

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

ORDINANCE NO. 2024-001

VACATING SNOOK STREET

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 Snook Street, located between Lower North Shore Road and the shoreline of Culver Lake as depicted on a portion of the survey plat prepared by Marc J. Cifone, of Lakeland Surveying, bearing most recent revision date June 1, 2023.

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 Snook Street.

1. The public rights and interests in and to that portion of Snook Street located between Lower North Shore Road and the shoreline of Culver Lake as shown on a Survey bearing most recent date June 1, 2023, prepared by Marc J. Cifone of Lakeland Surveying and designated on that Survey Map as "Snook Street Lake Access 33 foot row." A copy of the map is annexed hereto.

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 All Ordinances or parts of Ordinances inconsistent with or in conflict with the Ordinance are hereby repealed to the extent of such inconsistency.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

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

ORDINANCE 2024-001

NOTICE OF INTRODUCTION

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 Snook Street, located between Lower North Shore Road and the shoreline of Culver Lake as depicted on a portion of the survey plat prepared by Marc J. Cifone, of Lakeland Surveying, bearing most recent revision date June 1, 2023.

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 January 9, 2024, 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 February 13, 2024 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. A copy of the full Ordinance is available for review in the Municipal Clerk's office during regular business hours.

Lori Nienstedt, RMC
Registered Municipal Clerk

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

ORDINANCE 2024-001

VACATION OF SNOOK STREET

NOTICE OF ADOPTION

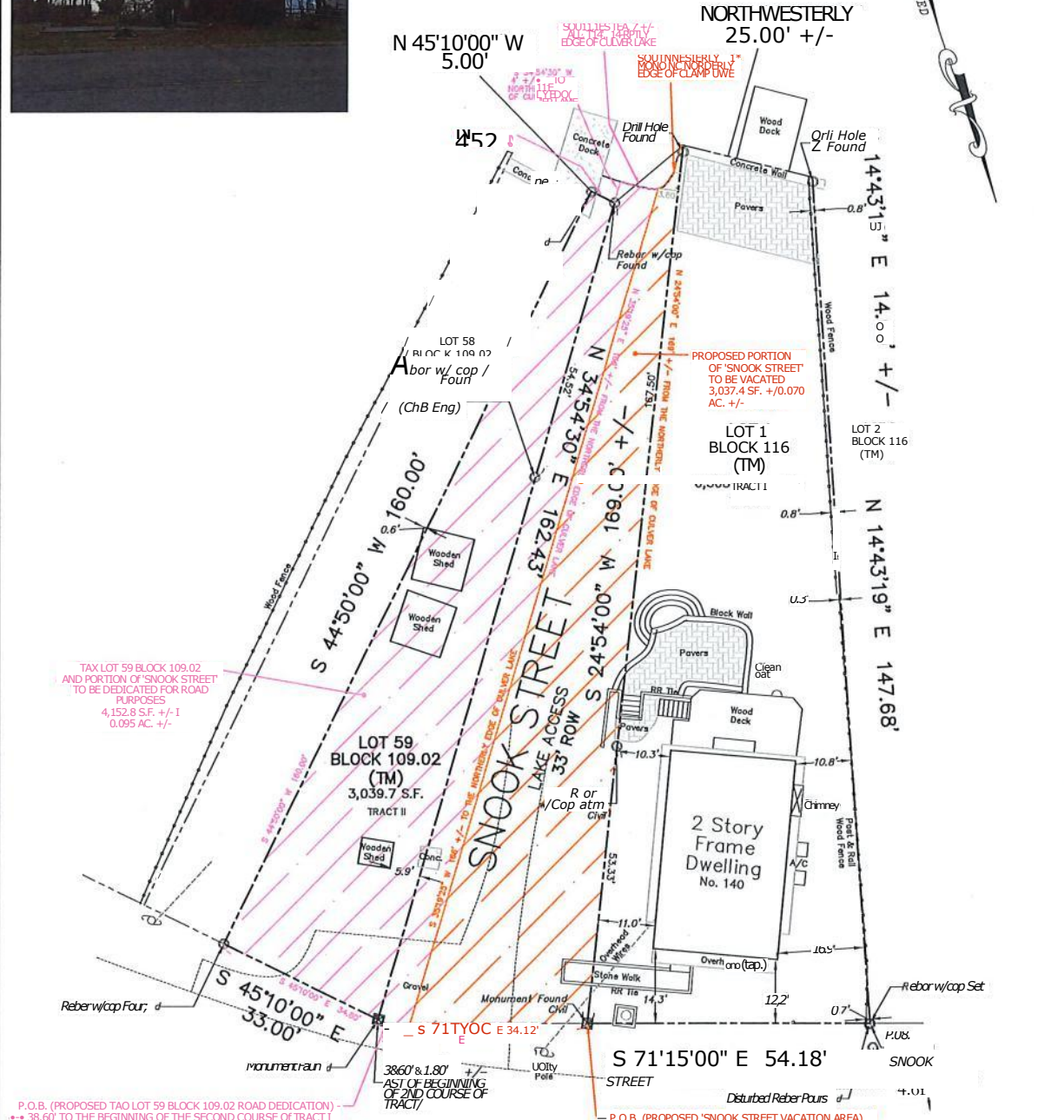
1. The public rights and interests in and to that portion of Snook Street located between Lower North Shore Road and the shoreline of Culver Lake as shown on a Survey bearing most recent date June 1, 2023, prepared by Marc J. Cifone of Lakeland Surveying and designated on that Survey Map as "Snook Street Lake Access 33-foot row."
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.

NOTICE IS HEREBY GIVEN that the full version of the foregoing Ordinance was adopted at a meeting of the Township Committee of the Township of Frankford, in the County of Sussex and State of New Jersey, held on February 13, 2024.

Lori Nienstedt, MBA, RMC
Municipal Clerk



CULVER LAKE



TAX LOT 59 BLOCK 109.02 AND PORTION OF 'SNOOK STREET' TO BE DEDICATED FOR ROAD PURPOSES
4,152.8 S.F. +/- I
0.095 AC. +/-

P.O.B. (PROPOSED TAO LOT 59 BLOCK 109.02 ROAD DEDICATION) 38.60' TO THE BEGINNING OF THE SECOND COURSE OF TRACT I

P.O.B. (PROPOSED 'SNOOK STREET' VACATION AREA)

LOWER NORTH SHORE ROAD

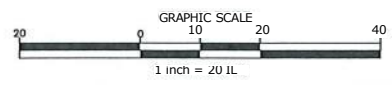
F/K/A CULVER AVENUE
50' ROW

This survey certified to:
Margaret Evans

This survey references:
Deed Book 32/2 Page 291
Survey of Property by All County Surveying, PC, dated 08/10/1999

Notes:
Field Survey Performed on 12/16/18
Subject to an accurate title search
Subject to documents of record

- [6] REVISION-GAB-06/01/2023: REVISD PER CLIENT REQUEST
- [5] REVISION-CAI-02/03/2023: REVISD PER ATTORNEY COMMENT
- [4] REVISION-CM-01/18/2023: REVISD PER ATTORNEY COMMENT
- [3] REVISION-CW-10/11/2022: PROPOSED ROAD DEDICATION/VACATION
- [2] REVISION-LUH-10/05/2022: UPDATED CERTS
- [1] REVISION-KEG-8/16/2022: PROPERTY CORNERS SET



I do hereby certify that I am a duly qualified and licensed Professional Land Surveyor in the State of New Jersey, and that I have personally and independently conducted the survey herein, and that the same is true and correct to the best of my knowledge and belief, and that I have not been convicted of any crime involving moral turpitude, and that I am not under any suspension or censure from the Board of Professional Land Surveyors of the State of New Jersey.

SURVEY OF PROPERTY
Tax Lot 1 - Block 116
Tax Lot 59 - Block 109.02
140 Lower North Shore Road & 25 Snook Street,
Township of Frankford
Sussex County, New Jersey

PROJECT NUMBER
184139

REFERENCE NUMBER
GTS-29812

Lakeland Surveying

117 Hibernia Avenue | Rockaway | NJ | Ph: (973) 625-5670 | Fax: (973) 625-4121
www.LakelandSurveying.com

Mar J. ... ifone Jeffrey O. Males
SURVEYOR PROFESSIONAL LAND SURVEYOR

More J. ... one N.J. P.L.S. U.C. No. 240504132900
Jeffrey O. Males N.J. P.L.S. LIG. No. 24050300700

Lakeland Surveying, Inc.

4 West Main Street
Rockaway, NJ 07866

Ph: 973-625-5670

Fx: 973-625-4121

Description of a Portion of Right-of-Way to be Vacated
Township of Frankford
County of Sussex, New Jersey
Portion of "Snook Street"

BEGINNING at a point on the intersection of the Southerly sideline of Lower North Shore Road (f.k.a. Culver Avenue; 50' ROW) with the Westerly sideline of Snook Street (take access; 33' ROW) marked by a monument ("Civil") found, and running; thence,

- 1) Along said sideline of Lower North Shore Road, South 71 degrees 15 minutes 00 seconds East, a distance of 34.12 feet to a point; thence,
- 2) Leaving said sideline of Lower North Shore Road, South 35 degrees 19 minutes 25 seconds West, a distance of 166 feet, more or less, to a point on the Northerly edge of Culver Lake; thence,
- 3) Southwesterly along the Northerly edge of Culver Lake, a distance of 10 feet, more or less, to a point on the present Westerly sideline of Snook Street; thence,
- 4) Along said sideline of Snook Street, North 24 degrees 54 minutes 00 seconds East, a distance of 169 feet, more or less, to the Point and Place of Beginning, passing over a drill hole found 167.50 feet and a rebar with cap ("Civil") found 53.33 feet from the end of this course.

Containing 3,037.4 S.F. (0.070 Acres), more or less

This description is drawn in accordance with a survey prepared by Lakeland Surveying, Inc, last revised 06/01/2023.



Marc J. Cifone, L. S.
N.J. License No 4GS04132900

Jeffrey S. Grunn, P.L.S.
NJ License No. 24GS04339900