



**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
RESOLUTION #25-249**

A RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROVING THE ISSUANCE OF A UTILITY EASEMENT AND AUTHORIZING THE ACCEPTANCE OF THE EASEMENT FROM THE GREEN AT FLORHAM PARK PROPERTY OWNERS ASSOCIATION, INC.

WHEREAS, the Borough of Florham Park (the "Borough") is the owner of certain property known as Block 1401, Lot 5.01 on the Borough's official Tax Map (the "Benefitting Property"); and

WHEREAS, the Green at Florham Park Property Owners Association, Inc. (the "Association"), of which the Borough is a member, is the owner of certain property known as Block 1401, Lot 1.10 on the Borough's official Tax Map (the "Burdened Property"), which is a private road that abuts the Benefitting Property; and

WHEREAS, the Borough has entered into a lease agreement with a third party, known as HWY Associates LLC ("HWY"), permitting, in salient part, the use of the Benefitting Property for a billboard and requiring HWY to install an emergency services road, consistent with the terms and conditions of a redevelopment agreement, lease agreement, and the associated approvals granted by the Florham Park Planning Board and other outside governmental agencies with jurisdiction (the "Approvals"); and

WHEREAS, in order to bring utility services to the Benefitting Property, HWY has proposed to install certain utility lines on, through, and/or underneath the Burdened Property, and has requested that the Association grant an easement to the Borough for this purpose (the "Easement"); and

WHEREAS, as a member of the Association, the Borough is also entitled to vote on the Association's proposed issuance of the requested Easement, and desires to vote in the affirmative and transmit the ballot to the Association; and

WHEREAS, assuming that the requisite majority of the Association votes in favor of the requested Easement, the Borough also desires to accept the grant of the Easement from the Association, and to authorize the Mayor to execute said Easement;

WHEREAS, although the Borough will be the signatory to the proposed Easement, the utility installation obligations and all costs associated therewith shall be the obligation of HWY, consistent with the Approvals.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FLORHAM PARK, NEW JERSEY AS FOLLOWS:

1. The Borough does vote to approve the grant of the Easement. As necessary, the Mayor be and is hereby authorized to execute the ballot and for the ballot to be transmitted for tabulation to the Association.
2. Assuming that the requisite majority of the Association votes in favor of the grant of Easement, the Borough hereby formally accepts the easement in its favor.
3. The Mayor be and is hereby authorized to execute, and the Clerk to witness, the Easement.



4. The Borough Attorney, Borough Planner and all other appropriate officials, employees and other professionals of the Borough are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.

6. A copy of this Resolution shall remain on file with the Clerk's office.

7. Notice of this action shall be published in the official newspapers for the Borough of Florham Park, as needed.

8. This Resolution shall take effect immediately.

Council Approval: November 13, 2025




Mark Taylor, Mayor

Attest:



Danielle M. Lewis, RMC, Municipal Clerk

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Florham Park, and adopted on November 13, 2025.



Danielle M. Lewis, RMC, Municipal Clerk