

**FRANKFORD TOWNSHIP  
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

**ORDINANCE 2023-010**

**VACATING A PORTION OF HILLSIDE AVENUE**

**WHEREAS**, the Township Committee in the Township of Frankford in the County of Sussex is of the opinion that the public interest will best be served by abandoning, vacating, releasing and extinguishing any and all public rights which said Township may have in and to a portion of Hillside Avenue, located as depicted on a Road Vacation Plan prepared by Allen J. Campbell of Robert L. Campbell Associates, dated November 1, 2021, a copy of which is annexed hereto.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Frankford, County of Sussex, State of New Jersey, as follows:

**I. Vacation of Hillside Avenue.**

1. The public rights and interests in and to a portion of Hillside Avenue, as more particularly described as follows is hereby released:

Described in the attached description of Hillside Avenue, on unimproved paper street to be vacated proposed by Daniel E. Kent, III of Delaware Valley Associates, Inc.

2. There is reserved and accepted from this vacation all rights and privileges then 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.48:5-1 *et seq.*) to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or any part thereof to be vacated.

3. This ordinance shall become effective after final passage and publication according to law and filing with the County of Sussex as may be applicable.

**II. Severability.** If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**III. Repealer.** All Ordinances or parts of Ordinances inconsistent with or in conflict with the Ordinance are hereby repealed to the extent of such inconsistency.

**IV. Effective Date.** This Ordinance shall take effect after final passage, adoption and publication according to law.

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COUNTY OF SUSSEX, STATE OF NEW JERSEY**

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**NOTICE OF INTRODUCTION**

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of the Township of Frankford held on July 11, 2023, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on August 8, 2023 at 7:00 p.m. or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 151 US Highway 206, Augusta, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

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Lori Nienstedt, MBA, RMC  
Administrator, Municipal Clerk

**FRANKFORD TOWNSHIP  
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

**ORDINANCE 2023-010**

**VACATING A PORTION OF HILLSIDE AVENUE**

**NOTICE OF ADOPTION**

Notice is hereby given that the foregoing Ordinance was adopted on second reading after a public hearing at a meeting of the Mayor and Committee of the Township of Frankford, County of Sussex, State of New Jersey, held on the 8<sup>TH</sup> day of August, 2023.

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Lori Nienstedt, MBA, RMC  
Administrator, Municipal Clerk

**DELAWARE VALLEY ASSOCIATES, INC.**  
**Professional Planners and Professional Land Surveyors**  
**20 Kent Road**  
**Newton, New Jersey 07860**

**N.J. Certificate of Authorization No. 24GA27995100**

973-948-7422  
Fax: 973-948-7472

**Description of Hillside Avenue, an unimproved paper street**  
**TO BE VACATED**  
**by**  
**TOWNSHIP OF FRANKFORD, SUSSEX COUNTY, NJ**

ALL that certain parcel of land and premises located in the Township of Frankford, County of Sussex and State of New Jersey.

BUTTED, BOUNDED AND DESCRIBED as follows:

BEGINNING at an iron pipe found at the point of intersection of the easterly right of way line of East Shore Lake Owassa Road, also known as Lake View Avenue on Registered Map No. 22, with the southerly right of way line of Hillside Avenue, said iron pipe is also at the beginning corner Tract 2 described in the deed of conveyance from Joseph Giardina, unmarried, et al, to Anthony R. Morella and Debra Morella his wife, recorded in the Sussex County Clerk's Office on March 11, 1994 in Book 1985 of Deeds at page 328 &c., said iron pipe is also at the most northerly corner of filed Map Lot 52 as shown on a map entitled "Map of 165 Plots, Pleasant Cottage Sites, located at Maple Point, Owassa Lake, Sussex County, Highlands, New Jersey", said map filed in the Sussex County Clerk's Office on August 25, 1905 as Registered Map No. 22; and runs thence from said point of beginning:

1. Along the easterly right of way line of said East Shore Lake Owassa Road and crossing said Hillside Avenue, North 52 degrees 45 minutes 00 seconds East 50.00 feet to a point at the intersection of the easterly right of way line of East Shore Lake Owassa Road with the northerly right of way line of Hillside Avenue, said point is also at the most westerly corner of Block 218, Lot 4 and Lot 53 as shown on Registered Map No. 22, said Block 218, Lot 4 was conveyed by Mildred R. LaCosta, individually, and as Executrix to John R. Chase and Barbara A. Chase, his wife, recorded in the Sussex County Clerk's Office on November 16, 1989 in Book 1693 of Deeds at page 249 &c.; thence
2. Leaving said East Shore Lake Owassa Road and along the northerly line of Hillside Avenue and the southerly line of said Lot 53 and Block 218, Lot 4, South 37 degrees 15 minutes 00 seconds East 150.00 feet to a point at the most southerly corner of said Lot 53 and Block 218, Lot 4, said point is also at the 2<sup>nd</sup> corner of Block 218, Lot 5 described in a deed from Jacqueline Colaneri and Daniel P. Higgins, her husband; to

Carlton Adam and Kathleen Adam, husband and wife, recorded in the Sussex County Clerk's Office on March 20, 2014 in Book 3331 of Deeds at page 900 &c.; thence

3. Still along the northerly line of Hillside Avenue, along the southerly lines of Lot 63 through Lot 67 shown on said Registered Map No. 22 and along the 1<sup>st</sup> course, in a reverse direction, of said Deed Book 3331, page 900, South 37 degrees 15 minutes 00 seconds East 337.12 feet to a point at the beginning corner of said deed, said point is also in the westerly line of said East Shore Lake Owassa Road (50 feet in width); said point is also the terminus of said Hillside Avenue; thence
4. Crossing said Hillside Avenue and along the westerly line of East Shore Lake Owassa Road, South 05 degrees 33 minutes 18 seconds West 17.56 feet to a point formed by the intersection of the westerly line of said East Shore Lake Owassa Road with the northerly line of an unimproved paper street shown on said Registered Map No. 22 as Spring Street, 50 feet wide, also known as Spring Walk on the Tax Map; thence
5. Still crossing said Hillside Avenue and along the line of Spring Walk, South 52 degrees 45 minutes 00 seconds West 38.07 feet to a point formed by the intersection of the northerly line of Spring Walk with the southerly line of said Hillside Avenue, said point is at the beginning corner of Block 214, Lot 2 described in a deed from Eric Stanavitch and Mary Beth Stanavitch, husband and wife, et al, to Bruce Matarese, unmarried, recorded in the Sussex County Clerk's Office on May 4, 2015 in Book 3360 of Deeds at page 187 &c.; thence
6. Leaving Spring Walk, along the southerly line of Hillside Avenue, along the northerly lines of Lots 74 through Lot 70 ( Registered Map), and along the 6<sup>th</sup> course, in a reverse direction, of said Deed Book 3360, page 187, North 37 degrees 15 minutes 00 seconds West 250.00 feet to an iron pipe found at the 6<sup>th</sup> corner of said deed, said iron pipe is also at the 2<sup>nd</sup> corner of Tract 2, Block 214, Lot 3, conveyed to Anthony R. Morella and wife in Deed Book 1985, page 328; thence
7. Still along the southerly line of Hillside Avenue and along the 1<sup>st</sup> course of said Tract 2, in a reverse direction, North 37 degrees 15 minutes 00 seconds West 250.00 feet to the point and place of beginning

CONTAINING 24,923 square feet or 0.571 acres of land, be the same more or less.

Subject to utility easements and other rights of way or easements.

Being an unimproved paper street known on the current Frankford Township Tax Map as Hillside Avenue. Being the same street known as Hillside Avenue on a map entitled "Map of 165 Plots, Pleasant Cottage Sites, located at Maple Point, Owassa Lake, Sussex County, Highlands, New Jersey", said map filed in the Sussex County Clerk's Office on August 25, 1905 as Registered Map. No. 22.

This description written November 27, 2021 by Delaware Valley Associates, Inc., Professional Planners and Professional Land Surveyors, 20 Kent Road, Newton, New Jersey 07860.

Daniel E. Kent, III  
Professional Land Surveyor New  
Jersey License No. 14818