

**ORDINANCE NO. 1973**

**AN ORDINANCE VACATING THE BOROUGH'S AUTHORITY AND  
OVER A PORTION OF CHELSEA PLACE IN THE BOROUGH OF  
SOUTH PLAINFIELD, MIDDLESEX COUNTY, NEW JERSEY.**

**WHEREAS**, there exists within the Borough of South Plainfield, Middlesex County, New Jersey a street which is a "paper street" known as Chelsea Place, and shown on the Official Tax Map of the Borough of South Plainfield as being a vacant, unimproved right-of-way situated between Block 370, Lot 2 and Block 371, Lot 1; and

**WHEREAS**, the adjoining property is owned by the same owner, Anda Builders, LLC, which has requested the Borough to vacate its rights to a portion of said property; and

**WHEREAS**, the Borough has had the portion of the property appraised, and the Borough appraiser, Russell K. Sterling, has opined that the portion of the property over which the right-of-way exists does not meet the minimum lot size requirements, and cannot be developed on its own, and the highest and best use is assemblage of the portion of the property with an adjacent parcel of property; and

**WHEREAS**, Mr. Sterling has opined that the value of a portion of the property to be vacated is \$35,000.00; and

**WHEREAS**, Anda Builders, LLC has agreed to pay said amount to the Borough as the Borough vacates its rights; and

**WHEREAS**, Anda Builders, LLC agreed to the assemblage of the entire vacated street bed with Block 371, Lot 1 so that the vacated property will merge with the property of Block 731, Lot 1 and not with the property at Block 370, Lot 2; and

**WHEREAS**, N.J.S.A. 40:67-19 authorizes the Borough to release and extinguish public rights, and the rights of the Borough arising from the dedication of the street;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of South Plainfield, County of Middlesex, State of New Jersey as follows:

The rights of the public and the Borough of South Plainfield in and to a portion of Chelsea Place located between Block 370, Lot 2 and Block 371, Lot 1, as described more particularly in Schedule A annexed hereto and made a part hereof are hereby extinguished and vacated, and such portion of Chelsea Place shall merge with and become a part of the property located at Block 371, Lot 1 creating a conforming building lot without the requirement or necessity of any further subdivision. The property shall remain subject to all other requirements for development set forth in State statutes and the Municipal Code.

At least one week prior to the time affixed for the consideration of this Ordinance for final passage, a copy thereof, together with a Notice of Introduction thereof at a time and place when and where the Ordinance will be further considered for final passage shall be mailed to every person whose land may be affected by this Ordinance insofar as may be

ascertained. Said Notices shall be made by the Borough Clerk to the owner of Block 370, Lot 2 and the owner of Block 371, Lot 1; and

The Borough Clerk shall, within 60 days of the effective date of this Ordinance, file a copy of this Ordinance certified by her under the Seal of the Borough to be a true copy thereof, together with proof of publication thereof in the office of the Clerk of the County of Middlesex in accordance with the provisions of N.J.S.A. 40:67-21.

This Ordinance shall take effect upon final passage and publication in accordance with New Jersey law.