

**AN ORDINANCE OF THE TOWNSHIP OF NORTH BRUNSWICK  
TO ACQUIRE BY NEGOTIATED AGREEMENT INTERESTS IN REAL PROPERTY  
IN THE FORM OF EASEMENTS ALONG COZZENS LANE ON THE OFFICIAL  
TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY,  
NEW JERSEY, FOR COZZENS LANE SIDEWALK IMPROVEMENT PROJECT**

**WHEREAS**, pursuant to the Local Land and Building Law, N.J.S.A. 40A:12-1, et seq. the Township has the power to acquire real property; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-5, the Township has the power to acquire any real property for a public purpose through a negotiated agreement process; and

**WHEREAS**, the Township desires to acquire temporary and permanent easements on certain lands for the purposes of the Cozzens Lane Sidewalk Improvement Project pursuant to negotiated agreements; and

**WHEREAS**, the Township has previously adopted Resolution 175-5.24 for the expenditure of public funds in support of the 2024 Road Improvement Program; and

**WHEREAS**, the Chief Financial Officer for the Township has determined that there are sufficient funds toward the acquisition of said property easements; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of North Brunswick, Middlesex County, State of New Jersey, that the voluntary acquisition by negotiated agreement of interests in real property in the form of temporary and permanent easements along Cozzens Lane for the purposes of a capital road and sidewalk improvement program are authorized as follows:

1. A permanent easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 10.06, for good and valuable consideration in the amount of \$3,500.00.
2. A temporary easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 10.06, for good and valuable consideration in the amount of \$1.00.
3. A permanent easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 10.04, for good and valuable consideration in the amount of \$2,250.00.

4. A temporary easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 10.04, for good and valuable consideration in the amount of \$1.00.
5. A permanent easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 11, for good and valuable consideration in the amount of \$2,300.00.
6. A temporary easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 11, for good and valuable consideration in the amount of \$1.00.

**BE IT FURTHER ORDAINED**, that The Township Attorney and Director of Community Development are hereby authorized to take all actions necessary to acquire the Property through negotiation, and the Mayor and Clerk are hereby authorized to sign and witness, respectively, any contract of sale or other documents necessary to acquire the Property.

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

**BE IT FURTHER ORDAINED**, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

### **TITLE**

This Ordinance shall be known and may be cited as the Ordinance Authorizing the Acquisition of Temporary and Permanent Property Easements Along Cozzens Lane

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Michael C. Hritz  
Director of Community Development

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Justine Progebin  
Business Administrator

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Ronald H. Gordon, Township Attorney  
(Approved as to legal form)

**RECORDED VOTE FIRST READING: MARCH 3, 2025**

<b>COUNCIL MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>NOTES</b>
CHEDID				
HUTCHINSON				
MEHTA				
DAVIS				
SOCIO				
GUADAGNINO				
MAYOR WOMACK				

**RECORDED VOTE SECOND READING: MARCH 24, 2025**

<b>COUNCIL MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>NOTES</b>
CHEDID				
HUTCHINSON				
MEHTA				
DAVIS				
SOCIO				
GUADAGNINO				
MAYOR WOMACK				

**CERTIFICATION**

I hereby certify that the above Ordinance was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on March 24, 2025.

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Lisa Russo, Township Clerk

**EFFECTIVE DATE**

This Ordinance shall take effect upon passage and publication in accordance with applicable law.

- APPROVED
- REJECTED

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Francis M. Womack III, Mayor  
Township of North Brunswick

Date Signed: \_\_\_\_\_, 2025

**ATTACHMENT A**

**ATTACHMENT B**

**ATTACHMENT C**

**ATTACHMENT D**

**ATTACHMENT E**

**ATTACHMENT F**