



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

SCOTT M. COLABELLA
OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com



INSTR # 2021109386
OR BK 18597 PG 787
RECORDED 07/26/2021 09:51:12 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

2
OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows: 00/00/0000)
03/22/2021

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)
VACATIONS

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)
Berkeley Township

SECOND PARTY NAME: (Enter Last Name, First Name)
Berkeley Township

Chadwick Ave.

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS:
Beverly M. Carle, RMC
PO Box B
Bayville, NJ 08721

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 1103

LOT: 2

MUNICIPALITY: (Select Municipality from Drop-Down Box)

CONSIDERATION:

'G ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Town

State

Zip

THE FOLLOWING SECTION IS FOR

MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL PAGE:

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

8-8.00 chg 504 Berkeley Ave

ORDINANCE NO. 2021-13-OA³

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF CHADWICK AVENUE ABUTTING BLOCK 1103, LOT 2 and BLOCK 1104, LOT 1

April 26, 2021

WHEREAS, there exists a right-of-way on Chadwick Avenue, Block 1103, Lot 2 and Block 1104, Lot 1, 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 Chadwick Avenue, described in Schedule A, provided by the property owners of adjacent property owners, John Tillet & Michael Tillet, 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 Chadwick Avenue abutting Block 1103, Lot 2 and Block 1104, Lot 1, 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.

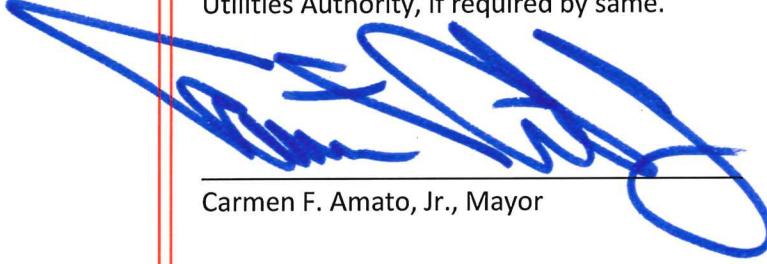
SECTION 3. This ordinance shall be published at least once in an official newspaper of the Township of Berkeley at least ten (10) days prior to the time fixed for consideration of the final passage of the ordinance.

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 5. A condition of the vacation of the portion of Chadwick Avenue is that this street must be consolidated with Block 1103, Lot 2 and Block 1104, Lot 1 and the property owners must execute a full access utility easement in favor of the Berkeley Township Municipal Utilities Authority, if required by same.



Carmen F. Amato, Jr., Mayor



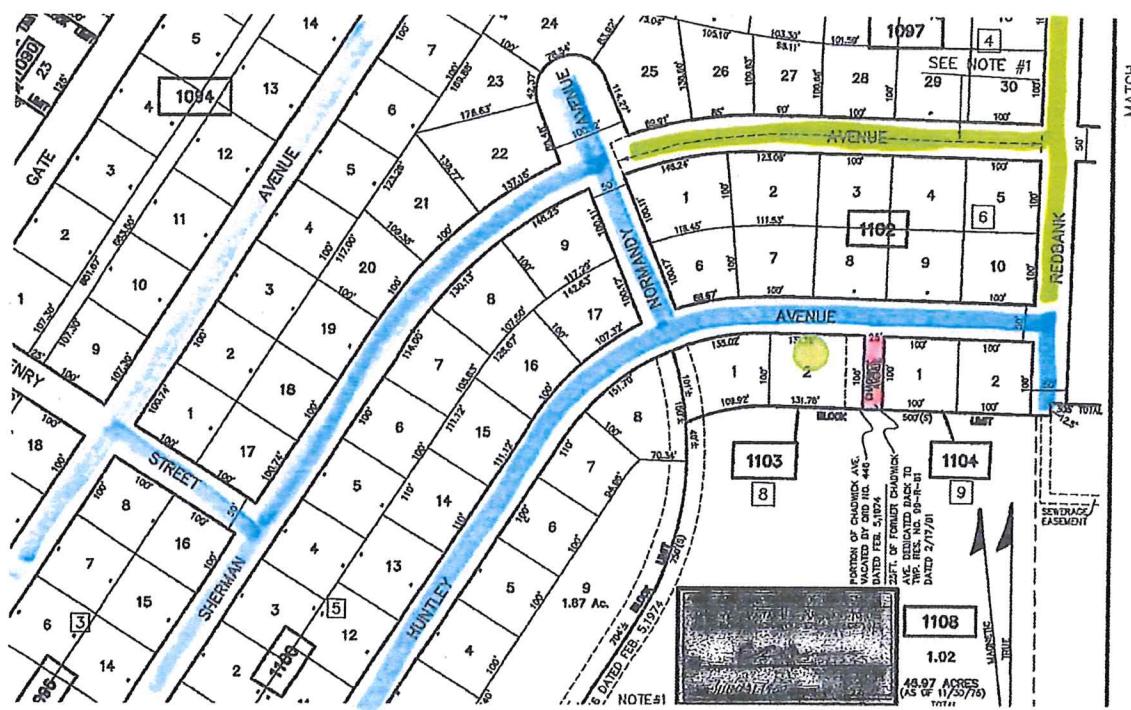
Angelo Guadagno, Council President
James J. Byrnes, Council Vice President

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 April 26, 2021, 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 May, 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.



BEVERLY M. CARLE, RMC
Township Clerk, Township of Berkeley



Block 1103, Lot 2
154 Huntley Ave.
John Tillet

Block 1104, Lot 1
160 Huntley
Michael Tillet

- - proposed vacation
- - paper street
- - paved street

Tax # 86



BERNARD M. COLLINS
SURVEYING, INC.
7 Pelican Drive
Unit 2
Bayville, NJ 08721
Email: delcols@comcast.net

MICHAEL COLLINS, L.S.
President



PH: (732) 341-4200
FAX: (732) 237-2623

DATE: 9/9/2020
JOB NO. S-34188
PART OF CHADWICK AVENUE, (TO BE VACATED)
BERKELEY TOWNSHIP
OCEAN COUNTY, N.J.

DESCRIPTION- BEING PART OF CHADWICK AVENUE, (TO BE VACATED), AS SHOWN ON THE BERKELEY TOWNSHIP TAX MAP, OCEAN COUNTY, NEW JERSEY. A.K.A. PART OF CHADWICK AVENUE, AS SHOWN ON A MAP ENTITLED "BERKELEY SHORE ESTATES, SECTION A, BERKELEY TOWNSHIP, OCEAN COUNTY, NEW JERSEY." FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OCTOBER 25, 1957, AS MAP NO. B-57.

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF CHADWICK AVENUE, (FORMERLY 50.00 FT. R.O.W.), WITH THE SOUTHERLY LINE OF HUNTLEY AVENUE, (50.00 FT. R.O.W.), THENCE;

FROM SAID POINT OF BEGINNING- RUNNING:

1. SOUTH 11 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FT., TO A POINT, THENCE;

2. NORTH 79 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.00 FT., TO A POINT, THENCE;

3. NORTH 11 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FT., TO A POINT, THENCE;

4. SOUTH 79 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FT., TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS COMMONLY KNOWN AS PART OF CHADWICK AVENUE, (TO BE VACATED), BERKELEY TOWNSHIP TAX MAP, OCEAN COUNTY, NEW JERSEY, AS SHOWN ON A SURVEY BY BERNARD M. COLLINS SURVEYING, INC., BAYVILLE, NEW JERSEY, DATED SEPTEMBER 9, 2020, AS JOB NO. S-34188.

1. CONTRACTUAL AGREEMENT STATES THAT PROPERTY CORNERS ARE TO BE SET BY THIS SURVEY.

Little Co. File No.

156 Mr. G. C. H. Scott

1. IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY
TIDELANDS.

4. DEED REFERENCE: BOOK PAGE

5. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY

6. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT DISCLOSE

RED BANK (50' R.O.W.) AVENUE

(50' R.O.W.) AVENUE

DISCLOSURE FILE SEARCH

1
LOT

3

200.00'
BLOCK 1104
LOT 1

FILED MAP Rule

HUNTLEY (50' R.O.W.) AVENUE

S79°00'00"E — 25.00

Map of Survey

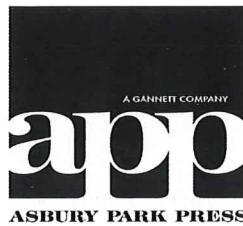
CERTIFICATION:
IN CONSIDERATION OF FEES
I HEREBY CERTIFY THIS SURVEY
WAS MADE UNDER MY IMMEDIATE
SUPERVISION TO:

卷之三

BERKELEY TOWNSHIP — OCEAN COUNTY — NEW JERSEY
PART I OF CHADWICK AVENUE (TO BE VACATED), T.M., (SHEET NO. 86)
AKA PART OF CHADWICK AVENUE, AS SHOWN ON A NEW ENTR'D "BERKELEY TOWNSHIP, OCEAN COUNTY, NEW JERSEY" MAP, FILED IN THE OCEAN COUNTY CLERKS OFFICE ON OCTOBER 25, 1957.

Bernard M. Collins Surveying, Inc.
7 Pelican Drive, Unit #2
Beverly, N.J. 08721
(732) 341-4200 Fax (732) 237-2623
Bernard M. Collins
LICENSED AND SUMETER N.J. LIC. NO. 2981

DATE 9/9/2020



**Classified Ad Receipt
(For Info Only - NOT A BILL)**

Customer: BERKELEY TOWNSHIP

Ad No.: 0004713431

Address: 627 PINEWALD KESWICK RD
BAYVILLE NJ 08721
USA

Pymt Method Invoice

Net Amt: \$92.60

Run Times: 1

No. of Affidavits: 1

Run Dates: 04/30/21

Text of Ad:

#21-11-OAB

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE VACATION OF PORTIONS OF NORTHERN BOULEVARD & WESTERN BOULEVARD ABUTTING BLOCK: 530, LOTS: 1, 2 & 17

#21-12-OAB

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK: 1403, LOTS: 1-20 ON THE MUNICIPAL TAX MAP TO MARK & DEBORAH STACKPOLE IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (BALSAM D R I V E ; \$17,100.00)

Foregoing Ordinances were duly passed after Public Hearing held April 26, 2021 at a regular meeting of the Township of Berkeley and were approved by the Mayor on 4/26/2021.

#21-13-OA

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF CHADWICK AVENUE ABUTTING BLOCK: 1103, LOT: 2 and BLOCK: 1104, LOT: 1

#21-14-OA

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE, SO AS TO AMEND VARIOUS SECTIONS OF CHAPTER VII, ENTITLED "TRAFFIC" (BUTLER BLVD. EXIT TO BAYVIEW AVENUE)

#21-15-OA

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY FOR THE CONTRACTUALLY REQUIRED SEVERANCE LIABILITIES RESULTING FROM THE LAYOFF OR RETIREMENT OF TOWNSHIP EMPLOYEES IN ACCORDINANCE WITH N.J.S.A. 40A:4-53.

#21-16-OA

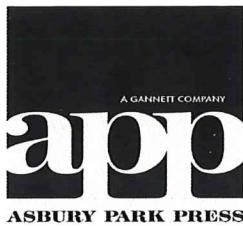
AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE, SO AS TO AMEND CHAPTER II, ENTITLED "ADMINISTRATION" (WATERWAYS ADVISORY COMMISSION)

The foregoing ordinances were 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 April 26, 2021, 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 May, 2021, 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, or through virtual means, if needed (instructions to attend or join and provide public comment at the Township's meeting on that date are located on the Township's website <http://www.berkeleystownship.org/>). During the week prior to and up to and including the date of such meeting copies of the full ordinance will be available at no cost and during regular business hours, at the Clerk's office for the members of the general public who shall request the same.

BEVERLY M. CARLE, RMC Township Clerk
Berkeley Township

(\$57.60)

0004713431-01



**Classified Ad Receipt
(For Info Only - NOT A BILL)**

Customer: BERKELEY TOWNSHIP

Ad No.: 0004756149

Address: 627 PINEWALD KESWICK RD
BAYVILLE NJ 08721
USA

Pymt Method: Invoice
Net Amt: \$99.80

Run Times: 1

No. of Affidavits: 1

Run Dates: 05/28/21

Text of Ad:

TOWNSHIP OF BERKELEY

#21-13-OAB

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF CHADWICK AVENUE ABUTTING BLOCK: 1103, LOT: 2 and BLOCK: 1104, LOT: 1

#21-14-OAB

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE, SO AS TO AMEND VARIOUS SECTIONS OF CHAPTER VII, ENTITLED "TRAFFIC" (BUTLER BLVD. EXIT TO BAYVIEW AVENUE)

#21-15-OAB

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY FOR THE CONTRACTUALLY REQUIRED SEVERANCE LIABILITIES RESULTING FROM THE LAYOFF OR RETIREMENT OF TOWNSHIP EMPLOYEES IN ACCORDINANCE WITH N.J.S.A. 40A:4-53.

#21-16-OAB

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE, SO AS TO AMEND CHAPTER II, ENTITLED "ADMINISTRATION" (WATERWAYS ADVISORY COMMISSION)

Foregoing Ordinances were duly passed after Public Hearing held May 24, 2021 at a regular meeting of the Township of Berkeley and were approved by the Mayor on 5/24/2021.

#21-18-OA

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF COYNE AVENUE ABUTTING BLOCK 731, LOT 28 AND BLOCK 730, LOT 5

#21-19-OA

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF BLOCK 171, LOTS 1278 & 1279 BY NEGOTIATION, PURCHASE, CONDEMNATION OR EMINENT DOMAIN

#21-20-OA

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF BLOCK 179, LOTS 916 & 917 BY NEGOTIATION, PURCHASE, CONDEMNATION OR EMINENT DOMAIN

#21-23-OA

ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING TOWN CENTER REDEVELOPMENT PLAN

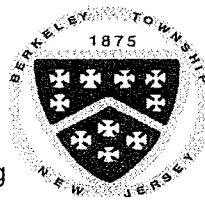
The foregoing ordinances were introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on May 24, 2021, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 28th day of June, 2021, 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, or through virtual means, if needed (instructions to attend or join and provide public comment at the Township's meeting on that date are located on the Township's website <http://www.berkeleystownship.org/>). During the week prior to and up to and including the date of such meeting copies of the full ordinance will be available at no cost and during regular business hours, at the Clerk's office for the members of the general public who shall request the same.

BEVERLY M. CARLE, RMC Township Clerk
Berkeley Township

(\$64.80)

0004756149-01

Beverly M. Carle
Township Clerk
627 Pinewald/Keswick Road
P.O. Box B
Bayville, NJ 08721
Email: townshipclerk@berkeleytownship.org



Phone: 732-244-7400 Ext.1205
Fax: 732-505-0145

August 2, 2021

John & Patricia Tillet
154 Huntley Avenue
Bayville, NJ 08721

Dear Mr. John and Patricia Tillet:

Enclosed please find a copy of **2021-13-OAB**:

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF CHADWICK AVENUE ABUTTING BLOCK 1103, LOT 2 and BLOCK 1104, LOT 1

Also enclosed is the paperwork submitted to the Ocean County Clerk's Office with this Ordinance. The attached "Recording Document Cover Sheet" indicates this Street Vacation is now recorded with the Ocean County Clerk's Office.

Please contact an attorney so that a deed can be prepared and put into your name.

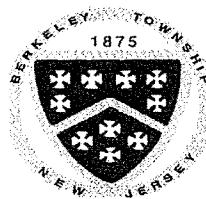
Very truly yours,

Beverly M. Carle

Beverly M. Carle, RMC
Berkeley Township

BMC/GH
Enclosure

Beverly M. Carle
Township Clerk
627 Pinewald/Keswick Road
P.O. Box B
Bayville, NJ 08721
Email: townshipclerk@twp.berkeley.nj.us



Phone: 732-244-7400 Ext.1205
Fax: 732-505-0145

May 19, 2021

Ocean County Planning Board
PO Box 2191
129 Hooper Avenue
Toms River, NJ 08754

To Whom it May Concern:

On Monday, April 26, 2021 the Berkeley Township Council introduced the following ordinance:

Ordinance #21-13-OA:

AN ORDINANCE OF THE TOWNSHIP OF BERKLEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF CHADWICK AVENUE ABUTTING BLOCK 1103, LOT 2 and BLOCK 1104, LOT 1

I, **Beverly M. Carle**, Township Clerk, of the Township of Berkeley, in the County of Ocean, State of New Jersey, do hereby certify that the attached is a true copy of the Ordinance introduced on the 26th day of April, 2021.

A public hearing will be held on Monday May 24, 2021 at approximately 6:00 P.M. at 627 Pinewald Keswick Road, Bayville, NJ 08721 in the Berkeley Township Council Meeting room.

Very truly yours,

Beverly M. Carle

Beverly M. Carle, RMC
Berkeley Township

BMC/GH
Enclosure

Beverly M. Carle
Township Clerk
627 Pinewald/Keswick Road
P.O. Box B
Bayville, NJ 08721
Email: townshipclerk@berkeleytownship.org



Phone: 732-244-7400 Ext.1205
Fax: 732-505-0145

August 2, 2021

Mr. Michael A. Tillet
160 Huntley Avenue
Bayville, NJ 08721

Dear Mr. Tillet:

Enclosed please find a copy of **2021-13-OAB**:

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF CHADWICK AVENUE ABUTTING BLOCK 1103, LOT 2 and BLOCK 1104, LOT 1

Also enclosed is the paperwork submitted to the Ocean County Clerk's Office with this Ordinance. The attached "Recording Document Cover Sheet" indicates this Street Vacation is now recorded with the Ocean County Clerk's Office.

Please contact an attorney so that a deed can be prepared and put into your name.

Very truly yours,

Beverly M. Carle

Beverly M. Carle, RMC
Berkeley Township

BMC/GH
Enclosure