

TOWNSHIP OF FRANKLIN

O-2-2025

**ORDINANCE OF THE TOWNSHIP OF FRANKLIN,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY,
RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC
IN A PORTION OF PAPER STREETS**

WHEREAS, there exists in the Township of Franklin a portion of an unimproved paper street known as Elm Avenue between Clearfield Avenue and where it ceases at Block 1802, Lot 12, as shown on the Official Tax Map of Franklin (the “Unimproved Street”) that serves no public purpose, requires unwarranted Township maintenance costs, and can be vacated; and

WHEREAS, the entirety of Unimproved Streets, including the portion to be vacated, is neither open to the public for the purposes of vehicular traffic, nor publicly maintained as a street; therefore, this vacation ordinance is not subject to review by the Commissioner of the New Jersey Department of Transportation with regard to the traffic regulations thereon pursuant to N.J.S.A. 39:4-8; and

WHEREAS, N.J.S.A. 40:67-1b and N.J.S.A. 40:67-19 empowers the governing body of a municipality to make, amend, repeal and enforce ordinances to vacate any public street, including the vacation of any portion of any public street, and to vacate any street, or any part thereof, dedicated to public use but not accepted by the municipality, whether or not the same, or any part, has been actually opened or improved; and

WHEREAS, the Township Committee of the Township of Franklin has considered evidence that the portions of the Unimproved Streets to be vacated are not needed by the general public as a public thoroughfare and lends itself to higher and better use than as and for a public thoroughfare and for use by the general public, and the public interest will best be served by abandoning, vacating, releasing and extinguishing any and all public rights which the Township may have in and to the below described portion of the Unimproved Streets; and

WHEREAS, the portion of the Unimproved Street to be vacated known as Elm Avenue, between Clearfield Avenue and where it ceases in the direction of Block 1802, Lot 12, as shown on the Official Tax Map of Franklin attached here as Exhibit A (hereafter the area to be vacated shall be referred to as the “Elm Avenue Road Vacation Area”); and

WHEREAS, the public right-of-way, known as New Jersey Avenue Road Vacation Area, shall revert to Block 1802 as follows: 819.52 feet to Lot 34; and

WHEREAS, the Township Committee of the Township of Franklin does determine that the public right-of-way being a portion of the Unimproved Streets is no longer needed for public purposes; and

WHEREAS, the Township Committee of the Township of Franklin does determine that the vacation of the public rights-of-way being portions of the Unimproved Streets identified as Elm Avenue Vacation Area, will better serve the public interest; and

WHEREAS, the Township Committee of the Township of Franklin finds it to be in the best interests of the Township and its citizenry to vacate the public right-of-way with the Township’s property interests reverting to the owners of Lots as more particularly described herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Township Committee of the Township of Franklin, County of Gloucester and State of New Jersey as follows:

1. Subject to the conditions set forth herein, the rights of the public in and to a portion of the Unimproved Streets, identified as Elm Avenue Road Vacation Area, on Exhibit A, are hereby released, extinguished and vacated.
2. The New Jersey Avenue Road Vacation Area, being a portion of the Unimproved Street, which is hereby vacated, shall revert to the owner of, and shall merge, consolidate with, and become a part of the property identified as Block 1802, Lot 34, for 819.52 feet to Lot 34; on the Official Tax Map of the Township of Franklin.
3. Pursuant to N.J.S.A. 40:67-1b all public easements, right and interests to the portions of the Unimproved Streets described hereinbelow, are hereby vacated, released and extinguished except for said easements and rights specifically set forth in the description hereinbelow and except for all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any Cable Television Company, as defined in the “Cable Television Act,” N.J.S.A. 48:5A-1, et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated subject to the conditions described herein, all conditions, unless otherwise noted, shall be satisfied prior to the said vacation being effective.
4. Pursuant to N.J.S.A. 40:67-21, the Township Clerk shall within sixty (60) days after this Ordinance becomes effective file a copy of this Ordinance, certified by her, under the seal of the Township of Franklin, to be a true copy of such Ordinance, together with a copy of proof of publication, if publication be required, in the office where conveyances of lands are recorded in Gloucester County, and such certified copy shall be recorded in a book with proper index to be provided for the purpose and entitled “Vacations.”
5. After introduction, this Ordinance shall be referred to the Franklin Township Planning Board for review and comment pursuant to N.J.S.A. 40:55D-26, -32, and -33, since vacation of a public street or portion thereof constitutes a change to the official map of Franklin Township, Gloucester County and the closing of a public street, albeit a paper unimproved street.
6. At least seven (7) days prior to the time fixed for the consideration of this Ordinance for final passage, a copy of this Ordinance, together with a notice of its introduction and the time and place when and where the Ordinance will be further considered for final passage, shall be given by the Township Clerk to the owners of all real property, as shown on the current tax map duplicates, to be located within 200 feet in all directions of the Elm Avenue Road Vacation Area Block 1802, Lots 34. At least ten (10) days prior to the time fixed for the consideration of this Ordinance for final passage, a copy of this Ordinance, together with the notice of its introduction and the time and place when and where the Ordinance will be further considered for final passage, shall be published at least once in a newspaper published and circulated in the Township. This is the notice required by N.J.S.A. 40:67-19 and N.J.S.A. 40:49-6.
7. Property Owners must file all deeds within forty-five (45) days of the final passage of this Ordinance. A copy of the new filed and recorded deeds and associated updated land surveys must be delivered to the township administration building as supporting documentation to this ordinance.
8. Property Owners shall reimburse the Township of Franklin all costs, including filing fees and mailing costs, incurred in this matter. Additionally, if property owner fails to meet the aforementioned forty-five (45) day timeline above, The Township of Franklin will convert the deeds incorporating the vacated portions of the streets and file same with Gloucester County. Amount due to Franklin Township for deed work will not be less than \$750.00.

9. Property Owners shall reimburse the Township of Franklin all costs, including filing fees and mailing costs, incurred in this matter.
10. This Ordinance shall take effect upon final passage, adoption and publication according to law, and the recording of this Ordinance with the Gloucester County Clerk’s Office.
11. If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

ATTEST:

TOWNSHIP OF FRANKLIN

Barbara Freijomil, Clerk

John Bruno, Mayor

CERTIFICATION

I, Barbara Freijomil, Clerk of the Township of Franklin, County of Gloucester, do here certify that the foregoing Ordinance was introduced at the Regular Meeting of the Township of Franklin held on March 11, 2025 and thereafter duly advertised in the legal newspaper of the Township at least seven (7) days prior to it being considered for final passage and adoption at a subsequent meeting to be held on April 8, 2025 at which time any person interested therein will be given an opportunity to be heard.

Barbara Freijomil, Municipal Clerk

Introduced March 11, 2025

Name	Motion	Second	Yes	No	Abstain	Absent
Doyle						
Fiorella						
Keen						
Marsh						
Bruno						

Adopted April 8, 2025

Name	Motion	Second	Yes	No	Abstain	Absent
Doyle						
Fiorella						
Keen						

Marsh						
Bruno						