


GLASSBORO PUBLIC SCHOOLS
GLASSBORO, NEW JERSEY

TO: Mark Silverstein
FROM: Walter Pudelko 
DATE: July 16, 2015
RE: Agenda Items for July 22, 2015 Operations Agenda

Deed of Easement for High School Traffic Signal

Recommend the Board approve the Deed of Easement for the traffic signal which will be located in front of the high school. The purpose of the easement is to allow for the proper location and on-going maintenance of the traffic signal. The easement has been reviewed and has been declared acceptable by legal counsel.

WSP/b

Attachment

Prepared by: _____
Melissa Wheatcroft, Esquire

DEED OF EASEMENT AND RIGHT-OF-WAY FOR MAINTENANCE OF TRAFFIC SIGNAL

THIS DEED OF EASEMENT AND RIGHT-OF-WAY FOR MAINTENANCE OF A TRAFFIC SIGNAL is made this 22nd day of July, 2015, 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 and known as Block 386, Lots 2 and 2.01 on the Tax Map of the Township of Gloucester; and,

WHEREAS, pursuant to Resolution 15-09 of the Planning Board of the Borough of Glassboro, the Planning Board approved a joint application submitted by the Grantor and Rowan University for the construction of a new intersection to better align the Grantor's access route and high school parking lot access and to include a new traffic signal; and

WHEREAS, to facilitate the maintenance of the above-referenced traffic signal, Grantor must grant Grantee certain access to a portion of its property located on Block 386, Lots 2 and 2.01, 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 and Right-Of-Way is being dedicated to the Borough of Glassboro on the property described in this Deed exclusively for the use and purposes of maintaining traffic signal equipment and appurtenances, 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

BUSINESS ADMINISTRATOR

[Title]

WALTER S. PUDELKO

W. S. Pudelko

Date:

7/22/15

GRANTEE

[Title]

Date: -----

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER ss:

I CERTIFY that on July 22, 2015, Walter Pudeiko 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.

Elizabeth A. Marchese

NOTARY PUBLIC

Date 7/22/15

ELIZABETH A. MARCHESE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 18, 2017

SCHEDULE A

Description of Access Easement to proposed lots 2 and 2.01, block 386, 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 March 31, 2015, and last revised April 27, 2015, 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 321,580.20 North and 317,002.31 East, thence for said Borough Traffic Signal Easement A the following four (4) courses and distances;

- 1) South 48 degrees 01 minutes 36 seconds West, along the northerly side of said Joseph L. Bowe Boulevard, 97.85 feet to a point, thence continuing;
- 2) North 03 degrees 01 minutes 36 seconds East 24.52 feet to a point, thence continuing;
- 3) North 48 degrees 01 minutes 36 seconds East, parallel with said Joseph L. Bowe Boulevard, 63.18 feet to a point, thence continuing;
- 4) South 86 degrees 58 minutes 24 seconds East, 24.52 feet to the point and place of beginning.

Containing within these metes and bounds 1,396 square feet, or 0.03205 acres of ground.

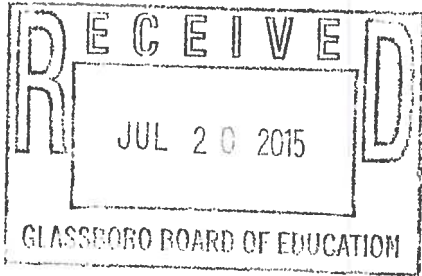


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July 16, 2015

File No. 13813-0001

Walter S. Pudelko, III, School Business Administrator
Glassboro Board of Education
560 Joseph L. Bowe Blvd.
Glassboro, NJ 08028

Re: Deed of Easement and Right of Way for Maintenance of Traffic Signal

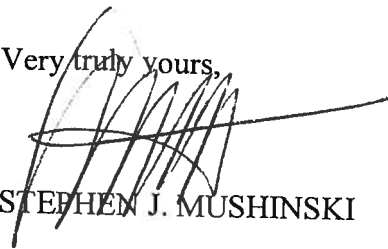
Dear Walt:

This letter will confirm that I reviewed the proposed Deed of Easement and Right of Way for Maintenance of Traffic Signal prepared as a result of the Glassboro Planning Board's approval of the joint application submitted by the Board of Education and Rowan University.

Based upon this review, the Board may adopt a resolution approving the Deed of Easement and authorize signature by the Board President.

If you have any questions, please call me.

Very truly yours,



STEPHEN J. MUSHINSKI

SJM/mso

COUNSEL WHEN IT MATTERS.SM

Mount Laurel, New Jersey | Lawrenceville, New Jersey | Atlantic City, New Jersey