

BOROUGH OF RED BANK

COUNTY OF MONMOUTH

RESOLUTION NO. 16-232

RESOLUTION ADOPTING NEW TAX MAP FOR BLOCK 63, LOTS 4, 8, 9, 10 & 10.01

Councilman Whelan offered the following resolution and moved its adoption:

WHEREAS, on or about February 5, 2002, a Deed of Consolidation by and between 116-118 Chestnut Street was recorded with the Monmouth County Clerk at Deed Book 8081, Page 4873 which purported to consolidate Block 63, Lots 8, 10 and 10.01 into one tax lot; and

WHEREAS, Lot 9 was and is located between Lots 8 and 10 and was not in common ownership with Lots 8 and 10 at the time the Deed of Consolidation was recorded; and

WHEREAS, due to the fact that the consolidation of non-contiguous lots is impossible, the Deed of Consolidation was defective; and

WHEREAS, the owners of Block 63, Lots 4, 8, 9, 10 & 10.01 have requested the adoption of this Resolution to confirm that the Tax Assessor has previously amended the tax maps to restore the lot designations that existed prior to the recording of the defective Deed of Consolidation; and

WHEREAS, Block 63, Lots 4 and 9 are owned by Riverdale Management Associates ("Riverdale"); and

WHEREAS, on or about May 12, 2016, a Confirmatory Deed by and between Riverdale was recorded with the Monmouth County Clerk at Deed Book 9165, Page 9187 confirming Riverdale's ownership of Lots 4 and 9 in Block 63 in the Borough of Red Bank, County of Monmouth and State of New Jersey; and

WHEREAS, Block 63, Lots 8, 10 & 10.01 are owned by 120 Centennial Avenue Properties, L.P. ("Centennial"); and

WHEREAS, on or about May 12, 2016, a Confirmatory Deed by and between Centennial was recorded with the Monmouth County Clerk at Deed Book 9165, Page 9158 confirming Centennial's ownership of Lots 8, 10, and 10.01 in Block 63 in the Borough of Red Bank, County of Monmouth and State of New Jersey; and

WHEREAS, Riverdale and Centennial have requested that the Borough of Red Bank ("Borough") void all prior tax maps and adopt a new tax map for Block 63, Lots 4, 8, 9, 10 & 10.01 that is consistent with the aforementioned Confirmatory Deeds and the historical configuration of the properties; and

WHEREAS, the Borough has procured from Maser Consulting P.A. a revised tax map for Block 63, Lots 4, 8, 9, 10 & 10.01 dated 7/08/16, a copy of which is attached hereto as Exhibit A ("New Tax Map"); and

WHEREAS, the New Tax Map has been reviewed and approved by the Borough's Tax Assessor and legal counsel.

NOW, THEREFORE, BE IT RESOLVED by the Borough as follows:

1. That the New Tax Map is approved and adopted;
2. That any and all prior tax maps for Block 63, Lots 4, 8, 9, 10 & 10.01 are void;
3. That it is hereby confirmed that the Tax Assessor has taken any and all actions necessary to implement the New Tax Map and thus to void all prior tax maps for Block 63, Lots 4, 8, 9, 10 & 10.01 and clarify the public record as to same; and

4. This resolution shall take effect immediately.

Seconded by Councilman Zipprich and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	(x)	()	()	()
Councilman Zipprich	(x)	()	()	()
Councilwoman Horgan	(x)	()	()	()
Councilwoman Schwabenbauer	(x)	()	()	()
Councilman Taylor	(x)	()	()	()
Councilman Whelan	(x)	()	()	()

Dated: August 24, 2016

Exhibit A

Revised Tax Map for Block 63, Lots 4, 8, 9, 10 & 10.01
from Maser Consulting, P.A. dated 7/08/16