement from Linque Flemington II, L.L.C., and Linque Flemington III, L.L.C., for Block 36.05, Part of Lots 2, 3, 4, 5, 21, 33, 34, 80, 81, 97, 98, 132, 133 and 136; and

WHEREAS, the Township Committee also wishes to accept a Detention Basin, Drainage and Conservation Easement from Linque Flemington II, L.L.C., and Linque Flemington III, L.L.C., for Block 36.05, Part of Lots 3 and 4; and

WHEREAS, the Township Committee also wishes to accept a Detention Basin, Drainage and Conservation Easement from Pulte Homes of NJ, Limited Partnership, for Block 36.05, Lots 1, a portion of 2, a portion of 3, 43-72, 102-118 and 140-143 and Block 36.06, a portion of Lot 1; and

WHEREAS, these dedications are required by Township of Raritan Planning Board Resolution No. 12-2015, R.T.P.B. Case No. SP-641-PF; and

WHEREAS, Pulte Homes of NJ, Limited Partnership, Linque Flemington II, L.L.C., and Linque Flemington III, L.L.C., agreed to donate the Easements at no cost to the Township; and

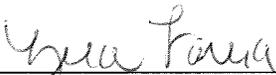
WHEREAS, the Township Attorney for the Township of Raritan reviewed the Development Agreement and the two (2) Sight Triangle Easements and the two (2) Detention Basin, Drainage and Conservation Easements in substantially the form attached and finds each acceptable.

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 the Mayor and Clerk to sign the Development Agreement and accept the Easements attached hereto and directs its appropriate officials to record same as may be necessary.

This Ordinance shall become effective according to law.

DATE ADOPTED: June 19, 2018

ATTEST:



Lisa Fania
Township Clerk

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**



Michael Mangin
Mayor