

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

AN ORDINANCE AUTHORIZING EASEMENTS TO BE CONVEYED TO WHITEHOUSE URBAN RENEWAL ASSOCIATES, LLC WITHIN PORTIONS OF NELSON STREET FOR CERTAIN STORMWATER STRUCTURES PURSUANT TO REDEVELOPMENT PLAN APPROVED BY ORDINANCE #03-2017

Ordinance #30 -2020

BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey as follows:

SECTION 1. Findings.

a. At a public hearing held on March 20, 2017, the Township Committee adopted Ordinance #03-2017 authorizing and approving the Nelson Street Redevelopment Plan for municipally owned property designated as Block 32, Lot 12 and Block 34, Lots 8, 10 and 11 on the Tax Map of the Township of Readington (the "Property"), together with accompanying resolutions. The Redevelopment Agreement culminating in the construction of a municipally-sponsored 100% affordable multi-family housing development accessed through Nelson Street (the "Project"), contemplated that certain easements would be granted by the Township to enable the construction and maintenance of stormwater improvements after subdivision and site plan approval was obtained by the Whitehouse Urban Renewal Associates (the "Redeveloper"). The Redeveloper subsequently received the required subdivision and site plan approvals from the Township Planning Board and is in the process of completing all conditions of approval. The Redeveloper and Township entered into a Developer's Agreement approved by the Township Committee on October 1, 2018. One of the conditions of the Developer's Agreement and subdivision/site plan approval was that the Redeveloper would own and retain responsibility for the maintenance, repair, replacement and construction of stormwater structures (specifically, a filterra system and bioswale easement and associated structures) within and over certain portions of the public roadway known as Nelson Street.

b. In order for the Redeveloper to perform its responsibilities with respect to the stormwater structures within and over Nelson Street, it is necessary for the parties to enter an easement agreement.

SECTION 2. Authorization of Conveyance. On behalf of the Township Committee of the Township of Readington, the Mayor, Deputy Mayor, Township Administrator and Township Attorney, as appropriate are authorized to prepare and sign any and all documentation necessary to effectuate the conveyance of easements to the Redeveloper Whitehouse Urban Renewal Associates through portions of Nelson Street in the areas on the map attached hereto as Schedule A for the purposes of maintaining, repairing, replacement and constructing a filterra system and bioswale stormwater structure and improvements. The consideration for the

easements shall be a nominal amount of \$1.00 and other good and valuable consideration.

This conveyance is authorized by N.J.S.A. 40A:12-13(c), et seq. and any other applicable statutes rules and regulations.

SECTION 3. Copies of the proposed easement agreement conveying the property interest which is the subject of this ordinance shall be placed on file in the Township Clerk's Office for public inspection during regular business hours.

SECTION 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 6. This ordinance shall take effect immediately upon final passage and publication in accordance with law.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **NOVEMBER 2, 2020** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **NOVEMBER 16, 2020** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK

SCHEDULE "A"

DYNAMIC SURVEYING & ENGINEERING
1000 West 10th Street, Suite 100
Anchorage, Alaska 99501
Phone: (907) 562-1111
Fax: (907) 562-1112
www.dynamic-surveying.com

GENERAL NOTES:

1. THIS PLAN IS A MAJOR SUBDIVISION PLAN AS REQUIRED BY AS 10.05.010.
2. THE PROPERTY IS LOCATED IN THE CITY OF ANCHORAGE, ALASKA.
3. THE TOTAL AREA OF THE PROPERTY IS 1.23 ACRES.
4. THE TOTAL AREA OF THE SUBDIVISION IS 1.23 ACRES.
5. THE TOTAL AREA OF THE LOTS IS 1.23 ACRES.
6. THE TOTAL AREA OF THE COMMON AREAS IS 0.00 ACRES.
7. THE TOTAL AREA OF THE RESERVED AREAS IS 0.00 ACRES.
8. THE TOTAL AREA OF THE UNRESERVED AREAS IS 1.23 ACRES.
9. THE TOTAL AREA OF THE UNRESERVED AREAS IS 1.23 ACRES.
10. THE TOTAL AREA OF THE UNRESERVED AREAS IS 1.23 ACRES.

RECORDING INFORMATION:

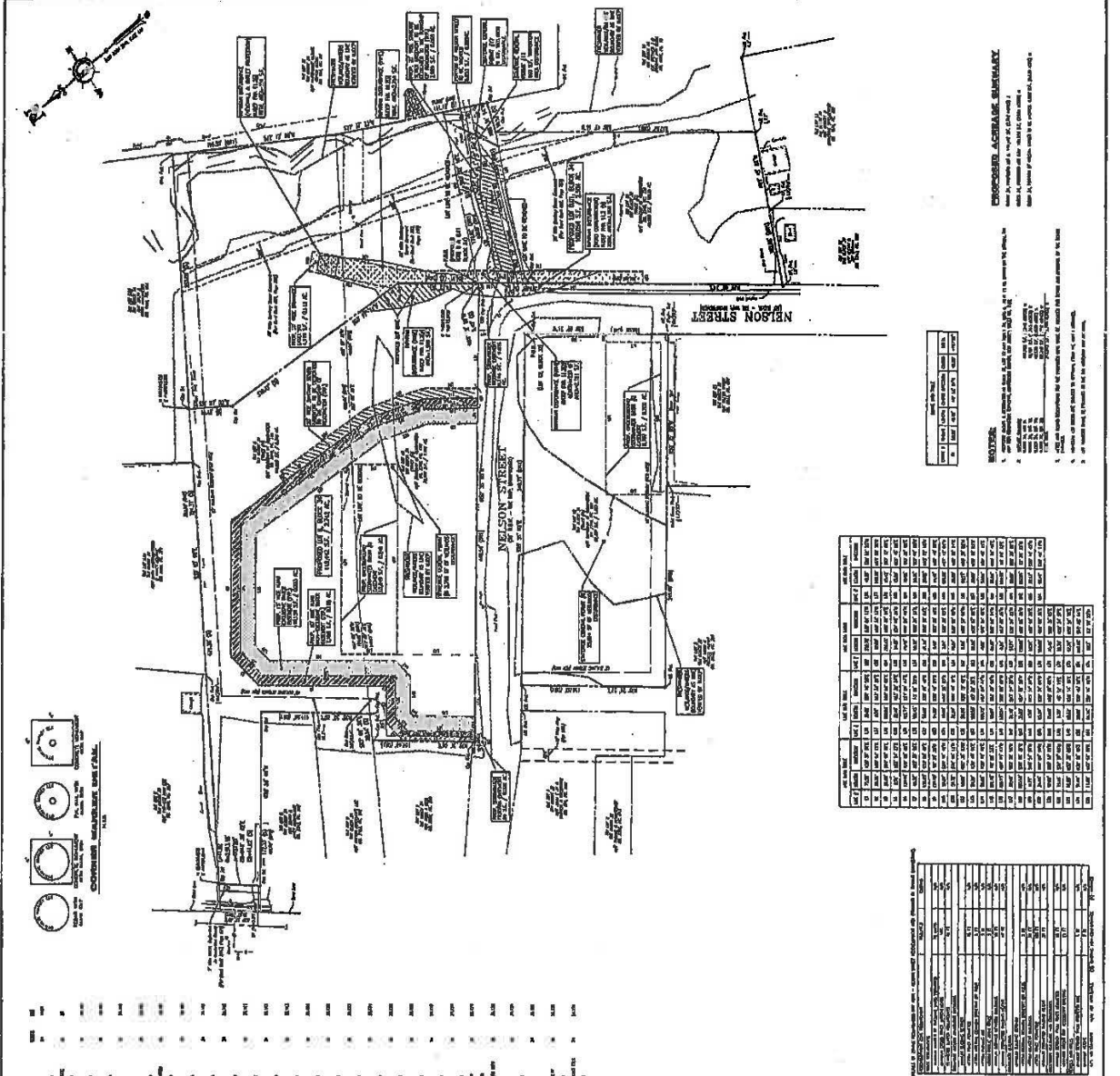
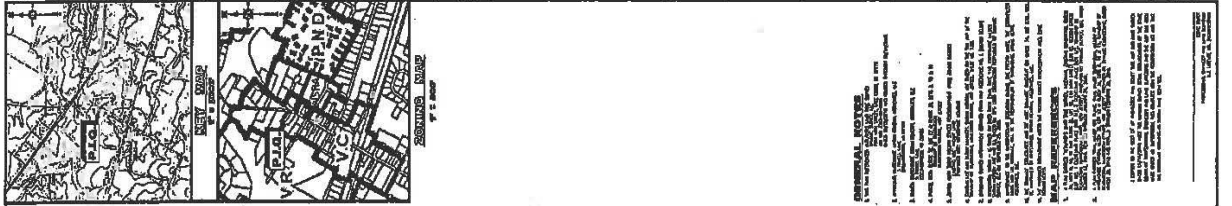
BOOK: _____ PAGE: _____

FILE: _____

DATE: _____

BY: _____

FOR: _____



200' RADII PROPERTY OWNERS

LOT NO.	OWNER NAME	ADDRESS	PHONE	DATE OF ACQUISITION
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ALSO TO BE NOTICED:

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