

INTERVALE ROAD

CHAPTERS 28 & 29, LAWS OF 1924.

pheasants killed or had in possession on game preserves, the owners or lessees of which are duly licensed by the Board of Fish and Game Commissioners.

2. This act shall take effect immediately.

Approved March 3, 1924.

CHAPTER 29.

An Act to incorporate the borough of Mountain Lakes, county of Morris.

BE IT ENACTED by the Senate and General Assembly of the State of New Jersey:

Corporate
name.

1. The inhabitants of that portion of the townships of Boonton and Hanover in the county of Morris contained within the limits hereinafter set forth, are hereby constituted and declared to a body politic and corporate in fact and in law by the name of "Borough of Mountain Lakes," and shall be governed by the general laws of this State relating to boroughs.

2. The territorial limits of said borough shall be as follows:

Boundaries
of borough
of Mountain
Lakes.

All that portion of the township of Hanover and all that portion of the township of Boonton in the county of Morris within the following described lines, to wit:

Beginning at Spark's Corner in the township of Hanover where the center of the State highway known as Route 12 is intersected by the easterly side line of what was formerly called the Ball road, now known as Intervale road, said Spark's Corner being the corner about 4,000 feet westerly from Cobb's Corner on said highway and running thence northeasterly along the easterly side of said Intervale road seven thousand and seventy-five feet, more or less, to an iron rail monument in the southeasterly right-of-way line of the Delaware, Lackawanna and Western Railroad; thence along the southerly right-of-way line of said railroad northeasterly two thousand five hundred feet, more or less, to the line

of division between the township of Hanover and the township of Boonton; thence along said division line southeasterly two hundred feet, more or less, to the westerly side line of Fanny road, sometimes known as the road leading to Old Boonton, being the line of division between the township of Boonton and the town of Boonton; thence along the said last-mentioned division line along the westerly side of Fanny road northwesterly three hundred and sixty-one feet, more or less, to the southerly line of lands now or late belonging to Ida Hanna (formerly Adam Taylor); thence along said division line being along the southerly line of said lands, westerly to the southerly corner thereof; thence northerly along said division line to the westerly corner of said lands in the southerly line of the road leading formerly to Henry Ball's, now known as "Morris Avenue, East;" thence northeasterly along the said division line, being the southerly side of said "Morris Avenue, East," to the westerly side of Fanny road; thence still along the division line between the township of Boonton and the town of Boonton, following the westerly side of Fanny road northerly three thousand three hundred and thirty-four feet, more or less, to the southeasterly side of the Old Powerville road; thence southwestwardly along the southeasterly side of said Old Powerville road one thousand two hundred and eighty-five feet, more or less, to a point in line with the southerly side of Rock lane; thence along the southerly side of Rock lane, being the northeasterly line of lands formerly of A. B. Cobb north seventy-two degrees west eight hundred and forty-five feet, more or less; thence along the southerly side of Rock lane following said Cobb line north fifty-six degrees ten minutes west (passing six feet to the north of a huge boulder on the top of the hill) one thousand six hundred and ten feet, more or less, to the northerly corner of said Cobb lands in the southeasterly line of lands known as the "Massaker Town Lots;" thence along the northeasterly line of the Massaker town lot formerly belonging to Belle McCaffery, now or late belonging to Clarence A. DeCamp, north thirty-two degrees forty minutes west three hundred and fifty-two feet, more or less, to the northeasterly

corner of said lot in the southeasterly line of the "Rattlesnake Meadow Tract;" thence continuing said line north thirty-two degrees forty minutes west fifteen hundred feet, more or less, to the line dividing the township of Boonton from the township of Denville, thence southwesterly along said line and along the line dividing the township of Hanover from the township of Denville ten thousand six hundred feet, more or less, to the intersection therewith of the southerly right-of-way line of the Delaware, Lackawanna and Western Railroad; thence southeasterly along the southerly right-of-way line of said railroad, five thousand feet, more or less, to its intersection with the center line of the State highway, Route 12; thence along the center line of the State highway southeasterly four thousand nine hundred and fifty feet, more or less, to the point or place of beginning.

Referendum.

3. This act shall take effect immediately; *provided*, it shall not operate to effect the incorporation of the inhabitants of the above-described territory as a separate borough of this State until it shall have been accepted by a vote of the majority of legal voters in that part of the township of Boonton, and that part of the township of Hanover, in the county of Morris included in the above-described territory, at a special election to be held within the above-described territory, within sixty days from the approval of this act, and between the hours of six o'clock A. M. and seven o'clock P. M. of the day fixed for such election, at places within said territory to be fixed by the clerks of the said townships of Boonton and Hanover, as hereinafter directed: *provided*, that there shall be one voting place in each of those parts of the said townships included in said described territory.

Proviso.**Notice of election.****Publication.**

The clerks of the townships of Boonton and Hanover in the county of Morris, shall cause public notice of the time and place or places of the holding of such election, to be given by advertisement signed by them jointly set up and posted in at least five public places within the above-described territory, three of said places to be within the township of Hanover and two of said places to be within the township of Boonton at least fifteen days prior to such election and published in at least one

newspaper circulating within said territory at least twice within the two weeks preceding such election; and the said clerks shall provide for the electors voting at such election, ballots, to be printed or written, or partially written and partially printed, upon which ballots shall be printed the proposition to be submitted to the voters, with instruction in the following form:

Ballots.

"If you favor the proposition printed below make an X mark in the square to the left of and opposite the word "Yes"; if you are opposed thereto make an X mark in the square to the left of and opposite the word "No."

Marking ballot.

	Yes.	Shall an act entitled "An act to incorporate the borough of Mountain Lakes, in the county of Morris," be adopted?
	No.	

If the voter makes an X mark in black ink or black pencil in the square to the left of and opposite the word "Yes," it shall be counted as a vote in favor of such proposition.

"Yes."

If the voter makes an X mark in black ink or black pencil in the square to the left of and opposite the word "No," it shall be counted as a vote against such proposition; and in case no mark shall be made in the square to the left of and opposite the word "Yes" or "No," it shall not be counted as a vote for or against such proposition.

"No."

Said ballots shall be delivered by said clerks at least one week prior to the date set for the special election, to a clerk of the boards of registry and election of the sixth election district of the township of Hanover, in the county of Morris, and of the election district of the township of Beonton, in the county of Morris.

Ballots furnished.

If said township clerks or either of them shall fail within thirty days after the approval of this act to fix the time for said special election, or shall fail within said time to give due notice of same as required herein, or shall fail to provide and deliver ballots as required

Failure of township clerks to act.

herein, then any three resident taxpayers residing in that part of the above-described territory where such delinquency occurs, may fix the time and place, give or cause to be given said notice of election, and/or provide the ballots in place and stead of such delinquent clerk.

Registry of voters.

4. The register of voters of each of those portions of the townships of Boonton and of Hanover within the said described territory to be used in the conduct of such election shall be prepared and made up respectively by the board of registry and election of the township of Boonton and the board of registry and election of the sixth election district of the township of Hanover which conducted the general election next preceding the holding of such special election, and for that purpose the said boards shall meet respectively at such places within their respective districts and within the above-described territory and at such time as shall be designated by the clerks of the townships of Boonton and of Hanover respectively, giving due notice of the time and place of such meetings and at said meetings shall canvass and register the legal voters of their respective districts within the said described territory and enter and advertise the same in the manner provided by an act to regulate elections (Revision, 1920), approved May fifth, one thousand nine hundred and twenty, amended by chapter 196 of the Laws of 1921.

Copies of registration.

Immediately after the completion of said registration one copy of the said registry shall be mailed to the chairman of the county board of elections of Morris county, to be filed by said board, and one copy shall be retained by said township board of elections for use at such special election.

Return of result of election.

5. Officers of each of said boards of registry and election holding such special election within two days after such election shall make three returns of the result of such election in their respective districts by statements in writing and in their hands, one to the township committee of the township of Boonton in the county of Morris, one to the township committee of the township of Hanover, in the county of Morris, and one to the clerk of the county of Morris; the re-

turns to the respective township committee shall be entered at length upon the minutes of each of the township committees, and the returns to the clerk of the county of Morris shall be filed by him in the office of the county clerk in the county of Morris and said county clerk shall canvass said returns and shall send a certified copy of the said return together with his certification of the result of said election to the Secretary of State; and upon the adoption of this act by majority vote of said electors as aforesaid and not otherwise this act shall be in all respects operative.

Copies furnished and filed.

6. This act shall become effective immediately.

Approved March 3, 1924.

CHAPTER 30.

An Act to amend an act entitled "An act for the incorporation of cities, and providing for their officers, government and powers," approved March twenty-fourth, one thousand eight hundred and ninety-nine.

BE IT ENACTED by the Senate and General Assembly of the State of New Jersey:

1. Section twenty-seven of the act to which this act is an amendment shall be and the same is hereby amended to read as follows:

Section 27 amended.

27. The councilmen from the several wards shall constitute the city council; they shall be elected for two years except as hereinbefore provided; they shall meet annually for organization on the first day of January unless that day shall fall on Sunday in which case they shall meet on the day preceding; they shall, by a majority vote of all the members of their body, elect one of their own number chairman, whose duty it shall be to preside over all meetings of the city council and a vice-chairman who shall preside in the absence of the chairman; a majority of the whole number of councilmen

City Council.

Organization.

Chairman.

Quorum.

SHERWOOD DRIVE

DEED

Prepared by: (Print signer's name below signature)
Harriet W. Rothfeld
HARRIET W. ROTHFELD, ESQ.

This Deed is made on January 16, 1986.

BETWEEN

PINE EDGE ESTATES, INC.

04623

a corporation of the state of New Jersey
having its principal office at 855 Valley Road, Clifton, New Jersey 07013
referred to as the Grantor.

AND

BOROUGH OF MOUNTAIN LAKES, a municipal corporation of the
State of New Jersey

whose post office address is 400 Boulevard, Mountain Lakes, New Jersey 07046
referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property
described below to the Grantee. This transfer is made for the sum of NONE

The Grantor acknowledges receipt of this money.

Tax Map Reference (NJSA 46:18-2.1) Municipality of Mountain Lakes
Block No. 118 Lot No. 3 Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in
the Borough of Mountain Lakes
County of Morris and State of New Jersey. The legal description is:

The premises, commonly known as Sherwood Drive, Mountain Lakes, New Jersey, more
particularly described on Exhibit A attached hereto and made a part hereof. This
conveyance is for road purposes.

The within Deed being pursuant to and subject to the Pine Edge Estates Declaration
of Covenants and Restrictions filed with the Morris County Clerk's Office on
November 12, 1985 at Book 2825, Page 948 et seq.

COUNTY OF MORRIS
CONSIDERATION *None*
REALTY TRANSFER FEE *Exempt*
DATE *JAN 16 1986* J.I.S.

Not Certified Copy

This is Not a

EXHIBIT "A"

DESCRIPTION OF SHERWOOD DRIVE
MOUNTAIN LAKES, MORRIS COUNTY, NEW JERSEY

The following is the metes and bounds description of Sherwood Drive, a 50' wide road, as it appears on a map entitled "Final Subdivision Plat, Pine Edge" Block 118, Lot 3, Borough of Mountain Lakes, Morris County, New Jersey, prepared by Canger, Schoor & Cassera, Inc., Consulting Engineers, Planners and Surveyors, May, 1984.

Beginning at a point lying in the westerly right of way of Intervale Road, a distance of 71.50' measured northerly along the same on a course of N 19°27'10" E. from a point where the westerly right of way line of Intervale Road is intersected by the division line between tax lot 2B in block 118 (lying to the south) and tax lot 9 in block 118C (lying to the north) and running from the beginning point of the hereindescribed tract, thence:

1. Westerly On a curve having a radius of 15.00' and bearing to the left for a distance along an arc of 29.53' to a point of compound curvature; thence,
2. Southwesterly On a curve having a radius of 70.00' and bearing to the left for a distance along an arc of 19.29' to a point of tangency; thence,
3. S 70°51'40" W 95.80' to a point of curvature; thence,
4. Westerly On a curve having a radius of 140.00' and bearing to the right for a distance along an arc of 57.26' to a point of tangency; thence,

December 19, 1985

5. N 85°42'21"W 268.47' to a point of curvature; thence,
6. Northwesterly On a curve having a radius of 175.00' and bearing to the right for a distance along an arc of 131.18' to a point of tangency; thence,
7. N 42°45'30"W 321.93 to a point of curvature; thence,
8. Northwesterly On a curve having a radius of 125.00' and bearing to the left for a distance along an arc of 92.17' to a point of tangency; thence,
9. N 85°00'16"W 111.98' to a point lying in the westerly outside of line of the whole tract of which the hereindescribed is a part; thence,
10. N 4°36'50"E Along the westerly outside line of the whole tract, 50.00' to a point, thence,
11. S 85° 00'16"E Parallel with and distant 50' measured northerly at right angles from the 9th course hereindescribed, 412.30' to a point of curvature; thence,
12. Southeasterly On a curve having a radius of 175.00' and bearing to the right for a distance along an arc of 129.03 to a point of tangency; thence,
13. S 42°45'30"E Parallel with and distant 50.00' measured northeasterly at right angles from the 7th course hereindescribed, 321.93 to a point of curvature; thence,
14. Southeasterly On a curve having a radius of 125.00' and bearing to the left for a distance along an arc of 93.70' to a point of tangency; thence,
15. S 85°42'21"E Parallel with and distant 50.00' measured northerly at right angles from the 5th course hereindescribed, 268.47' to a point of curvature; thence,

December 19, 1985

16. Northeasterly

On a curve having a radius of 90.00' and bearing to the left for a distance along an arc of 36.81' to a point of tangency; thence,

17. N 70°51'40"E

Parallel with and distant 50.00' measured northerly at right angles from the 3rd course hereindescribed, 95.80' to a point of curvature; thence,

18. Easterly

On a curve having a radius of 120.00' and bearing to the right for a distance along an arc of 63.84' to a point of reverse curve; thence,

19. Northeasterly

On a curve having a radius of 15.00' and bearing to the left for a distance along an arc of 19.92' to a point lying in the westerly right of way line of Intervale Road; thence,

20. Southwesterly

Along the westerly right of way line of Intervale Road, on a curve having a radius of 430.00' and bearing to the left for a distance along an arc of 43.44' to a point of tangency; thence,

21. S 19°27'10"W

Set in along the westerly right of way line of Intervale Road, 38.04' to the point and place of beginning.

This is not a contract

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by: Donald A. Housman Secretary
PINE EDGE ESTATES, INC.
By: Joseph J. Bukiet President



STATE OF NEW JERSEY, COUNTY OF UNION
I, DONALD A. HOUSMAN, Notary Public, do hereby CERTIFY that on January 16, 1986

- DONALD A. HOUSMAN
 (a) this person is the secretary of Pine Edge Estates, Inc.
 (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the president of the corporation;
 (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
 (d) this person knows the proper seal of the corporation which was affixed to this Deed;
 (e) this person signed this proof to attest to the truth of these facts; and
 (f) the full and actual consideration paid or to be paid for the transfer of title is \$ None
 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on January 16, 1986
Harriet W. Rothfeld
HARRIET W. ROTHFELD, ESQ.
An Attorney at Law of New Jersey
Donald A. Housman
DONALD A. HOUSMAN
(Print name of attesting witness before signature)

RECEIVED

JAN 16 2 38 PM '86

[Signature]
HARRIS COUNTY CLERK

This is not

DEED

Dated: January 16, 1986

PINE EDGE ESTATES, INC., a New Jersey Corporation

Record and return to:

TO Grantor.

BOROUGH OF MOUNTAIN LAKES, a municipal corporation

Epstein Epstein Brown Beseck
505 MORRIS AVE
SPRINGFIELD, NJ 07081

HTK

certified copy

DEED

Prepared by: (Print signer's name below signature)
Harriet W. Rothfeld
HARRIET W. ROTHFELD, ESQ.

This Deed is made on January 16, 1986

04635

BETWEEN

PINE EDGE ESTATES, INC.

a corporation of the state of New Jersey
having its principal office at 855 Valley Road, Clifton, New Jersey 07013
referred to as the Grantor.

AND

BOROUGH OF MOUNTAIN LAKES, a municipal corporation of the
State of New Jersey

whose post office address is 400 Boulevard, Mountain Lakes, New Jersey 07046
referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property
described below to the Grantee. This transfer is made for the sum of NONE

The Grantor acknowledges receipt of this money.

Tax Map Reference (N.J.S.A. 46:15-2.1) Municipality of Mountain Lakes
Block No. 118C Lot No. 9 Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in
the Borough of Mountain Lakes
County of Morris and State of New Jersey. The legal description is:

An easement for drainage more particularly described on Exhibit A attached hereto
and made a part hereof.

Said easement being pursuant to and subject to the Pine Edge Estates Declaration
of Covenants and Restrictions filed with the Morris County Clerk's Office on
November 12, 1985 at Book 2825, Page 749 et seq., and the easement rights hereby
conveyed shall be construed so as to give effect to the purposes stated in Article
X of said Declaration of Covenants and Restrictions.

COUNTY OF MORRIS
CONSIDERATION
REALTY TRANSFER TAX
DATE JAN 16 1986

This is not a

EXHIBIT "A"

DESCRIPTION OF DRAINAGE EASEMENT
LOT 9, BLOCK 118C
MOUNTAIN LAKES, MORRIS COUNTY, NEW JERSEY

The following is the metes and bounds description of a 12,003 S.F. drainage easement situated at the southwest corner of Intervale Road and Sherwood Drive in Lot 9, Block 118C as it appears on a map entitled "Final Subdivision Plat, Pine Edge", Block 118, Lot 3, Borough of Mountain Lakes, Morris County, New Jersey, prepared by Canger, Schoor & Casella, Inc., Consulting Engineers, Planners, Land Surveyors, May, 1984.

Beginning at a point lying in the westerly right of way line of Intervale Road where the same is intersected by the division line between tax lot 2B in Block 118 (lying to the south) and tax lot 9 in Block 118C (lying to the north) and running from the beginning point of the hereindescribed tract, thence,

1. N 85°42'21"W

Along the aforesaid division line, 22.28' to a point; thence,

2. N 04°17'39"E

At right angles to the first course hereindescribed, 33.00' to a point lying in the southerly right of way line of Sherwood Drive (50' in width); thence,

3. S 85°42'21"E

Along the southerly right of way line of Sherwood Drive, 61.00' to a point of curvature; thence,

4. Northeasterly

Still along the southerly right of way line of Sherwood Drive, on a curve having a radius of 140.00' and bearing to the left for a distance along an arc of 57.26' to a point of tangency; thence,

December 20, 1985

5. N 70°51'40"E Still along the southerly right of way line of Sherwood Drive, 95.80' to a point of curvature; thence,
6. Easterly Still along the southerly right of way line of Sherwood Drive, on a curve having a radius of 70.00' and bearing to the right for a distance along an arc of 19.29' to a point of compound curvature; thence,
7. Southeasterly Still along the southerly right of way line of Sherwood Drive, on a curve having a radius of 15.00' and bearing to the right for a distance along an arc of 29.53' to a point of tangency lying in the westerly right of way line of Intervale Road; thence,
8. S 19°27'10"W Along the westerly right of way line of Intervale Road, 71.50' to the point and place of beginning.

Containing 12,003 square feet.

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Jacqueline J. Sill, Jr.
MORRIS COUNTY CLERK

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DEED

Dated: January 16, 1986

PINE EDGE ESTATES, INC., a New Jersey Corporation

Grantor.

TO

BOROUGH OF MOUNTAIN LAKES, a municipal corporation

Grantee.

Record and return to:

Estate, Epstein, Brown and Borak
605 Morris Avenue
P.O. Box 705
Morristown, New Jersey 07931

certified copy