

**AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE VACATION OF PORTIONS OF WESTON AVENUE, MADISON STREET, JACKSON
AVENUE AND MANCHESTER AVENUE**

WHEREAS, there exist rights-of-way on Weston Avenue, Madison Street, Jackson Avenue and Manchester Avenue within the Township of Manchester, County of Ocean, State of New Jersey, as detailed in the R.O.W. Vacation Exhibit, attached hereto as Schedule A; and

WHEREAS, the Township wishes to vacate this rights-of-ways; and

WHEREAS, the Township Engineer has prepared the metes and bounds descriptions to vacate these portions of roadways, attached hereto as Schedule B; and

WHEREAS, *N.J.S.A.* 40A:12-13(b)(4) authorizes the Township of Manchester Township Council to extinguish and vacate said portions of the street provided that said action is authorized by Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

SECTION 1. There is hereby vacated all of the right, title, and interest of the public for all public usages and purposes in and to those portions pursuant to the R.O.W. Vacation Exhibit, as is set forth on Schedules A and B, attached hereto and made a part hereof. However, the Township does hereby expressly reserve and except from the vacation all rights and privileges now 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. 48:5A-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 park, or any part thereof, being vacated by the provisions of this ordinance.

SECTION 2. At least one (1) week prior to the time fixed for further consideration for final passage of this ordinance, a copy hereof, together with a notice stating the introduction of the ordinance on first reading and the time and place when and where the ordinance will be considered for final passage, shall be mailed to every person whose lands may be affected by the adoption of the ordinance.

SECTION 3. This ordinance shall be published at least once in an official newspaper of the Township of Manchester at least ten (10) days prior to the time fixed for consideration of the final passage of the ordinance.

SECTION 4. The Township Clerk, if this ordinance is adopted on final reading, shall submit a certified copy of this ordinance, together with proof of publication, to the Ocean County Clerk's Office for recording in the Book of Vacations.

SECTION 5. This ordinance shall take effect after the second reading and publication as required by law.

SECTION 6. A copy of this Ordinance, in addition to the Schedules referenced herein, shall be kept on file and made available for public inspection in the Township Clerk's Office during normal business hours.

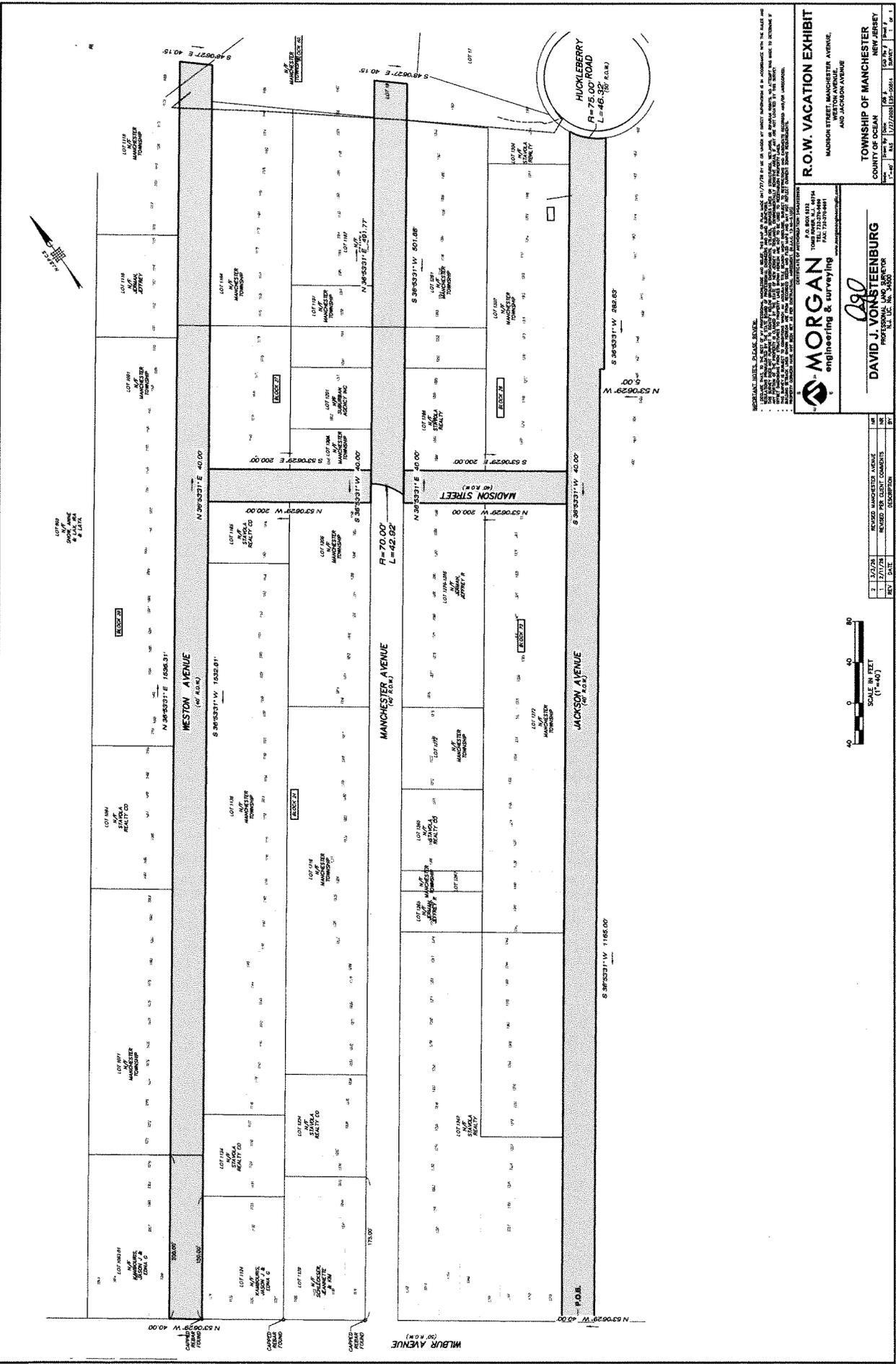
NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Manchester, in the County of Ocean, State of New Jersey, held on March 9, 2026 and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 23rd day of March, 2026 at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 1 Colonial Drive, Manchester, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

TERI GIERCYK, RMC/CMC

Municipal Clerk

SCHEDULE A



INCREASING LINES, GRADE, ELEVATION, AND BEARING, AND THE LOCATION OF ANY CORNER OR POINT OF INTEREST, SHALL BE AS SHOWN ON THIS PLAT. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

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R.O.W. VACATION EXHIBIT
 MADISON STREET, MANCHESTER AVENUE,
 WESTON AVENUE,
 AND JACKSON AVENUE

TOWNSHIP OF MANCHESTER
 COUNTY OF LANCASHIRE
 STATE OF NEW JERSEY

REV.	DATE	DESCRIPTION
1	12/17/24	REVISED PER CLIENT COMMENTS
2	12/17/24	REVISED PER CLIENT COMMENTS

SCHEDULE B

**METES AND BOUNDS DESCRIPTION
WESTON AVENUE TO BE VACATED
TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY**

All that certain lot, parcel or tract of land situated and lying in the Township of Manchester, County of Ocean, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point, said point being the intersection of the northeasterly R.O.W. line of Wilbur Avenue (55' R.O.W.), with the northwesterly R.O.W. line of Weston Avenue (40' R.O.W.), and running; thence

- 1) Along said northwesterly R.O.W. line of Weston Avenue, N36°53'31"E, a distance of 1,536.31 feet to a point; thence
- 2) S48°06'27"E, a distance of 40.15 feet to a point on the southeasterly R.O.W. line of Weston Avenue; thence
- 3) Along same, S36°53'31"W, a distance of 1,532.81 feet to a point on said northeasterly R.O.W. line of Wilbur Avenue; thence
- 4) Along same, N53°06'29"W, a distance of 40.00 feet to a point, said point being the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Particularly shown on a R.O.W. Vacation exhibit prepared by Morgan Engineering, LLC, dated January 27, 2026, last revised March 3, 2026, marked project #E25-00514.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

3/3/2026
DATE

(Project No. E25-00514) SI

**METES AND BOUNDS DESCRIPTION
PORTION OF MADISON STREET TO BE VACATED
TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY**

All that certain lot, parcel or tract of land situated and lying in the Township of Manchester, County of Ocean, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point, said point being the intersection of the southwesterly R.O.W. line of Madison Street (40' R.O.W.), with the southeasterly R.O.W. line of Weston Avenue (40' R.O.W.), said point being a distance of 1,000 feet from its intersection with the northeasterly R.O.W. line of Wilbur Avenue (50' R.O.W.), and running; thence

- 1) Along said southeasterly R.O.W. line of Weston Avenue, N36°53'31"E, a distance of 40.00 feet to a point therein; thence
- 2) Along the northeasterly R.O.W. line of Madison Street, S53°06'29"E, a distance of 200.00 feet to a point; thence
- 3) Along the northwesterly R.O.W. line of Manchester Avenue (40' R.O.W.), S36°53'31"W, a distance of 40.00 feet to a point; thence
- 4) Along the southwesterly R.O.W. line of Madison Street, N53°06'29"W, a distance of 200.00 feet to a point, said point being the Point and Place of Beginning.

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TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY**

All that certain lot, parcel or tract of land situated and lying in the Township of Manchester, County of Ocean, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point, said point being the intersection of the southwesterly R.O.W. line of Madison Street (40' R.O.W.), with the southeasterly R.O.W. line of Manchester Avenue (40' R.O.W.), said point being a distance of 1,000 feet from its intersection with the northeasterly R.O.W. line of Wilbur Avenue (50' R.O.W.), and running; thence

- 1) Along said southeasterly R.O.W. line of Manchester Avenue, N36°53'31"E, a distance of 40.00 feet to a point therein; thence
- 2) Along the northeasterly R.O.W. line of Madison Street, S53°06'29"E, a distance of 200.00 feet to a point; thence
- 3) Along the northwesterly R.O.W. line of Jackson Avenue (40' R.O.W.), S36°53'31"W, a distance of 40.00 feet to a point; thence
- 4) Along the southwesterly R.O.W. line of Madison Street, N53°06'29"W, a distance of 200.00 feet to a point, said point being the Point and Place of Beginning.

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**METES AND BOUNDS DESCRIPTION
JACKSON AVENUE TO BE VACATED
TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY**

All that certain lot, parcel or tract of land situated and lying in the Township of Manchester, County of Ocean, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point, said point being the intersection of the northwesterly R.O.W. line of Jackson Avenue (40' R.O.W.), with the northeasterly R.O.W. line of Wilbur Avenue (55' R.O.W.), and running; thence

- 1) Along said northwesterly R.O.W. line of Jackson Avenue, N36°53'31"E, a distance of 1,454.92 feet to a point on a curve therein; thence
- 2) Along a curve to the right, having a radius of 75.00 feet and an arc length of 46.32 feet to a point in the southeasterly R.O.W. line of Jackson Avenue; thence
- 3) Along same, S36°53'31"W, a distance of 282.63 feet to a point; thence
- 4) Along same, N53°06'29"W, a distance of 5.00 feet to a point; thence
- 5) Along same, S36°53'31"W, a distance of 1,165.00 feet to a point; thence
- 6) Along said northeasterly R.O.W. line of Wilbur Avenue, N53°06'29"W, a distance of 40.00 feet to a point, said point being the Point and Place of Beginning.

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PORTION OF MANCHESTER AVENUE TO BE VACATED
TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY**

All that certain lot, parcel or tract of land situated and lying in the Township of Manchester, County of Ocean, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point on the northwesterly R.O.W. line of Manchester Avenue (40' R.O.W.) said point being N36°53'31"E, a distance of 23.54 feet to the intersection of said northwesterly R.O.W. line of Manchester Avenue, with the northeasterly R.O.W. line of Madison Street (40' R.O.W.), and running; thence

- 1) Along said northwesterly R.O.W. line of Manchester Avenue, N36°53'31"E, a distance of 491.77 feet to a point therein; thence
- 2) S48°06'27"E, a distance of 40.15 feet to a point; thence
- 3) Along the southeasterly R.O.W. line of Manchester Avenue, S36°53'31"W, a distance of 501.88 feet to a point of curvature; thence
- 4) Along a curve bearing to the left having a radius of 70.00 feet, an arc length of 42.92 feet to a point, said point being the Point and Place of Beginning.

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