

**TOWNSHIP OF MULLICA
STREET VACATION APPLICATION**

To be completed by applicant.

1. STREET TO BE VACATED:

Street: That section of Columbia Road between Reading Avenue and the White Horse Pike (Route 30)

Page: 110 Block(s): Various / Lot(s): Various

Page 110 of the Official Mullica Township Official Tax Map highlighting in yellow the section of Columbia Road to be vacated is attached hereto and incorporated herein as **Exhibit 1**.

Attached hereto and incorporated herein ad **Exhibit 2** is the June 17,2020 Certification prepared by the Mullica Township Tax Assessor with the list of properties and property owners which will be affected by the proposed road vacation. As shown on Exhibit 1, only one (1) property with an irregular under sized lot situated between the NJ Transit rail line and Columbia Road will be landlocked. All other properties are either owned by the same owner or will continue to have access from other streets, roads, highways, and avenues.

Street vacation is located between: Reading Avenue and White Horse Pike

Zoning District __FAR__

Will this street vacation land lock any properties

___X___ Yes ___ No

Reason for Request: May 14, 2020 Memorandum of Record, NJ DOT Docket No. DOT 28-2020CM Section B.1. A copy of the Memorandum of Record is attached hereto and incorporated herein as Exhibit 3.

2. APPLICANT

Name: Township of Mullica

Address: Post Office Box 317, Elwood, NJ 08217

Telephone # & Email: 609.561.7070. / kjohnson@mullicatowship.org

Applicant is a: Partnership ☐ Individual ☒ Corporation ☐ (corporations must be represented by an Attorney) If applicant is a corporation or partnership, on company letterhead set forth the names and addresses of all stockholders or partners having an interest of 10% or more. (Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all Persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.)

3. PROFESSIONALS AND/OR EXPERTS:

Name: James E. Franklin II Profession: Attorney (Township Solicitor)
Address: Youngblood, Franklin, Sampoli Phone: 609.601.6605
 & Coombs, P.A.
 Cornerstone Commerce Center
 1201 New Road, Suite 230
 Linwood, NJ 08221

Name: Deborah Wahl Profession: Engineer (Township Engineer)
Address: Doran Engineering Phone: (609) 646-311
 840 N. Main Street
 Pleasantville, NJ 08232

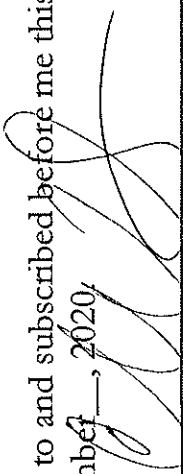
4. LIST OF MAPS AND/OR OTHER SUPPORTING DOCUMENTS:

EXHIBIT 1 (See Above)
EXHIBIT 2 (See Above)
EXHIBIT 3 (See Above)

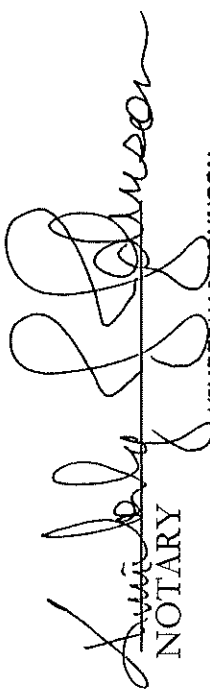
5. CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the Mayor of the municipal corporation applicant The Township of Mullica, and that I am authorized to sign the application on behalf of the Township.

Sworn to and subscribed before me this
September 1, 2020.



APPLICANT TOWNSHIP OF MULLICA
BY: CHRISTOPHER SILVA, MAYOR



NOTARY
KIMBERLY J. JOHNSON
Notary Public, State of New Jersey
My Commission Expires June 1, 2022

I understand that the sum of \$ n/a has been deposited in an escrow account

APPLICANT

Mullica Township Professional

Engineering & Planning
Deborah Wahl,
Doran Engineering

Planning Board Attorney
Timothy Maguire, Esquire

Exhibit 4.1

VACATE COLUMBIA ROAD BETWEEN
WHITE HORSE PIKE AND READING AVENUE
(ALL PROPERTIES WITHIN 200 FEET OF STREET VACATION)

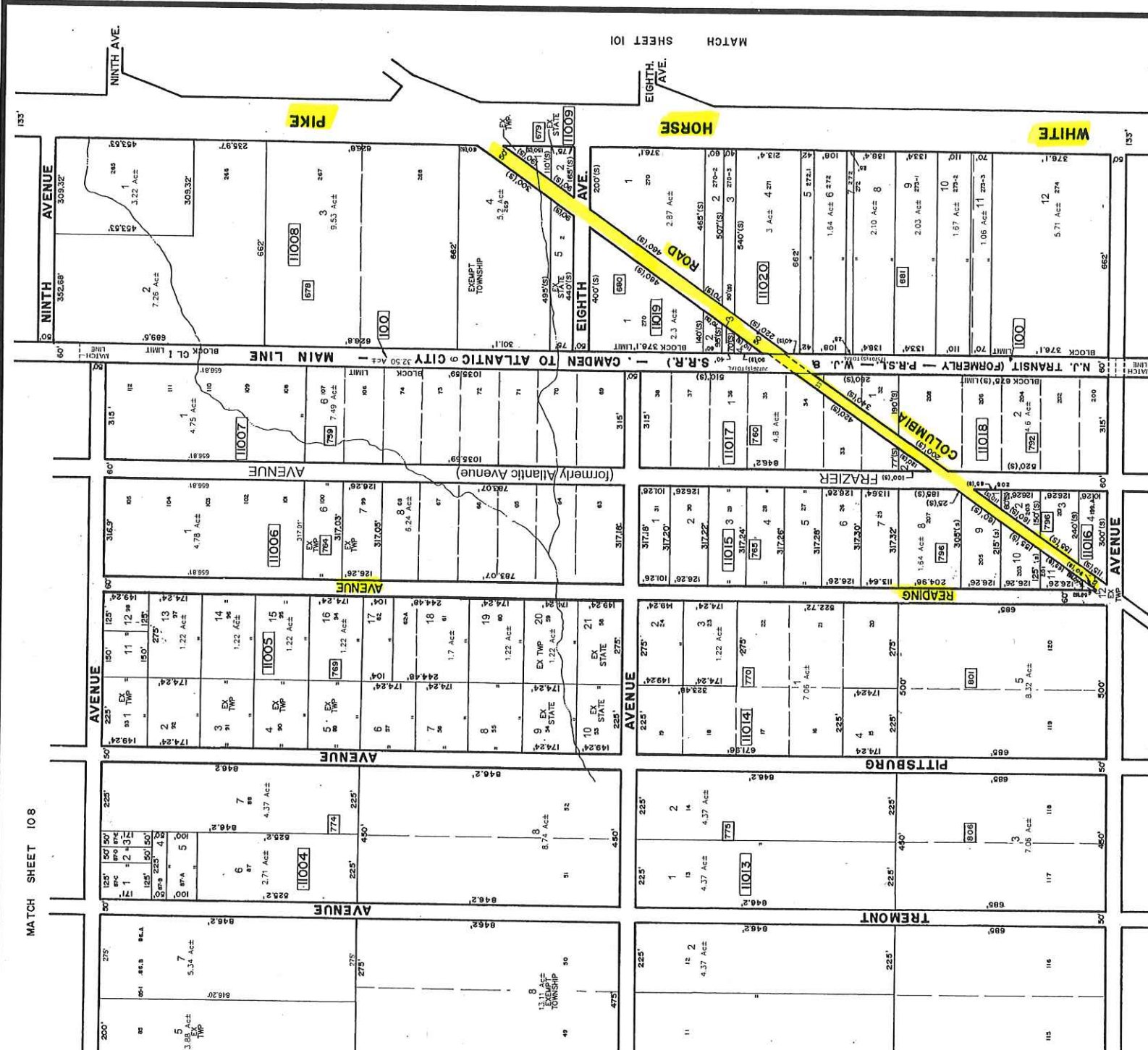
BLOCK	LOT
10102	5
	7
	8
11008	3
	4
	5
11009	1
	2
11014	5
11015	5
	6
	7
	8
	9
	10
	11
	12
	1
	2
	3
	4
11016	
11017	1
	2
11018	1
	2
11019	1
	2
	3
	4
11020	1
	2
	3
	4
	5
	6
	7
	8
	9
	2
	3
11107	
11108	
11109	1

Exhibit 4.2

VACATE COLUMBIA ROAD BETWEEN
WHITE HORSE PIKE AND READING AVENUE
PROPERTIES THAT WILL BE DIRECTLY AFFECTED BY
STREET VACATION
(ONLY BLOCK AND LOTS THAT WILL ACQUIRE OWNERSHIP
TO CENTERLINE OF COLUMBIA ROAD)

BLOCK	LOT
11008	4
11008	5
11009	1
11009	2
11015	8
11015	9
11015	10
11015	11
11015	12
11016	1
11016	2
11016	3
11016	4
11017	1
11017	2
11018	1
11018	2
11019	1
11019	2
11019	3
11019	4
11020	1
11020	2
11020	3
11020	4

MATCH SHEET 108



TAX MAP
TOWNSHIP OF MULLICA
ATLANTIC COUNTY
SCALE: 1" = 200'

CHRIS R. REHMANN
PROFESSIONAL ENGINEER AND SURVEYOR
NEW JERSEY LICENSE NO. 17119
850 SQ. WHITE HORSE PIKE
HAMMONTON, NEW JERSEY 08037
COP: 250427973380

THIS MAP WAS FORMALLY
CERTIFIED BY THE
DIVISION OF TAXATION ON
MARCH 14, 1984, SIGNED
BY IVAN HAFKOWITZ AND
ASSIGNED SERIAL NUMBER 630

TO SHOW CONDITIONS AS OF JULY 2018



State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

May 14, 2020

DIANE GUTIERREZ-SCACCETTI
Commissioner

IN THE MATTER OF THE ELIMINATION OF)
THE HIGHWAY-RAIL AT-GRADE)
CROSSING OF COLUMBIA ROAD WITH)
NEW JERSEY TRANSIT'S ATLANTIC CITY)
LINE LOCATED IN THE TOWNSHIP OF)
MULLICA, COUNTY OF ATLANTIC -)
USDOT# 586092J)

Columbia Road
Docket No. DOT 28-2020CM

MEMORANDUM OF RECORD

The Commissioner of the New Jersey Department of Transportation (NJDOT) initiated a review of the above captioned grade crossing on her own motion to determine if the elimination of the subject highway-rail at-grade crossing would better serve the motoring & pedestrian public.

There was a pre-Diagnostic Team Meeting March 11, 2020, held at the Mullica Township Municipal Building to discuss the feasibility of eliminating the subject at-grade crossing.

After notice, the Diagnostic Team Meeting was held on Wednesday, April 22, 2020 at the Columbia Road highway-rail at-grade crossing located in Township of Mullica, County of Atlantic. This meeting was held in conjunction with the Diagnostic Team Meeting for Elwood Road. The Diagnostic Team Meeting was attended by the following:

Thai Luu	NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT)	Railroad Engineering Services
	Diagnostic Team Leader	
Joseph Haddad	New Jersey Transit Corporation (NJ Transit)	
Frank Falcone	Chief Engineer	
	C&S Supervisor	
Jim Brown	Township of Mullica (Township)	
Chuck Gras	DPW Director	
	DPW Supervisor	

The Diagnostic Team, consisting of those in attendance, reviewed the site at the highway-rail crossing. The review consisted of examining the existing conditions and determining the infrastructure that will be placed to denote the closing of the crossing to traffic.

For the purpose of our discussion pertaining to the captioned highway-rail at-grade crossing, Columbia Road is considered to be running north/south and the railroad line is considered to be running east/west.

Diagnostic Team Findings:

1. The track is owned and maintained by New Jersey Transit Corporation (NJ Transit).
2. The subject rail crossing consists of one (1) track.
3. The railroad crossing surface consists of rubber flange & asphalt. The crossing surface is considered to be in fair condition.
4. Daily passenger train movements at the crossing consist of twenty-four (24) total movements up to 6 cars at an authorized speed of 80 MPH. Passenger trains are operated by NJ Transit.
5. Daily freight train movements at the crossing consist of two (2) total movements per day. Freight trains are operated by JP Rail Inc.
6. Columbia Rd intersects at-grade with NJ Transit's Atlantic City Line at an acute angle. Columbia Rd is a dirt two-way roadway under the jurisdiction of the Township of Mullica.
7. There are no railroad advance warning signs, railroad roadway pavement markings, or stop bars on both approaches to the crossing.
8. The railroad grade crossing is controlled by railroad warning devices consisting of mast mounted single face railroad warning signs(crossbucks), back-to-back twelve inch (12") incandescent flashing light signals, mechanical bells, and automatic roadway gates on both approaches to the crossing.
9. White Horse Pike is a four lane(2 in each direction) roadway with shoulders & grass median. It is designated Route 30 and is under the jurisdiction of the State of New Jersey. Columbia Road T-intersects White Horse Pike approximately 1300' north of the crossing.
10. Reading Avenue is a two lane, two-way roadway under the jurisdiction of the Township of Mullica. Columbia Road T-intersects Reading Avenue approximately 1300' south of the crossing.
11. A traffic study was conducted the NJDOT's Railroad Engineering Services Unit. In the study, during a period of three 12-hour intervals(6AM – 6PM) on 2/10/2020, 2/12/2020, & 2/18/2020, a total of 4 vehicles utilized this crossing.

12. There was concurrence at the Diagnostic Team Meeting to proceed with the elimination of the highway-rail at-grade crossing of Columbia Road with NJ Transit's Atlantic City Line with the proper infrastructure installed to denote the closure of this crossing.
13. The Township plans to move forward with the vacation of Columbia Road between White Horse Pike(Rt 30) and Reading Avenue.

Recommendations of the Diagnostic Team are:

A. NJ Transit shall:

1. Remove the entirety of the crossing surface within railroad right-of-way. The track structure shall be reconstructed to assure the continued operation of the Railroad.
2. Replace railroad ties along the length of the crossing and twenty-five feet (25') on either side of the crossing.
3. Install new rail and ballast along the length of this crossing.
4. Remove all railroad warning devices at this crossing including but not limited to: signs, lights, gates, audible devices, masts, foundations, and the railroad signal house.
5. Install and maintain Jersey barriers along railroad right-of-way delineating the railroad right-of-way and Columbia Road.
6. Install and maintain earth berms in proximity to Jersey barriers for the closing of the crossing to all traffic.
7. Install and maintain end-of-roadway markers (OM4 series) on both approaches to the crossing to denote the closing of the crossing.
8. Provide the Township of Mullica with Jersey barriers to close Columbia Road to all traffic at the intersection of White Horse Pike (Rt 30) & Columbia Road and at the intersection of Reading Avenue & Columbia Road.
9. Provide Township of Mullica with end-of-roadway markers (OM4 series) for installation at the intersection of White Horse Pike (Rt 30) & Columbia Road and at the intersection of Reading Avenue & Columbia Road.
10. Notify NJDOT's Structural and Railroad Engineering Services Unit when work will begin and has been completed so that inspections can be conducted and final approval issued.

B. The Township of Mullica shall:

1. Proceed with the process for the vacation of Columbia Road between White Horse Pike and Reading Avenue.

2. Install and maintain Jersey barriers to close Columbia Road to all traffic at the intersection of White Horse Pike (Rt 30) & Columbia Road and at the intersection of Reading Avenue & Columbia Road.
3. Install and maintain end-of-roadway markers (OM4 series) to denote closing of roadway at the intersection of White Horse Pike (Rt 30) & Columbia Road and at the intersection of Reading Avenue & Columbia Road.

C. The State of New Jersey (NJDOT Bureau of Traffic Engineering) shall:

1. Install and maintain sign on White Horse Pike advising drivers that Columbia Rd is closed.

D. INCLUSIVE:

1. Appropriate traffic control devices should be established before work begin for trains and vehicles affected by this work at this crossing.
2. All devices controlling roadway vehicles shall be installed in accordance with the latest edition of the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. All work to be done on Railroad right-of-way by an entity other than the Railroad will require communication with the Railroad and may require the appropriate permits, insurance, flagmen, etc.
4. Upon approval of the appropriate documents and associated funding, the State of New Jersey shall reimburse New Jersey Transit for all costs incurred to implement the Railroad Recommendations.
5. **Upon the successful closing of this at-grade crossing, the Township of Mullica shall be provided funding for safety improvements in the amount of fifteen thousand dollars (\$15,000), a combination of seven thousand five hundred dollars (\$7,500) from NJDOT and seven thousand five hundred dollars (\$7,500) from NJ Transit. These funds are part of the Federal crossing removal program.**
6. The resurfacing and upgrade of railroad warning devices at the highway-rail at-grade crossing of Elwood Avenue with NJ Transit's Atlantic City Line will be done, only if, upon the successful closure of the subject at-grade crossing. The recommendations for Elwood Avenue can be found in Railroad Docket DOT 32-2020CM.
7. NJ Transit shall provide a signed and dated "Contractor's Certificate of Compliance – Items Containing Steel & Iron" NJDOT Form DC-17, upon delivery of rails/steel/iron to the at-grade crossing or upon submission of the first invoice for track structure replacement of the subject project.
8. Upon completion of all construction of subject project and the purposes of Project Closeout, NJ Transit shall provide a "Statement of Certification" with line "The Railroad certifies that

all materials received, meet or exceed, the applicable AREMA and NJDOT standards and all work completed to the satisfaction of NJDOT.”

9. All work associated with this matter shall be subject to final acceptance by NJDOT’s Structural and Railroad Engineering Services Unit.
10. NJDOT Railroad Engineering will send out Notification of Project Closeout, at which time, NJ Transit has forty-five (45) days to submit FINAL invoices, if any. No invoices will be accepted after the forty-five (45) day notification period.
11. The work described above should be completed within two (2) years upon the issuance of the pending ORDER signed by the Commissioner.

This Memorandum of Record will be distributed to those invited in the Initiation of Proceedings and the Diagnostic Team Meeting attendees. The public will be noticed in local newspapers or publications. Unless a meritorious objection to the recommendations is advanced by any of the interested parties or by members of the general public, the matter will be submitted to the Commissioner of the New Jersey Department of Transportation for their final determination. Anyone NOT in accord with these provisions MUST reply in writing within (30) days from the receipt of this Memorandum of Record. **Failure to respond will be taken as acceptance.**

Objections received will be submitted to the Department’s Exception Review Committee to determine further action. Questions and/or objections concerning this matter should be directed to:

Thai Luu
Structural and Railroad Engineering & Services
New Jersey Department of Transportation
P.O. Box 600
Trenton, New Jersey 08625



Thai Luu
Diagnostic Team Leader
Thai.Luu@dot.nj.gov
Telephone: (609) 963-2477

LEGEND

-  PORTION OF COLUMBIA ROAD
TO BE VACATED
-  LOTS TO ACQUIRE RIGHTS TO
CENTERLINE OF COLUMBIA ROAD
(COLOR CODED TO MATCH OWNERS LIST)
-  LIMIT OF 200' RADIUS
FROM COLUMBIA ROAD
- N.J. TRANSIT CAMDEN TO ATLANTIC
CITY MAIN LINE (FORMERLY P.R.S.L.
J.W. & S.R.R.) AND FRAZIER AVE.
RIGHT OF WAYS TO REMAIN

VACATE COLUMBIA ROAD BETWEEN
WHITE HORSE PIKE AND READING AVENUE
PROPERTIES THAT WILL BE DIRECTLY AFFECTED BY
STREET VACATION
(ONLY BLOCK AND LOTS THAT WILL ACQUIRE OWNERSHIP
TO CENTERLINE OF COLUMBIA ROAD)

BLOCK	LOT	OWNER NAME & ADDRESS
11008	4	Township of Mullica P.O. Map 317
11008	5	Elwood, New Jersey 08217 State of New Jersey Dept. of Environmental Protection 401 East State Street Trenton, New Jersey 08625
11009	1	Township of Mullica P.O. Map 317
11009	2	Elwood, New Jersey 08217 State of New Jersey Dept. of Environmental Protection 401 East State Street Trenton, New Jersey 08625
11015	8	Berrios, Laura & Jennifer Conover 5036 Reading Avenue Egg Harbor City, New Jersey 08215
11015	9	Allendes, Juana Adorno 5042 Reading Avenue Egg Harbor City, New Jersey 08215
11015	10	Fognano, Richard J. 5048 Reading Avenue Egg Harbor Township, New Jersey 08215
11015	11	Fognano, Richard J. 5048 Reading Avenue Egg Harbor Township, New Jersey 08215
11015	12	Township of Mullica P.O. Map 317
11016	1	Elwood, New Jersey 08217 Allendes, Juana Adorno 5042 Reading Avenue Egg Harbor City, New Jersey 08215
11016	2	Fognano, Richard J. 5048 Reading Avenue Egg Harbor Township, New Jersey 08215
11016	3	Fognano, Richard J. 5048 Reading Avenue Egg Harbor Township, New Jersey 08215
11016	4	Negron, Manuel A. 360 Valley Avenue, #48 Hammononton, New Jersey 08037
11017	1	Thigpen, Pearl c/o William Smith 4407Ernie Davis Circle Philadelphia, Pennsylvania 19154
11017	2	Negron, Manuel A. 360 Valley Avenue, #48 Hammononton, New Jersey 08037
11018	1	Thigpen, Pearl c/o William Smith 4407Ernie Davis Circle Philadelphia, Pennsylvania 19154
11018	2	Negron, Manuel A. 360 Valley Avenue, #48 Hammononton, New Jersey 08037
11019	1	Quattro Belle, LLC 913 Cape May Ave. Mays Landing, New Jersey 08330
11019	2	Rodriguez, Angel L. & Lydia E. 5009 White Horse Pike Egg Harbor City, New Jersey 08215
11019	3	Kenney, Wayne 2386 Amy Lane Aurora, Illinois 60506
11019	4	Bruni, A & A - DiSalvo, A & F 417 South Liberty Street Hammononton, New Jersey 08037
11020	1	Quattro Belle, LLC 913 Cape May Ave. Mays Landing, New Jersey 08330
11020	2	Rodriguez, Angel L. & Lydia E. 5009 White Horse Pike Egg Harbor City, New Jersey 08215
11020	3	Kenney, Wayne 2386 Amy Lane Aurora, Illinois 60506
11020	4	Bruni, A & A - DiSalvo, A & F 417 South Liberty Street Hammononton, New Jersey 08037

