

ORDINANCE 25-04-OAB

**ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A
CORRECTIVE DEED TRANSFERRING TITLE TO BLOCK 858, LOT 34.18,
BLOCK 858.21, LOT 29, BLOCK 858.18, LOT 25, BLOCK 858.19, LOT 25,
BLOCK 858.20, LOT 33 BLOCK 858.21, LOTS 28 & 30, BLOCK 939, LOT
19.22 AND BLOCK 949.15, LOT 23.01 TO HICKORY FARMS
HOMEOWNERS ASSOCIATION – PHASE I, LLC**

January 27, 2025

WHEREAS, pursuant to Ordinance #22-49-OAB, the Township of Berkeley, transferred ownership of Block 858, Lot 34.18, Block 858.21, Lot 29, Block 858.18, Lot 25, Block 858.19, Lot 25, Block 858.20, Lot 33, Block 858.21, Lots 28 & 30, Block 939, Lot 19.22 and Block 949.15, Lot 23.01, which are undersized under the current ordinances of the municipality, to Hickory Farms and Hickory Meadows Homeowners Association; and

WHEREAS, title to these properties was deeded to the incorrect entity name; and

WHEREAS, the Township wishes to execute a corrective deed to reflect the correct ownership, namely Hickory Farms Homeowners Association – Phase I, Inc.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Council of the Township of Berkeley, County of Ocean, State of New Jersey, as follows:

SECTION 1. That the Mayor and Municipal Clerk are hereby authorized to execute any and all documents to correct the transfer of title to Block 858, Lot 34.18, Block 858.21, Lot 29, Block 858.18, Lot 25, Block 858.19, Lot 25, Block 858.20, Lot 33, Block 858.21, Lots 28 & 30, Block 939, Lot 19.22 and Block 949.15, Lot 23.01 to the proper entity, known as Hickory Farms Homeowners Association – Phase I, Inc.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. This ordinance shall take effect after second reading and publication as required by law.

John A. Bacchione
John A Bacchione, Mayor

Angelo Guadagno
Angelo Guadagno, Council President
Michael Signorile, Council Vice President

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on January 27, 2025, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 24th day of February, 2025, at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 627 Pinewald-Keswick Road, Bayville, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

[Signature]

KAREN STALLINGS, RMC
Township Clerk, Township of Berkeley