

RESOLUTION 2023-145

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE DEED OF VACATION OF DECLARATION OF COVENANTS AND RESTRICTIONS ON BLOCK 48, LOT 6, COMMONLY KNOWN AS 297 ROUTE 34

WHEREAS, Robert Vaccaro, aka Gindanna Corp. received Preliminary and Final Major Site Plan approval to construct an 11,538 square foot shopping center and 6,000 square foot office building on Block 48, Lot 6, commonly known as 297 Route 34, as part of Planning Board applications PB625B and PB640A; and

WHEREAS, in accordance with said approvals a Declaration of Covenants and Restrictions was dedicated to Colts Neck Township and recorded on June 12, 2008, in the Monmouth County Clerk’s Office in Deed Book OR-8726 on Page 8081 which mandated the shopping center contain 6 or more tenants and prohibited basement construction; and

WHEREAS, the shopping center and office building have not been constructed and the Grantor has abandoned the project; and

WHEREAS, the Grantor of the Declaration of Covenants and Restrictions has received a subsequent approval from the Colts Neck Zoning Board to construct a self-service car wash with three full-service detail bays (ZB1093); and

WHEREAS, the Declaration of Covenants and Restrictions recorded in the Monmouth County Clerk’s Office Deed Book Deed Book OR-8726 on Page 8081 is no longer needed to fulfill a public purpose and can be released by the Township of Colts Neck.

NOW, THEREFORE, BE IT RESOLVED by the Colts Neck Township Committee, in the County of Monmouth, and the State of New Jersey that it hereby approves and authorizes the Mayor to sign the Deed of Vacation of Declaration of Covenants and Restriction for Block 48, Lot 6.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 27th day of September 2023



Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Fitzpatrick		X			
Deputy Mayor Rizzuto	M	X			
Torchia Buss		X			
Viola	S	X			
Bartolomeo		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					