

**BOROUGH OF UNION BEACH**  
**NOTICE OF PENDING ORDINANCE**  
**ORDINANCE NO. 2019-272**

The following Ordinance was introduced and passed upon first reading at a meeting of the Governing Body of The Borough of Union Beach in the County of Monmouth, New Jersey held on Thursday, January 17, 2019. It will be further considered for final passage after public hearing at a meeting of said Governing Body to be held on Thursday, February 21, 2019 at the Municipal Building, 650 Poole Avenue, Union Beach, New Jersey at 7:30 p.m. or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested will be given an opportunity to be heard concerning same.

A full copy of this Ordinance has been posted on the Bulletin Board at the Municipal Building, upon which Public Notices are customarily posted and on the Borough's Website at [www.ubnj.net](http://www.ubnj.net) during the week prior to and up to and including the date of such meeting. Full Copies of this Ordinance along with Schedule B are available to the General Public of the Borough, who shall request such copies at the Office of the Borough Clerk, 650 Poole Avenue, Union Beach, NJ 07735.

**Ordinance No. 2019 –272:**

**An Ordinance Authorizing the Sale of Certain Property Owned by the  
Borough of Union Beach to Contiguous Property owners as authorized  
By N.J.S.A. 40A:12-13.**

**Be It Ordained by the Mayor and Council of the Borough of Union Beach as follows:**

**Section 1:** It is hereby established that the following described property is a portion of the right of way of Dock Street and the right of way of Fifth Street, owned by the Borough of Union Beach, and shall be declared surplus property not being used for the physical right of way of said municipal streets.

**Section 2:** The following entity, through its principals, Scot Nicholl and Michael Fabozzi, has submitted a request to acquire said property received by the Borough of Union Beach on March 22, 2018 and is the sole contiguous property owner. The Tax Assessor has determined that the amount listed below is the fair market value of this parcel of land. This property is not a buildable lot.

<b><u>Requester</u></b>	<b><u>Parcel</u></b>	<b><u>Price</u></b>
Florence Avenue Development, LLC	4,520 Sq. ft. More or less. Portion of Dock Street and Fifth Street described below**	\$11,752.00

**Section 3:** It is Thereupon Ordained, by the Mayor and Council of the Borough of Union Beach, that the Borough of Union Beach convey the above property to the requester for the sum listed.

**Section 4:** The subject property shall be considered merged with Lot 1, Block 15 as shown on the current tax map of the Borough of Union Beach for the purpose of zoning and taxation.

**Section 5:** This ordinance shall take effect immediately upon its adoption.

\*\*All that parcel of land being a portion of Dock Street (75' wide R.O.W.) and Fifth Street (Variable Width) along Lot 1 in Block 15 to be vacated, being more particularly described as follows:

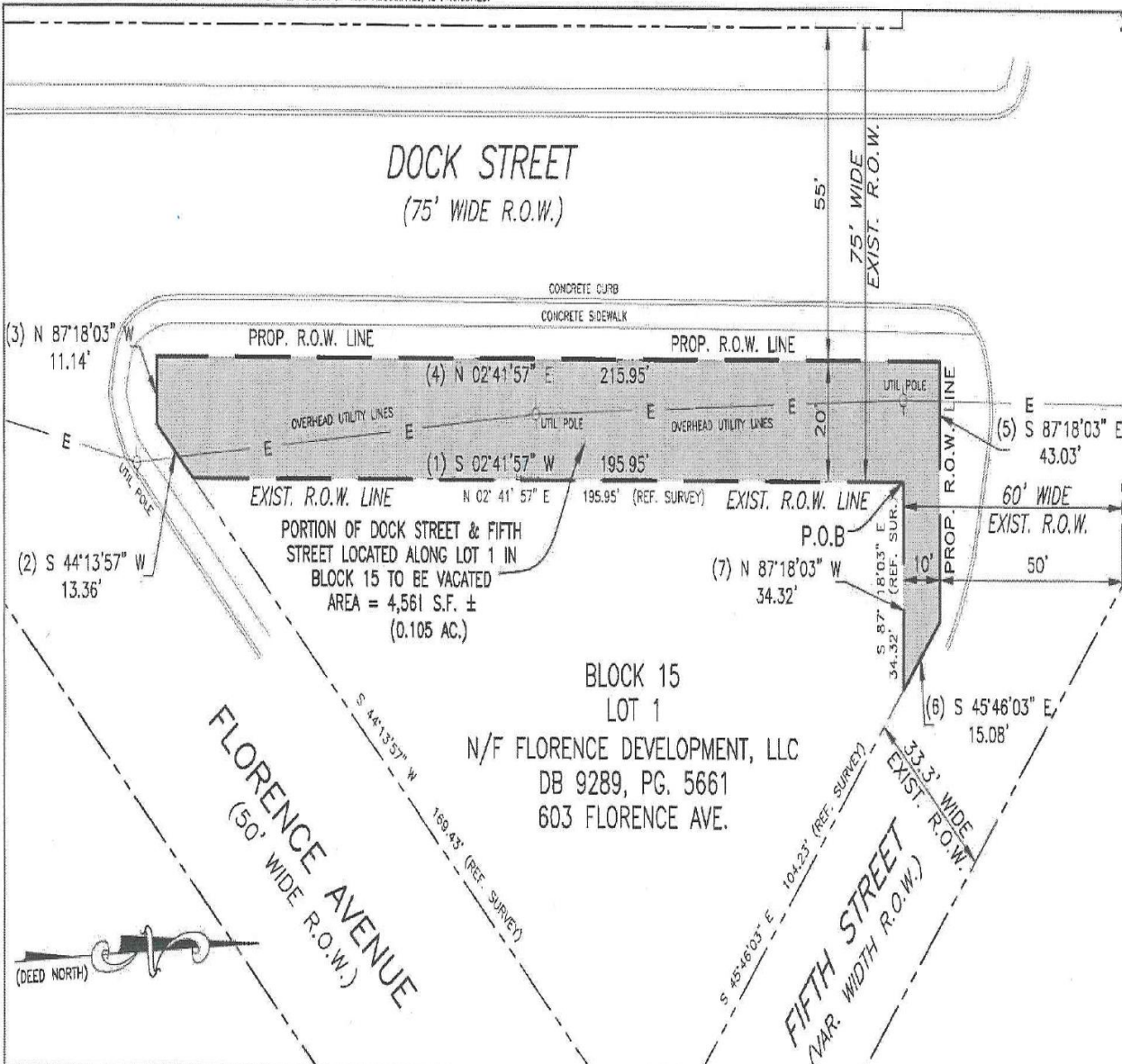
BEGINNING at a point on the existing easterly right-of-way (R.O.W.) line of Dock Street (75' wide R.O.W.), where said line intersects with the southerly R.O.W. line of Fifth Street (60' wide R.O.W.), and running thence;

1. South 02 degrees 41 minutes 57 seconds West, along the existing easterly R.O.W. line of Dock Street, a distance of 195.95 feet to a point, thence;
2. South 44 degrees 13 minutes 57 seconds West, along the proposed northwesterly R.O.W. line of Florence Avenue (50' wide R.O.W.), a distance of 13.36 feet to an angle point, thence;
3. North 87 degrees 18 minutes 03 seconds West, along the proposed northerly R.O.W. line of Florence Avenue, a distance of 11.14 feet to a point, thence;
4. North 02 degrees 41 minutes 57 seconds East, along the proposed easterly R.O.W. line of Dock Street (said proposed R.O.W. line being set at 20 feet westerly from and parallel with aforementioned course number 1), a distance of 215.95 feet to a point on the proposed southerly R.O.W. line of Fifth Street (set at 50' wide), thence;
5. South 87 degrees 18 minutes 03 seconds East, along the proposed southerly R.O.W. line of Fifth Street (said proposed R.O.W. line being set at 50' wide and located 10 feet northerly from and parallel with the existing R.O.W. line of Fifth Street being 60' wide), a distance of 43.03 feet to an angle point, thence;
6. South 45 degrees 46 minutes 03 seconds East, continuing along the proposed southwesterly R.O.W. line of Fifth Street (33.3' wide R.O.W.), a distance of 15.08 feet to a point;
7. North 87 degrees 18 minutes 03 seconds West, along the existing southerly R.O.W. line of Fifth Street (60' wide R.O.W.), a distance of 34.32 feet to the point or a place of BEGINNING.

Containing an area of 4,561 square feet more or less (0.105 acre).

The above description is and is intended to be all that portion of Dock Street and Fifth Street located along Lot 1 in the Block 15 to be vacated as a public right-of-way. It is further intended that all rights of the public which may exist are to be vacated within the right-of-way described, reserved thereout and therefrom all rights and privileges now possessed by public and private utilities to maintain, repair and replace their existing facilities in, adjacent to, over and under the roadway being vacated including but not limited to gas, water, cable, telephone, electric, sanitary sewers, storm sewers and any appurtenances and rights of ingress and egress relating thereto.

The above description has been prepared in accordance with a map entitled, "*EXHIBIT MAP SHOWING PORTION OF DOCK STREET AND FIFTH STREET LOCATED ALONG LOT 1 IN BLOCK 15 TO BE VACATED, BOROUGH OF UNION BEACH, MONMOUTH COUNTY, NEW JERSEY*" prepared by T&M Associates, dated January 24, 2019, which is attached hereto and made part of this description as Schedule "B".



**THIS IS NOT A SURVEY**

ACQUISITION AND/OR EASEMENTS DEPICTED HEREON ARE DERIVED EITHER FROM EXISTING GROUND SURVEY POINTS, SURVEYS, TAX MAP INFORMATION, OR DEEDS OF RECORD. PROPERTY LINES ARE SUBJECT TO CHANGE IN ACCORDANCE WITH SUCH FACTS AS AN ACCURATE TITLE SEARCH AND SURVEY OF THE ENTIRE TRACT MAY DISCLOSE.

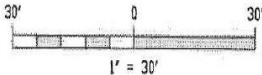
**REFERENCE MAPS:**

- TAX MAP, BOROUGH OF UNION BEACH, MONMOUTH COUNTY, NEW JERSEY, SHEETS 2, DATED JAN. 1961, REVISED SEPT. 30, 2001
- SURVEY PLAT OF LOT 1 IN BLOCK 15 (UNDATED) PREPARED BY STEVEN R. KELLY, P.L.S.

**NOTE:**

PARCEL GEOMETRY SHOWN HEREON IS DERIVED FROM THE (UNDATED) SURVEY MAP 30' OF THE PROPERTY PREPARED BY STEVEN R. KELLY, P.L.S. (REFERENCE MAP NO. 2.) THE UNDERSIGNED NOTES THAT THE COURSES ON SAID MAP DIFFER SIGNIFICANTLY FROM THOSE AS LISTED ON THE DEED.

**GRAPHIC SCALE**



**SCHEDULE "B"**

PROJECT NO.:	UBCH-01901
DWG.:	
SHEET NO.:	1 OF 1
DATE:	01-24-2019
SCALE:	1" = 30'
DRAWN BY:	DRK

**T&M ASSOCIATES**  
 11 Tindell Road,  
 Middletown, NJ 07749  
 Ph: (732) 671-8400  
 Fx: (732) 671-7385  
 CERTIFICATE OF  
 AUTHORIZATION  
 24GAZ2987600

**MICHAEL S. FINNEGAN, P.P., P.L.S.**

LICENSED PROFESSIONAL LAND SURVEYOR  
 STATE OF NJ LICENSE No. GS34851

**BOROUGH OF UNION BEACH**

**EXHIBIT MAP SHOWING PORTION OF DOCK STREET AND FIFTH STREET LOCATED ALONG LOT 1 IN BLOCK 15 TO BE VACATED**  
 BOROUGH OF UNION BEACH, MONMOUTH COUNTY, NEW JERSEY

FILE: G:\Projects\UBCH\21901\Night of Way\Acquisition\Block 15 Lot 1 Street Vacation\_DRK.dwg