ORDINANCE NO. 07 OF 2020

ORDINANCE OF THE BOROUGH OF SHIP BOTTOM, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF A FLOOD PROTECTION AND DRAINAGE EASEMENT ON A PORTION OF BLOCK 11, LOT 1 FROM ISLAND COVE CONDOMINIUM ASSOCIATION IN ACCORDANCE WITH N.J.S.A. 40A:12-5(a)(1)

WHEREAS, Island Cove Condominium Association is the assessed owner of Block 11, Lot 1; and

WHEREAS, Island Cove Condominium Association wishes to convey to the Borough of Ship Bottom a Flood Protection and Drainage Easement of approximately 100 square feet (+/-), comprising of a portion of Block 11, Lot 1, as more fully described in Schedule A, attached hereto and made a part hereof; and

WHEREAS, N.J.S.A. 40A:12-5(a)(1) authorizes a municipality to purchase property by the adoption of an ordinance authorizing the acquisition of the same.

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Borough of Ship Bottom, County of Ocean, State of New Jersey, as follows:

SECTION 1. The governing body does hereby authorize the acquisition of a Flood Protection and Drainage Easement of approximately 100 square feet (+/-) contained in a portion of Block 11, Lot 1, as more fully described in Schedule A attached hereto and made a part hereof. This property is being acquired by the Borough of Ship Bottom pursuant to N.J.S.A. 40A:12-5(a)(1) by purchase, for nominal consideration, from Island Cove Condominium Association.

SECTION 2. The Mayor and Municipal Clerk are hereby authorized to execute any and all documents necessary for the acquisition of the subject property from Island Cove Condominium Association.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Borough Council of Ship Bottom Borough on first reading at a meeting held on the 1st day of June, 2020. The Ordinance will be considered for second and final reading at a meeting of the Borough Council which is scheduled for the 23rd day of June, 2020 at 6:30 p.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 1621 Long Beach Boulevard, Ship Bottom, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

CERTIFICATION

I, KRISTY DAVIS, Municipal Clerk of the Borough of Ship Bottom, in the County of Ocean, New Jersey, HEREBY CERTIFY that annexed hereto is a true and complete copy of Ordinance No. 2020-07 which was introduced and passed on first reading at a duly convened meeting of the Borough Council on June 1, 2020.

IN WITNESS WHEREOF, I hereby set my hand and the seal of the Borough this 1st day of June, 2020.

Kristy Davis

KRISTY DAVIS, Municipal Clerk

Introduction	***June 1, 2020***
Publication	*June 4, 2020*
Adoption	*June 23, 2020*
Final Publication	*June 25, 2020*

OWEN, LITTLE & ASSOCIATES INC.

Engineers
Planners
Surveyors
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.
Douglas F. Klee, P.E., P.P., C.M.E.
William J. Berg, P.L.S.

DESCRIPTION OF A NEW TWO AND ONE HALF FOOT WIDE FLOOD PROTECTION AND DRAINAGE EASEMENT BEING ON A PORTION OF LOT 1, BLOCK 11, BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

All that certain lot, tract or parcel of land and premises, situate, lying and being in the Borough of Ship Bottom, County of Ocean, State of New Jersey and being more particularly described as follows:

Beginning at a point of intersection formed by the common property line of Lots 1 and 2, Block 11 with the Northerly Right-of-Way (R.O.W.) Line of Ship Bottom Avenue (25 Foot-Wide Public Roadway). Said point also being distant, North 58°18'55" West, 150.00 Feet from the intersection formed by the Northerly R.O.W. Line of Ship Bottom Avenue with the Westerly R.O.W. Line of Central Avenue (80 Foot Wide- Public Roadway). Running thence

1. Along the common property line of Lots 1 and 2, Block 11, North 31°41'05" East, 40.00 Feet to a point; thence

2. Along said New Easement Line, South 58°18'55" East, 2.50 Feet to a point; thence

3. Continuing along said New Easement Line, South 31°41'05" West, 40.00 Feet to a point in the Northerly R.O.W. Line of Ship Bottom Avenue; thence

4. Along said R.O.W. Line, North 58°18'55" West, 2.50 Feet to the point and place of beginning.

Containing: 100.00 SF/0.002 AC.

The above described New Easement is further shown on a map entitled "*Map to Accompany New Flood Protection and Drainage Easement Map, Portion of Lot 1, Block 11, Borough of Ship Bottom, Ocean County, New Jersey*". Said map was prepared by Owen, Little & Associates, Inc., 443 Atlantic City Boulevard, Beachwood, New Jersey on May 13, 2020 and is on file as Project No. SB-4-GNL.

Subject to covenants, restrictions and/or easements, if any, except those that have expired by their own limitations.

Prepared By:

WJB

William J. Berg, PLS
NJPLS License #24GS03622800

5/13/20
Date

W:\PROJECTS\CLERICAL\DEED DESCRIPTIONS\SHIP BOTTOM\2.5 FT DRAINAGE EASEMENT- B11, L1.DOCX

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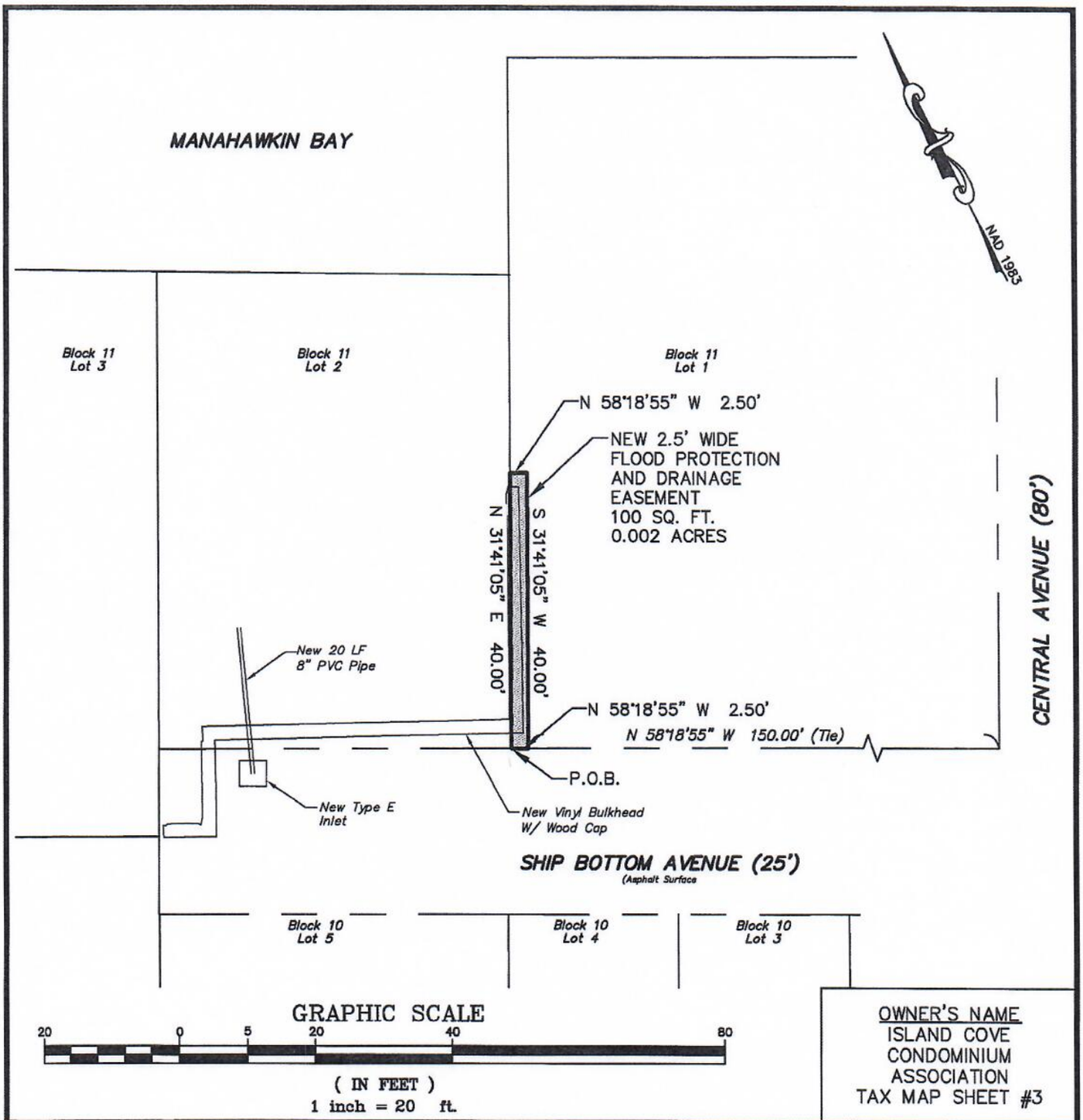

GRAPHIC SCALE

20 0 5 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER'S NAME
ISLAND COVE
CONDOMINIUM
ASSOCIATES
TAX MAP SHEET #3

OWEN, LITTLE & ASSOCIATES INC.
Authorization No. 24GA27966700
Engineers, Planners, Surveyors GIS Specialists
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WILLIAM J. BERG P.L.S.

PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 24GS03622800

MAP TO ACCOMPANY NEW FLOOD PROTECTION AND DRAINAGE EASEMENT DESCRIPTION

PORTION OF LOT 1 BLOCK 11

BOROUGH OF SHIP BOTTOM

OCEAN COUNTY NEW JERSEY

SCALE:	DATE:	CHK'D	DRWN	JOB & BILLING No.	DRWG No.
1"=20'	05/13/20	WJB	CMB	SB-4GNL	1 / 1