

ORDINANCE NO. 2025-44-OA **B**

**AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF  
NOBLE AVENUE (EAST OF EASTERN BOULEVARD AND WEST OF PRESBREY  
AVENUE) ABUTTING BLOCK 812, LOT 37.01 AND BLOCK 813, LOTS 41-44  
AND 40**

September 15, 2025

**WHEREAS**, there exists a right-of-way on Noble Avenue (east of Eastern Boulevard and west of Presbrey Avenue), Block 812, Lot 37.01 and Block 813, Lots 41-44 and 40, on the Berkeley Township Tax Map, County of Ocean, State of New Jersey; and

**WHEREAS**, the Township Engineer has reviewed the request to vacate portions of Noble Avenue (east of Eastern Boulevard and west of Presbrey Avenue), described in Schedule A, provided by the property owner of adjacent property, and approves of same; and

**WHEREAS**, N.J.S.A. 40A:12-13(b)(4) authorizes the Berkeley Township Council to extinguish and vacate said portions of the street provided that said action is authorized by Ordinance.

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

**SECTION 1.** There is hereby vacated all of the right, title, and interest of the public for all public usages and purposes in and to those portions of Noble Avenue (east of Eastern Boulevard and west of Presbrey Avenue) abutting Block 812, Lot 37.01 and Block 813, Lots 41-44 and 40, as is set forth on Schedule A, attached hereto and made a part hereof. However, the Township does hereby expressly reserve and except from the vacation all rights and privileges now possessed by public utilities, as defined in R.S. 48:2-13, and by any cable television company, as defined in the "Cable Television Act," P.L. 1972, c. 186, (C. 48:5A-1, *et seq.*), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or park, or any part thereof, being vacated by the provisions of this ordinance.

**SECTION 2.** At least one (1) week prior to the time fixed for further consideration for final passage of this ordinance, a copy hereof, together with a notice stating the introduction of the ordinance on first reading and the time and place when and where the ordinance will be considered for final passage, shall be mailed to every person whose lands may be affected by the adoption of the ordinance.

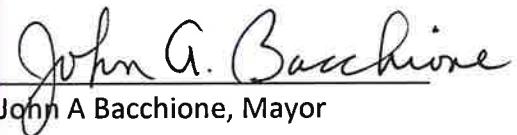
**SECTION 3.** This ordinance shall be published at least once in an official newspaper of the Township of Berkeley at least ten (10) days prior to the time fixed for consideration of the final passage of the ordinance.

**SECTION 4.** The Township Clerk, if this ordinance is adopted on final reading, shall submit a certified copy of this ordinance, together with proof of publication, to the Ocean County Clerk's Office for recording in the Book of Vacations.

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

**SECTION 6.** A copy of Schedule A as referenced herein shall be kept on file and made available for public inspection in the Township Clerk's Office during normal business hours.

**SECTION 7.** A condition of the vacation of the portion of Noble Avenue (east of Eastern Boulevard and west of Presbrey Avenue) is that this street must be consolidated with the property owned by the adjacent property owners (John & Karen Ricotta, Carl Warms and the Township of Berkeley).

  
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 September 15, 2025 and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 20<sup>th</sup> day of October, 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.

  
Karen Stallings, RMC  
Township Clerk, Township of Berkeley