


GLASSBORO PUBLIC SCHOOLS  
GLASSBORO, NEW JERSEY

TO: Mark Silverstein  
FROM: Scott Henry   
DATE: March 10, 2016  
RE: Agenda Item for March 23, 2016 – Bus Turn out Easement

A part of the Rowan College of Engineering construction, the university has agreed to construct bus turn outs on Bowe Blvd in front of the Glassboro High School. In order for the turn outs to be constructed it is necessary for the board to grant an easement to the borough for a portion of board property. The easement is approx.. 1.922 square feet. The proposed resolution has been sent to our solicitor for review. Upon solicitor approval I would recommend the board grant the easement to the Borough of Glassboro.

Prepared by: \_\_\_\_\_  
Monica Sabnis, Esquire

DEED OF EASEMENT FOR A BUS TURN OUT

THIS DEED OF EASEMENT AND RIGHT-OF-WAY FOR MAINTENANCE OF A TRAFFIC SIGNAL is made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between the Borough of Glassboro Board of Education, whose legal address is 560 Joseph Bowe Boulevard, Glassboro, New Jersey, County of Gloucester, State of New Jersey (hereinafter referred to as the "Grantor") and the Borough of Glassboro, whose administrative offices are located at 1 South Main Street, Glassboro, New Jersey, County of Gloucester, State of New Jersey (hereinafter referred to as "Grantee") .

WHEREAS, Grantor is the owner of a parcel located within the Borough of Glassboro, County of Gloucester, State of New Jersey, located on the northerly side of Joseph L. Bowe Boulevard (50' wide; public roadway) and beginning at a point having a New Jersey State Plane Coordinate System North American Datum 1983 value of 321,729.87 North and 317,168.70 East; and,

WHEREAS, pursuant to Resolution 169-15 of the Planning Board of the Borough of Glassboro, the Planning Board approved relocation of existing NJ Transit bus stops which will introduce bus turn out lanes on the North and South Side of Joseph L. Bowe Boulevard in the Borough of Glassboro; and

WHEREAS, to facilitate the maintenance of the above-referenced bus turn out, Grantor must grant Grantee certain access to a portion of its property beginning at the point described above, more fully described in the Metes and Bounds Description in Schedule A which is made part of this Easement.

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, the Grantor does hereby give, grant, and convey unto the Grantee, its successors and/or assigns an easement and a free uninterrupted and unobstructed right-of-way, under, across, and over the property of the Grantor described in Schedule A.

This Easement is being dedicated to the Borough of Glassboro on the property described in this Deed exclusively for the use and purposes of a bus turn out, consisting of the right to traverse the area on foot, by vehicle and/or machine for the purposes of constructing, maintaining, repairing, renewing, enlarging, or replacing the aforesaid improvements and for doing anything necessary, useful, or convenient for the maintenance of the traffic signal when reasonable to do so, given the reason therefore and in a prudent and reasonable manner.

This Easement shall be perpetual. The Easement runs with the land and shall be binding upon the successors in interest and assigns of the Grantor.

This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

If any clause, paragraph, sentence, or portion of the terms, covenants and conditions of this Easement become illegal, null or void for any reason whatsoever, or are held by any Court of competent jurisdiction to be so, the remaining portions of this Easement shall remain in full force and affect.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as of the date first written.

GRANTOR

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[Title]

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Date:-----

GRANTEE

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[Title]

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Date:-----

## SCHEDULE A

Description of Bus Turn Out Easement, Borough of Glassboro, Gloucester County, New Jersey.

All that certain parcel or tract of land situate in the Borough of Glassboro, Gloucester County and the State of New Jersey, as shown on a plan entitled "Proposed Easement Exhibit" prepared by Pennoni Associates, Inc., dated February 3, 2016, and being bounded and described as follows:

Beginning at a point, said point being on the approximate northerly side of Joseph L. Bowe Boulevard (50 feet wide; public roadway), said point having a New Jersey State Plane Coordinate System North American Datum 1983 value of 321,729.87 North and 317,168.70 East, thence for said Borough Traffic Signal Easement A the following six (6) courses and distances;

- 1) South 48 degrees 01 minutes 36 seconds West along the northerly side of said Joseph L. Bowe Boulevard, 177.43 feet to a point thence continuing;
- 2) North 23 degrees 55 minutes 43 seconds East, 32.24 feet to a point of curvature, thence continuing;
- 3) Northeasterly 14.83 feet by the arc of a curve to the right having a radius of 35.25 feet to a point of curvature (said arc having a chord of North 53 degrees 40 minutes 46 seconds East, 6.94 feet from last described point), thence continuing;
- 4) North 48 degrees 01 minutes and 36 seconds East parallel with said Joseph L. Bowe Boulevard, 48.91 feet to a point of curvature, thence continuing;
- 5) Northeasterly 6.96 feet by the arc of a curve to the right having a radius of 35.25 feet to a point of tangency (said arc having a chord of North 43 degrees 40 minutes 46 seconds East, from the last described point), thence continuing;
- 6) North 59 degrees 19 minutes 55 seconds East, 79.33 feet to the point and place of beginning.

Containing within these metes and bounds 1,922 square feet, or 0.04413 acres of ground.

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER ss:

I CERTIFY that on \_\_\_\_\_, 2016 \_\_\_\_\_ and

Personally came before me and acknowledged under oath, to my satisfaction, that each person:

- (a) is named in and personally signed this document; and
- (b) signed, sealed, and delivered this document as his or her act and deed.

\_\_\_\_\_

NOTARY PUBLIC

Date \_\_\_\_\_