

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

***AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN EASEMENTS
ON PORTIONS OF BLOCK 4, LOT 51 IN THE TOWNSHIP OF READINGTON,
COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FOR STORMWATER
MAINTENANCE INSPECTION AND STREAM CORRIDOR CONSERVATION
PURPOSES, FROM READINGTON COMMONS, LLC***

ORDINANCE #01-2023

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

WHEREAS, Readington Commons, LLC, a New Jersey Limited Liability Company (hereinafter "Developer") has requested the Township of Readington to accept certain easements dedicated in connection with preliminary and final site plan applications granted by the Readington Township Planning Board in connection with a multi-family residential inclusionary development as set forth in resolutions memorialized in applications #PB 17-002 and PB 19-006 adopted on March 30, 2020, January 11, 2021 and November 14, 2022 (amendment of PB 19-006), respectively, concerning property owned by the Developer known as Block 4, Lot 51 (formerly Lots 51 and 52) on the official tax map of the Township of Readington as follows:

1. A stream corridor conservation easement affecting two areas on Block 4, Lot 51, one consisting of 2.0853 +/- acres shown as "Stream Corridor Conservation Easement A" and the other consisting of .5998 +/- acres shown as "Stream Corridor Conservation Easement B" as more particularly described in the metes and bounds descriptions and plans attached to the proposed Stream Corridor Conservation Easement document which is on the file in the office of the Readington Township Clerk; and
2. A stormwater maintenance and easement agreement affecting the stormwater collection system, and stormwater management structures, including retention basins, installed on the property, all as more particularly described in the Stormwater Maintenance and Easement Agreement which is on file in the office of the Township Clerk; and

WHEREAS, neither the above-described stream corridor protection easement nor the stormwater maintenance agreement provide any public rights of use on the property. The Grantor, and its, grantees, heirs, successors and assigns shall be responsible for the ownership, maintenance, repair and replacement of all stormwater structures on the property which is the subject of the easement agreements. The only public rights being dedicated to the Township of Readington are inspection and enforcement rights with respect to the conditions and covenants as set forth in both easement agreements, together with access for those limited purposes.

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

SECTION 1. The preambles set forth are repeated as if fully set forth herein.

SECTION 2. The Township of Readington does hereby accept, for inspection, enforcement and access purposes, the stream corridor conservation easement offered by the Developer Readington Commons, LCC, encompassing two areas on Block 4, Lot 51, one consisting of 2.0853 +/- acres shown as "Stream Corridor Conservation Easement A" and the other consisting of 0.5998 +/- acres shown as "Stream Corridor Conservation Easement B" as more particularly described in the metes and bounds descriptions and plans attached to the proposed Stream Corridor Conservation Easement document on the file in the office of the Readington Township Clerk.

SECTION 3. The Township of Readington does hereby accept, for inspection, enforcement and access purposes, the stormwater maintenance and easement agreement offered by Readington Commons, LLC affecting the stormwater collection system, and stormwater management structures installed on Block 4, Lot 51 as more particularly described in the Stormwater Maintenance and Easement Agreement which is on file in the office of the Township Clerk.

SECTION 4. The Township acknowledges receipt of the aforementioned easements conveying the property interest described herein.

SECTION 5. The above-described easement interests are being acquired pursuant to N.J.S.A. 40A:12-3, 4 and 5, et seq. If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph 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 adoption and publication. A copy of this Ordinance shall be recorded in the Hunterdon County Clerk's Office.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **JANUARY 17, 2023** 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 **FEBRUARY 6, 2023** 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