

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-11-2022-023

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACCEPTANCE FROM 94 UNION VALLEY ROAD, LLC
OF A CONSERVATION EASEMENT CONCERNING PROPERTY AT
BLOCK 18, LOT 7 AND A ROAD WIDENING DEED CONCERNING
PORTIONS OF PROPERTY AT BLOCK 18, LOTS 7.01 AND 7.02**

WHEREAS, pursuant to N.J.S.A. 40A:12-4(a) of the Local Lands and Buildings Law, the Township is authorized to acquire any real property, or interests therein, by ordinance; and

WHEREAS, 94 Union Valley Road, LLC (the “Grantor”) is the owner of a certain tract of land identified on the Township’s Official Tax Map as Block 18, Lots 7, 7.01, and 7.02; and

WHEREAS, the Grantor has agreed to dedicate to the Township of Monroe (the “Township”) a Conservation Easement under, across, and over portions of Lot 7, as specifically described in the Schedules A through E to the Conservation Easement attached hereto as Attachment A (the Conservation Easement Area”); and

WHEREAS, the terms of the proposed form of a Easement Agreement appended hereto as Attachment A will preserve the Conservation Easement Area to prevent the removal of trees and ground cover, subject to certain conditions, and maintain open space in as close to its natural state as possible; and

WHEREAS, after analysis and review, the Township has determined it is in its best interest to accept the Conservation Easement over Lot 7 and enter into the aforementioned Easement Agreement in a form substantially similar to the form attached hereto as Attachment A, subject to the review and approval of the Township Attorney; and

WHEREAS, Grantor has also agreed to dedicate to the Township a portion of Block 18, Lots 7.01 and 7.02, as specifically described in Schedule A to the Road Widening Deed attached hereto as Attachment B (the “Lots 7.01 and 7.02 Premise”); and

WHEREAS, the terms of the proposed form of Road Widening Deed will dedicate the Lots 7.01 and 7.02 Premise for any and all lawful public purposes including but not limited to widening of public rights of way and installation and maintenance of improvements; and

WHEREAS, after analysis and review, the Township has determined it is in its best interest to accept the Conservation Easement over Lot 7, Block 18, as well as the Road Widening Deed conveying a portion of Lots 7.01 and 7.02, Block 18, and to enter into the aforementioned Easement Agreement and Road Widening Deed in forms substantially similar to the forms attached hereto as Attachment A and B, subject to the review and approval of the Township Attorney; and

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

1. The Mayor and Clerk are hereby authorized to execute all documents necessary for the conveyance of the Conservation Easement, which shall include a Conservation Easement Agreement setting forth the terms and conditions pertaining to the Conservation Easement, in substantially the form appended hereto as Attachment A, subject to the Township Attorney’s review and approval.
2. The Mayor and Clerk are hereby authorized to execute all documents necessary for the conveyance of the Lots 7.01 and 7.02 Premises, which shall include a Road Widening Deed, in substantially the form appended hereto as Attachment B, subject to the Township Attorney’s review and approval.
3. All ordinances or part of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.


SO, ORDAINED as aforesaid.


MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – November 2, 2022						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Siegel	X		X			
Councilman Dipierro			X			
Councilman Schneider			X			
Council V. President Van Dzura		X	X			
Council President Cohen			X			

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on November 2, 2022. Said Ordinance will again be read and considered for final passage at the next scheduled meeting of the Monroe Township Council to be held on December 5, 2022 at 6:30 p.m. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.


PATRICIA REID, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – December 5, 2022						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Siegel		X	X			
Councilman Dipierro			X			
Councilman Schneider			X			
Council V. President Van Dzura	X		X			
Council President Cohen			X			

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: 0-11-2022-023

ORDINANCE AUTHORIZING THE ACCEPTANCE FROM 94 UNION VALLEY ROAD, LLC OF A CONSERVATION EASEMENT CONCERNING PROPERTY AT LOT 7, BLOCK 18 AND A ROAD WIDENING DEED CONCERNING PORTIONS OF PROPERTY AT LOTS 7.01 AND 7.02, BLOCK 18

MAYORAL APPROVAL

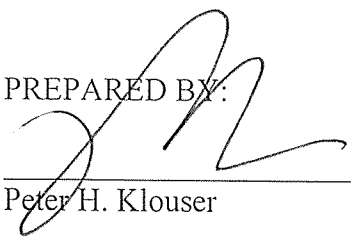
By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.


STEPHEN DALINA, Mayor

Date signed: 12/5/2022

ATTACHMENT A
(Conservation Easement Agreement)

PREPARED BY:


Peter H. Klouser

CONSERVATION EASEMENT

THIS EASEMENT is made on 6/3/2022,

BETWEEN

94 UNION VALLEY ROAD, LLC, a New Jersey Limited Liability Company with an address at 22 Boston Post Road, East Brunswick, NJ 08816, hereinafter referred to as "GRANTOR",

AND

TOWNSHIP OF MONROE, a Municipal Corporation, with offices at 1 Municipal Plaza, Monroe, New Jersey 08831, hereinafter referred to as "GRANTEE".

Transfer of Ownership. The Grantor grants and conveys (an easement on) the property described below to the Grantee. This transfer is made for the sum of \$1.00.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Monroe, portion of Lot 7, Block 18.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Middlesex and State of New Jersey. The legal description is:

SEE SCHEDULE "A", "B", "C", "D", "E" ATTACHED HERETO AND MADE A PART HEREOF.

THIS EASEMENT is dedicated to the Township of Monroe and is intended to be an uninterrupted and unobstructed easement, under, across and over the area described, consisting of the right to restrict the removal of trees and ground cover from the easement area for any purposes except the removal of dead or diseased trees and/or the thinning of trees and other growth and the removal of trees to allow for structures designed to impound water or in areas to be flooded in the creation of ponds or lakes and to maintain open space in as close to its natural state as possible.

Provided, however, that the Grantor, their heirs, successors and assigns shall have the right to utilize portions of the conservation easement area for the construction and maintenance of driveways and utilities traditionally associated with a single-family dwelling units to be constructed on the property.

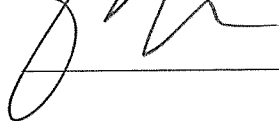
And the said Grantor does covenant with the said Grantee as follows:

1. That the said Grantor is seized of the said easement and has the right to convey the same.
2. That the Grantee shall quietly enjoy the said Easement.
3. The Grantee shall have quiet possession of the easement free from all encumbrances.
4. The Grantor will execute such further assurances of the said lands as may be requisite by Grantee to correct any title defect.
5. The Grantor will warrant generally the easement hereby conveyed.
6. That Grantor does hereby expressly permit entry by the Grantee, its agents, servants and employees for any purpose as set forth herein upon said Easement without furnishing notice of said entry to Grantor.

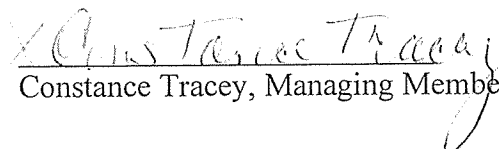
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Attested by:



94 Union Valley Road, LLC

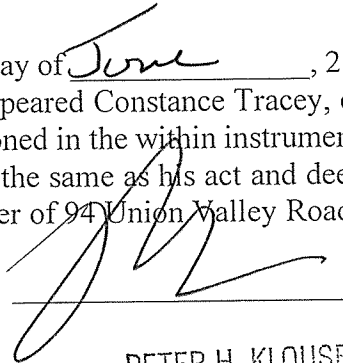

 Constance Tracey, Managing Member

STATE OF NEW JERSEY)
) ss.
 COUNTY OF MONMOUTH)

BE IT REMEMBERED that on this 3 day of June, 2022, before me, the subscriber, the undersigned authority, personally appeared Constance Tracey, of 94 Union Valley Road, LLC, who, I am satisfied is the person mentioned in the within instrument and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed, as the managing member of 94 Union Valley Road, LLC.

RECORD AND RETURN TO:

Peter H. Klouser
 Heilbrunn Pape, LLC
 516 Route 33
 Millstone, New Jersey 08535



PETER H. KLOUSER
 ATTORNEY AT LAW OF NEW JERSEY

AMERTECH ENGINEERING, INC.

ENGINEERS, SURVEYORS AND PLANNERS

757 RIDGEWOOD AVENUE
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(732) 828-3535 • FAX (732) 249-0859 • E-MAIL main@amertechengineering.com

DEED DESCRIPTION CONSERVATION EASEMENT 'A'

Rev. Jan. 04, 2021
Tax Map Block 18
Proposed Lot 7.01
Monroe Township
Middlesex County, New Jersey


Job No. 05-133

All that certain tract or parcel of land within Proposed Lot 7.01 in Block 18 as shown on a map entitled "94 Union Valley Road Preliminary Plat – Minor Subdivision Lot 7, Block 18 Monroe Township Middlesex County, New Jersey Tax Map Sheet No. 29" dated Jan. 19, 2006, last revised April 05, 2016, prepared by Amertech Engineering, Inc., Juan J. Rodriguez, P.L.S. New Jersey Lic No. 24GS04323000, Job No. 05-133 and further described as follows:

BEGINNING at a point on the Southerly right of way line of Union Valley Road (Variable width R.O.W.) said point being the common corner of Proposed Lot 7.01 and Lot 8.04, Block 18 and the Point of Beginning of said Proposed Lot 7.01 as shown and indicated on the above referenced Minor Subdivision and from said **BEGINNING** point running, thence;

1. Along the common line of said Lot 8.04, S. 03° 38' 34" E., a distance of 223.74' to a point being witnessed by a capped iron pin set on the common line of Lot 8.03, Block 18, thence;
2. Along the common line of said Lot 8.03, S. 88° 39' 17" W., a distance of 208.93' to a point in same, thence;
3. Through and over lands of said proposed Lot 7.01, N. 46° 48' 13" E., a distance of 78.96' to a point, thence;
4. Continuing through and over lands of said proposed Lot 7.01, N. 06° 40' 32" E., a distance of 149.65' to a point on a non-tangent curve in the Southerly right of way line of said Union Valley Road, thence;
5. Along said right of way line of Union Valley Road on a curve to the right having a Radius of 420.00', an Arc Length of 6.52', a Delta Angle of 00° 53' 22", and a Chord Bearing & Distance of N. 77° 33' 03" E. – 6.52' to a point of tangency in same, thence;
6. Continuing along said right of way line of Union Valley Road, N. 77° 59' 44" E., a distance of 115.86' to the point and place of **BEGINNING**.

Containing 30,723.7 sq. ft. (0.705 Ac.) of land more or less


Juan J. Rodriguez, P.L.S.
New Jersey Professional Land Surveyor
License No. 24GS04323000

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DEED DESCRIPTION CONSERVATION EASEMENT 'B'

Rev. Aug. 25, 2017
Tax Map Block 18
Proposed Lot 7.01
Monroe Township
Middlesex County, New Jersey

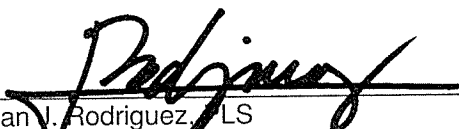
Job No. 05-133

All that certain tract or parcel of land within Proposed Lot 7.01 in Block 18 as shown on a map entitled "94 Union Valley Road Preliminary Plat – Minor Subdivision Lot 7, Block 18 Monroe Township Middlesex County, New Jersey Tax Map Sheet No. 29" dated Jan. 19, 2006, last revised April 05, 2016, prepared by Amertech Engineering, Inc., Juan J. Rodriguez, P.L.S. New Jersey Lic No. 24GS04323000, Job No. 05-133 and further described as follows:

BEGINNING at an iron bar found on the common corner of Proposed Lot 7.01 and Lot 8.05, Block 18 said point being distant the following two (2) courses from the intersection of the proposed Southerly right of way line of Union Valley Road and the common corner of proposed Lot 7.01 and Lot 8.04, Block 18, also being the Point of Beginning of said Proposed Lot 7.01 as shown and indicated on the above referenced Minor Subdivision,

- A. S. 03° 38' 34" E. a distance of 254.06' to a point; thence,
- B. S. 88° 39' 17" W. a distance of 247.15' to the point and place of beginning and from said **BEGINNING** point running, thence;
 - 1. Along the common line of said Lot 8.05, S. 04° 30' 43" E., a distance of 70.62' to a point being witnessed by a capped iron bar found on a second common corner with Lot 8.05, Block 18, thence;
 - 2. Continuing Along the common line of said Lot 8.05, S. 88° 39' 17" W., a distance of 42.83' to a point in same, thence;
 - 3. Through and over lands of said proposed Lot 7.01, N. 27° 33' 30" E., a distance of 80.55' to the point and place of **BEGINNING**.

Containing 1,510.1 sq. ft. (0.035 Ac.) of land more or less.


Juan J. Rodriguez, P.L.S.
New Jersey Professional Land Surveyor
License No. 24GS04323000

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DEED DESCRIPTION CONSERVATION EASEMENT 'C'

Rev. Jan. 04, 2021
Tax Map Block 18
Proposed Lot 7.02
Monroe Township
Middlesex County, New Jersey

Job No. 05-133

All that certain tract or parcel of land within Proposed Lot 7.02 in Block 18 as shown on a map entitled "94 Union Valley Road Preliminary Plat – Minor Subdivision Lot 7, Block 18 Monroe Township Middlesex County, New Jersey Tax Map Sheet No. 29" dated Jan. 19, 2006, last revised April 05, 2016, prepared by Amertech Engineering, Inc., Juan J. Rodriguez, P.L.S. New Jersey Lic No. 24GS04323000 and further described as follows:

BEGINNING at the intersection of the Southerly right of way line of Union Valley Road (Variable width R.O.W.) and the Northerly prolongation of the division line between Lot 6.09 Block 18 on the West and Proposed Lot 7.02 Block 18 on the East said point being the Point of Beginning of said Proposed Lot 7.02 as shown and indicated on the above referenced Minor Subdivision and from said **BEGINNING** point running, thence;

1. Along said right of way line of Union Valley Road on a curve to the left having a Radius of 480.00' an Arc Length of 106.43', a Delta Angle of 12° 42' 14", and a Chord Bearing & Distance of S. 87° 24' 22" E – 106.21' to a point in same, thence;

The following twenty eight (28) courses being through and over lands of said proposed Lot 7.02:

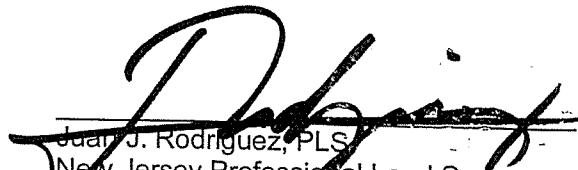
2. S. 01° 15' 00" E., a distance of 28.52' to a point, thence;
3. S. 31° 48' 04" E., a distance of 12.45' to a point, thence;
4. S. 04° 28' 26" W., a distance of 12.45' to a point, thence;
5. S. 22° 36' 42" W., a distance of 31.22' to a point, thence;
6. S. 22° 39' 26" E., a distance of 48.68' to a point, thence;
7. S. 11° 10' 41" E., a distance of 45.22' to a point, thence;
8. S. 46° 22' 26" E., a distance of 75.52' to a point, thence;
9. S. 03° 40' 37" E., a distance of 173.11' to a point, thence;
10. S. 07° 26' 58" E., a distance of 107.35' to a point, thence;

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11. S. 01° 54' 23" W., a distance of 83.81' to a point, thence;
12. S. 06° 06' 46" E., a distance of 215.03' to a point, thence;
13. S. 00° 17' 27" E., a distance of 89.26' to a point, thence;
14. S. 08° 24' 52" E., a distance of 38.97' to a point, thence;
15. S. 00° 46' 52" W., a distance of 51.75' to a point, thence;
16. N. 74° 17' 25" W., a distance of 48.24' to a point, thence;
17. S. 16° 49' 24" W., a distance of 130.05' to a point, thence;
18. S. 35° 16' 35" W., a distance of 57.26' to a point, thence;
19. S. 78° 51' 50" E., a distance of 115.00' to a point, thence;
20. S. 06° 41' 19" E., a distance of 52.52' to a point, thence;
21. S. 05° 34' 39" E., a distance of 223.76' to a point, thence;
22. S. 21° 48' 24" E., a distance of 53.68' to a point, thence;
23. S. 63° 44' 36" E., a distance of 50.00' to a point, thence;
24. S. 26° 15' 24" W., a distance of 89.89' to a point, thence;
25. S. 49° 05' 20" W., a distance of 46.69' to a point, thence;
26. S. 31° 29' 40" W., a distance of 41.15' to a point, thence;
27. S. 44° 31' 00" E., a distance of 101.20' to a point, thence;
28. S. 78° 33' 27" E., a distance of 42.25' to a point, thence;
29. S. 07° 00' 56" E., a distance of 116.72' to a point on the common line with Lot 25, Block 18, thence;
30. Along the common line of said Lot 25, N. 75° 31' 00" W., a distance of 293.78' to a point on the common corner with Lot 6.09, Block 18, thence;
31. Along the common line of said lot 6.09, N. 01° 06' 20" W., a distance of 635.31' to a point in same, thence;
32. Continuing along the common line of said Lot 6.09, N. 02° 44' 31" W., a distance of 1,145.35' to the point and place of **BEGINNING**.

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Containing 317,766.3 sq. ft. (7.295 Ac.) of land more or less.


Juan J. Rodriguez, PLS
New Jersey Professional Land Surveyor
License No. 24GS04323000

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**DEED DESCRIPTION
CONSERVATION EASEMENT 'D'**

Rev. Feb. 07, 2018
Tax Map Block 18
Proposed Lot 7.02
Monroe Township
Middlesex County, New Jersey

Job No. 05-133

All that certain tract or parcel of land within Proposed Lot 7.02 in Block 18 as shown on a map entitled "94 Union Valley Road Preliminary Plat – Minor Subdivision Lot 7, Block 18 Monroe Township Middlesex County, New Jersey Tax Map Sheet No. 29" dated Jan. 19, 2006, last revised April 05, 2016, prepared by Ameritech Engineering, Inc., Juan J. Rodriguez, P.L.S. New Jersey Lic No. 24GS04323000 and further described as follows:

BEGINNING at a point on the common line of Proposed Lot 7.02 and Lot 8.05, Block 18 said point being distant the following five (5) courses from the intersection of the proposed Southerly right of way line of Union Valley Road and the common corner of proposed Lot 7.01 and Lot 8.04, Block 18, also being the Point of Beginning of said Proposed Lot 7.01 as shown and indicated on the above referenced Minor Subdivision,

- A. S. 03° 38' 34" E. a distance of 254.06' to a point; thence,
- B. S. 88° 39' 17" W. a distance of 247.15' to a point; thence,
- C. S. 04° 30' 43" E., a distance of 70.62' to a point; thence,
- D. S. 88° 39' 17" W., a distance of 75.24' to a point, thence;
- E. S. 05° 13' 20" E., a distance of 224.73' to the point and place of beginning and from said **BEGINNING** point running, thence;
 - 1. Along the common line of said Lot 8.05, S 05° 13' 20" E, a distance of 133.38' to a point in same, thence;
 - 2. Continuing along the common line of said Lot 8.05, S. 84° 42' 14" E., a distance of 14.86' to a point in same, thence;


The following eight (8) courses being through and over lands of said Lot 7.02:

- 3. S. 01° 58' 56" W., a distance of 57.29' to a point, thence;
- 4. S. 11° 39' 51" E., a distance of 76.31' to a point, thence;
- 5. S. 02° 39' 10" E., a distance of 231.14' to a point, thence;

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6. S. $00^{\circ} 22' 54''$ E., a distance of 134.43' to a point, thence;
7. S. $89^{\circ} 37' 06''$ W., a distance of 21.43' to a point, thence;
8. N. $03^{\circ} 11' 48''$ W., a distance of 462.30' to a point, thence;
9. N. $02^{\circ} 10' 00''$ W., a distance of 157.64' to a point, thence;
10. N. $05^{\circ} 28' 23''$ E., a distance of 12.59' to the point and place of **BEGINNING**.

Containing 1,396.4 sq. ft. (0.032 Ac.) of land more or less.



Juan J. Rodriguez, PLS
New Jersey Professional Land Surveyor
License No. 24GS04323000

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DEED DESCRIPTION CONSERVATION EASEMENT 'E'

Rev. Jan. 21, 2021
Tax Map Block 18
Proposed Lot 7.02
Monroe Township
Middlesex County, New Jersey

Job No. 05-133

All that certain tract or parcel of land within Proposed Lot 7.02 in Block 18 as shown on a map entitled "94 Union Valley Road Preliminary Plat – Minor Subdivision Lot 7, Block 18 Monroe Township Middlesex County, New Jersey Tax Map Sheet No. 29" dated Jan. 19, 2006, last revised April 05, 2016, prepared by Amertech Engineering, Inc., Juan J. Rodriguez, P.L.S. New Jersey Lic No. 24GS04323000 and further described as follows:

BEGINNING at a point on the intersection of the common line of Lot 11.01, Block 18 and the common corner with Proposed Lot 7.02 and Lot 8.05, Block 18 said point being distant the following six (6) courses from the intersection of the proposed Southerly right of way line of Union Valley Road and the common corner of proposed Lot 7.01 and Lot 8.04, Block 18, also being the Point of Beginning of said Proposed Lot 7.01 as shown and indicated on the above referenced Minor Subdivision,

- A. S. 03° 38' 34" E. a distance of 254.06' to a point; thence,
- B. S. 88° 39' 17" W. a distance of 247.15' to a point; thence,
- C. S. 04° 30' 43" E., a distance of 70.62' to a point; thence,
- D. S. 88° 39' 17" W., a distance of 75.24' to a point; thence,
- E. S. 05° 13' 20" E., a distance of 358.11' to the point; thence,
- F. S. 84° 42' 14" E., a distance of 855.29 to the point and place of beginning and from said **BEGINNING** point running, thence;
 - 1. Along the common line of said Lot 11.01, S 00°03'18" W, a distance of 235.83' to a point in same, thence;
 - 2. Continuing along the common line of said Lot 11.01, S. 79° 16' 21" E., a distance of 621.30' to a point in same, thence;
 - 3. Still continuing along the common line of said Lot 11.01, S. 01° 14' 14" E., a distance of 546.27' to a point in same, thence;

The following seventy seven (77) courses being through and over lands of said Lot 7.02:

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4. S. 03°31' 11" E., a distance of 137.61' to a point, thence;
5. S. 01°31' 32" E., a distance of 185.99' to a point, thence;
6. N. 69°57' 39" W., a distance of 92.86' to a point, thence;
7. N. 36°57' 07" W., a distance of 43.29' to a point, thence;
8. N. 67°03' 21" W., a distance of 101.34' to a point, thence;
9. N. 76°11' 32" W., a distance of 77.83' to a point, thence;
10. N. 66°04' 29" W., a distance of 100.19' to a point, thence;
11. N. 34°04' 58" W., a distance of 53.62' to a point, thence;
12. S. 76°50' 22" W., a distance of 33.27' to a point, thence;
13. N. 72°38' 53" W., a distance of 86.82' to a point, thence;
14. S. 80°33' 23" W., a distance of 45.58' to a point, thence;
15. N. 06°17' 32" W., a distance of 25.00' to a point, thence;
16. S. 83°42' 28" W., a distance of 12.80' to a point, thence;
17. S. 56°11' 51" W., a distance of 59.85' to a point, thence;
18. N. 86°23' 28" W., a distance of 77.30' to a point, thence;
19. N. 57°11' 20" W., a distance of 69.25' to a point, thence;
20. N. 10°59' 10" W., a distance of 34.51' to a point, thence;
21. N. 39°48' 45" W., a distance of 43.61' to a point, thence;
22. N. 81°44' 20" W., a distance of 82.28' to a point, thence;
23. S. 69°05' 22" W., a distance of 117.10' to a point, thence;
24. S. 88°40' 35" W., a distance of 60.39' to a point, thence;
25. N. 89°47' 03" W., a distance of 93.09' to a point, thence;
26. N. 66°53' 43" W., a distance of 75.20' to a point, thence;
27. N. 50°09' 21" W., a distance of 48.66' to a point, thence;
28. N. 29°38' 45" W., a distance of 27.64' to a point, thence;

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS

29. N. $66^{\circ}56'52''$ W., a distance of 71.79' to a point, thence;
30. N. $78^{\circ}06'33''$ W., a distance of 50.14' to a point, thence;
31. S. $78^{\circ}35'22''$ W., a distance of 43.01' to a point, thence;
32. N. $69^{\circ}42'19''$ W., a distance of 27.02' to a point, thence;
33. N. $04^{\circ}59'25''$ W., a distance of 167.71' to a point, thence;
34. N. $01^{\circ}49'25''$ W., a distance of 198.60' to a point, thence;
35. N. $87^{\circ}33'39''$ E., a distance of 208.92' to a point, thence;
36. S. $87^{\circ}20'13''$ E., a distance of 186.04' to a point, thence;
37. S. $34^{\circ}35'03''$ E., a distance of 31.52' to a point, thence;
38. S. $73^{\circ}38'23''$ E., a distance of 54.32' to a point, thence;
39. S. $72^{\circ}47'50''$ E., a distance of 84.61' to a point, thence;
40. N. $84^{\circ}19'53''$ E., a distance of 45.94' to a point, thence;
41. S. $72^{\circ}09'07''$ E., a distance of 49.43' to a point, thence;
42. N. $47^{\circ}16'53''$ E., a distance of 73.51' to a point, thence;
43. S. $31^{\circ}25'55''$ E., a distance of 175.53' to a point, thence;
44. N. $55^{\circ}26'21''$ E., a distance of 40.45' to a point, thence;
45. S. $87^{\circ}24'37''$ E., a distance of 87.89' to a point, thence;
46. S. $67^{\circ}43'44''$ E., a distance of 66.63' to a point, thence;
47. S. $80^{\circ}13'27''$ E., a distance of 27.98' to a point, thence;
48. N. $74^{\circ}10'44''$ E., a distance of 62.76' to a point, thence;
49. N. $69^{\circ}53'17''$ E., a distance of 37.82' to a point, thence;
50. N. $31^{\circ}45'44''$ E., a distance of 71.43' to a point, thence;
51. S. $69^{\circ}46'02''$ W., a distance of 16.82' to a point, thence;
52. S. $62^{\circ}56'33''$ W., a distance of 66.59' to a point, thence;
53. N. $79^{\circ}28'41''$ W., a distance of 95.49' to a point, thence;

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS

54. N. 45° 07' 54" W., a distance of 69.42' to a point, thence;
55. N. 27° 25' 21" W., a distance of 45.96' to a point, thence;
56. N. 63° 59' 54" W., a distance of 121.98' to a point, thence;
57. N. 12° 02' 42" W., a distance of 42.50' to a point, thence;
58. N. 48° 23' 40" W., a distance of 31.44' to a point, thence;
59. S. 37° 01' 40" W., a distance of 67.24' to a point, thence;
60. S. 27° 23' 23" W., a distance of 29.13' to a point, thence;
61. N. 88° 49' 37" W., a distance of 196.00' to a point, thence;
62. N. 03° 26' 23" W., a distance of 156.88' to a point, thence;
63. N. 18° 49' 45" E., a distance of 38.00' to a point, thence;
64. N. 50° 47' 20" W., a distance of 45.86' to a point, thence;
65. S. 01° 30' 22" E., a distance of 19.86' to a point, thence;
66. S. 39° 34' 24" W., a distance of 81.70' to a point, thence;
67. S. 54° 25' 12" W., a distance of 66.24' to a point, thence;
68. S. 89° 11' 17" W., a distance of 27.15' to a point, thence;
69. S. 05° 21' 14" E., a distance of 57.50' to a point, thence;
70. S. 57° 35' 51" W., a distance of 66.81' to a point, thence;
71. N. 89° 41' 32" W., a distance of 203.54' to a point, thence;
72. N. 15° 29' 37" E., a distance of 76.44' to a point, thence;
73. N. 42° 28' 16" E., a distance of 55.79' to a point, thence;
74. N. 01° 45' 11" W., a distance of 139.89' to a point, thence;
75. N. 06° 59' 38" E., a distance of 61.51' to a point, thence;
76. N. 31° 03' 20" W., a distance of 49.92' to a point, thence;
77. N. 08° 47' 37" W., a distance of 66.28' to a point, thence;
78. N. 18° 57' 55" E., a distance of 24.71' to a point, thence;

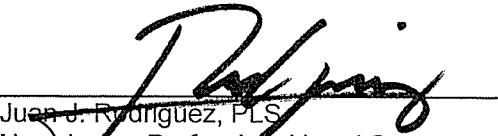
AMERTECH ENGINEERING, INC.

ENGINEERS, SURVEYORS AND PLANNERS

79. N. $46^{\circ} 43' 27''$ E., a distance of 51.79' to a point on the common line of said Lot 8.05, thence;

80. Along the common line of said Lot 8.05, S. $84^{\circ} 42' 14''$ E., a distance of 686.88' to the point and place of **BEGINNING**.

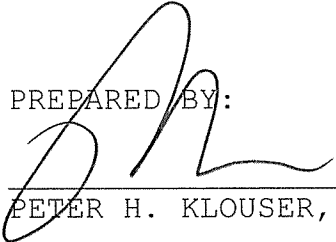
Containing 1,112,379.5 sq. ft. (25.537 Ac.) of land more or less.



Juan J. Rodriguez, PLS
New Jersey Professional Land Surveyor
License No. 24GS04323000

ATTACHMENT B
(Road Widening Deed)

PREPARED BY:


PETER H. KLOUSER, ESQ.

ROAD WIDENING DEED

THIS DEED is made on June 3, 2022

BETWEEN

94 UNION VALLEY ROAD, LLC, with an address of 22 Boston Post Road, East Brunswick, New Jersey 08816 hereinafter referred to as "GRANTOR".

AND

TOWNSHIP OF MONROE, a municipal corporation of the State of New Jersey, whose address is 1 Municipal Plaza, Monroe Township, N.J. 08831, hereinafter referred to as "GRANTEE"

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 \$1.00.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Monroe, a portion Lot 7, Block 18.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Middlesex, and State of New Jersey. The legal description is:

SEE SCHEDULE "A" (METES AND BOUNDS DESCRIPTION)

The foregoing premises being dedicated to the Township of Monroe for any and all lawful public purposes including but not limited to widening of public rights of way and installation and maintenance of improvements.

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).

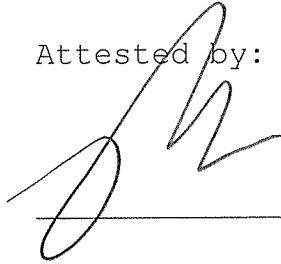
Covenants by Grantor. The Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at

any time hereafter, will or may be charged or encumbered in any manner or way whatsoever including, without limitation, any mortgage, judgment, lien or tax lien of any kind whatsoever.

This covenant shall be binding on the Grantor, its heirs and/or successors or assigns.

Signatures. This Deed is signed and attested to by the Grantors as of the date at the top of the first page.

Attested by:



94 UNION VALLEY ROAD, LLC

BY: X Constance Tracey
CONSTANCE TRACEY, Managing Member

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX

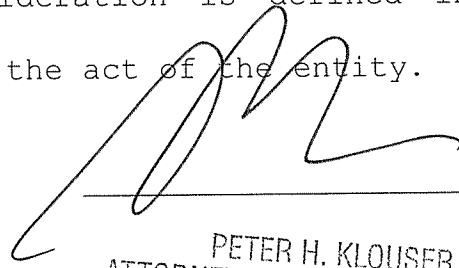
SS:

I CERTIFY THAT ON June 3, 2022

CONSTANCE TRACEY

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Managing Member of 94 UNION VALLEY ROAD, LLC, the Limited Liability Company named in this document;
 - (b) was authorized to and did execute this deed as Managing Member of 94 UNION VALLEY ROAD, LLC;
 - (c) made this Deed for \$1.00;
- as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5); and
- (d) executed this Deed as the act of the entity.



PETER H. KLOUSER
ATTORNEY AT LAW OF NEW JERSEY

Record and Return to:
Peter H. Klouser, Esq.
Heilbrunn Pape
516 Route 33
Millstone, NJ 08535

(05-133)

October 20, 2010
UPDATED Oct. 8, 2015
Revised March 14, 2022

Description of a portion of existing Lots 7.01 & 7.02 in Block 18 to be dedicated to the Township of Monroe for roadway purposes.

Monroe Township, Middlesex County, New Jersey.

BEGINNING at the point of intersection of the center line of Union Valley Road and the northerly prolongation of the division line between Lot 8.04 in Block 18 on the east and existing Lot 7.01 in Block 18 on the west said beginning point being marked by a spike found and from said Beginning point running thence,

1. South Three degrees Thirty-eight minutes Thirty-four seconds East (S 03° 38' 34"E) a distance of Thirty and Thirty-two one-hundredths (30.32') feet along the northerly prolongation in a southerly direction to a point and most northwesterly corner of said Lot 8.04; thence along the new southerly line of Union Valley Road running over and through said existing Lots 7.01 & 7.02 running Thirty (30') feet more or less parallel and adjacent to the physical pavement center line thereof of Union Valley Road the Four (4) following courses to wit,
 2. South Seventy-seven degrees Fifty-nine minutes Forty-four seconds West (S 77° 59' 44" W) One hundred Fifteen and Eighty-six one-hundredths (115.86') feet to a point of curve,
 3. Along a curve bearing to the left in a southwesterly direction having a radius of Four hundred Twenty and Zero one-hundredths (420.00') feet having a delta angle of Five degrees Fourteen minutes Nineteen seconds (05° 14' 19") and

- having an arc length of Thirty-eight and Forty one-hundredths (38.40') feet to a point of tangency,
4. South Seventy-two degrees Forty-five minutes Twenty-five seconds West ($S 72^{\circ} 45' 25'' W$) One hundred Forty-seven and Twelve one-hundredths (147.12') feet to a point of curve,
 5. Along a curve bearing to the right in a westerly direction having a radius of Four hundred Eighty and Zero one-hundredths (480.00') feet having a delta angle of Twenty-six degrees Eleven minutes Twenty seconds ($26^{\circ} 11' 20''$) and having an arc length of Two hundred Nineteen and Forty one-hundredths (219.40') feet to a point where the last mentioned line intersects the most westerly line of said existing Lot 7.02; thence
 6. North Two degrees Forty-four minutes Thirty-one seconds West ($N 02^{\circ} 44' 31'' W$) Twenty-six and Ten one-hundredths (26.10') feet along a portion of the last mentioned line to a point and most northwesterly corner of the same being near the center of said Union Valley Road; thence along the deed northerly lines of said Lot 7.02 being in or near said center line of Union Valley Road the following Three (3) courses to wit,
 7. South Seventy-five degrees Fifty-two minutes Two seconds East ($S 75^{\circ} 52' 02'' E$) Ninety-three and Thirty-two one-hundredths (93.32') feet to an angle point, being marked by a iron pin set by Jay F. Pierson, N.J. P.L.S # 27492
 8. North Seventy-two degrees Fourteen minutes Forty-four seconds East ($N 72^{\circ} 14' 44'' E$) Three hundred Seven and Fifty-five one-hundredths (307.55') feet to an angle point,
 9. North Seventy-seven degrees Fifty-nine minutes Forty-four seconds East ($N 77^{\circ} 59' 44'' E$) One hundred Twenty-six and

Sixty one-hundredths (126.60') feet the point and place of
Beginning.

Containing Thirteen thousand One hundred Fifteen (13,115)
square feet of land.

The above described being known as a portion of Lots 7.01 &
7.02 in Block 18 to be dedicated to the Township of Monroe for
roadway purposes, the above described parcel also being shown
on a plan titled "94 UNION VALLEY ROAD PRELIMINARY PLAT - MINOR
SUBDIVISION, Lot 7, Block 18, MONROE TOWNSHIP, MIDDLESEX
COUNTY, NEW JERSEY SHTS. 1/2 & 2/2 dated 01/19/06 LAST REVISED
10-02-18", prepared by Ameritech Engineering, Inc.

AMERITECH ENGINEERING, INC.
757 Ridgewood Ave.
No. Brunswick, N.J., 08902

Juan J. Rodriguez, Professional Land Surveyor
N.J. License No. GS43230



Township of Monroe

County of Middlesex

MARK J. RASIMOWICZ, PE, PP, CME, CPWM
Township Engineer

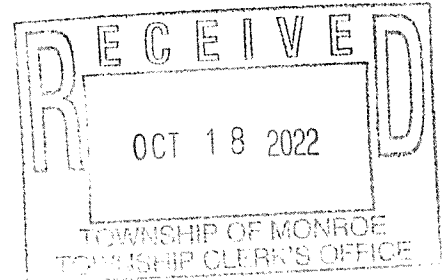
DEPARTMENT OF ENGINEERING
c/o Center State Engineering, Inc.
481 Spotswood Englishtown Rd.
Monroe Township, NJ 08831
Phone 732.605.9440

October 17, 2022

Monroe Township
Office of Planning and Development
1 Municipal Plaza
Monroe Township, NJ 08831

Attn: Patricia Reid, RMC, Township Clerk

Re: 94 Union Valley Road, LLC
Block 18, Lot 7
PB-1031-07 – Minor Subdivision
Conservation Easements and Road Widening Dedications




Dear Ms. Reid:

I have reviewed the deed and metes and bounds descriptions to be recorded for the dedications of Road Widening and Conservation Easements 'A', last revised January 4, 2021; 'B', last revised August 25, 2017; 'C', last revised January 4, 2021; 'D', last revised February 7, 2018; and 'E', last revised January 21, 2021 to the Township of Monroe and I have found these to correspond to the "94 Union Valley Road Preliminary Plat - Minor Subdivision Lot 7, Block 18" prepared by Ameritech Engineering, Inc. and last revised January 4, 2021. We have found same to conform to the Planning Board Resolution of Approval and recommend the Council accept the proposed Conservation Easements to the Township of Monroe.

Please prepare, for consideration by the Township Council, an ordinance to accept the Road Widening Dedication and Conservation Easements.

The original Road Widening Deed and Conservation Easement and respective legal descriptions are enclosed. If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,
Center State Engineering Associates


Mark J. Rasimowicz, PE, PP, CME
Township Engineer

MJR/sb
cc: Alan Weinberg, Business Administrator
Laura Zalewski, Planning and Zoning Department
Louis Rainone, Esq., Township Attorney
Joseph Stroin, Director of Planning
Ms. Diane Morgan Tracey, 94 Union Valley Road, LLC, Applicant
Peter Klouser, Esq., Applicant's Attorney



Township of Monroe

County of Middlesex

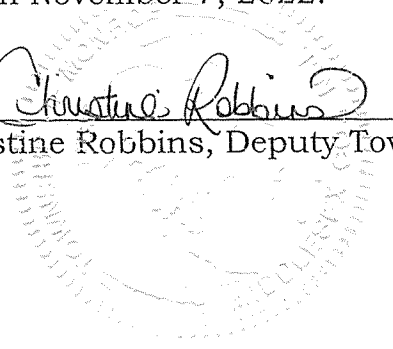
PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Christine Robbins, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on November 7, 2022.

Christine Robbins, Deputy Township Clerk



Ad Number: 0005476230

Run Dates: 11/07/2022

MONROE TOWNSHIP, MIDDLESEX COUNTY NOTICE OF FINAL ADOPTION

ORDINANCE NO.: O-11-2022-023

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE AUTHORIZING THE ACCEPTANCE FROM 94 UNION VALLEY ROAD, LLC. OF A CONSERVATION EASEMENT CONCERNING PROPERTY AT LOT 7, BLOCK 18 AND A ROAD WIDENING DEED CONCERNING PORTIONS OF PROPERTY AT LOTS 7.01 AND 7.02, BLOCK 18", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on November 2, 2022 and will be further considered for final passage after a Public Hearing during the council meeting to be held on December 5, 2022 at 6:30 p.m. in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831. At said time and place, all persons will be granted the opportunity to be heard concerning this Ordinance prior to its consideration for adoption by Council.

The purpose of this Ordinance is to accept a conservation easement to preserve the Conservation Easement Area to prevent the removal of trees and ground cover, subject to certain conditions, and maintain open space in as close to its natural state as possible. The terms of the proposed form of Road Widening Deed will dedicate the Lots 7.01 and 7.02 Premise for any and all lawful public purposes including but not limited to widening of public rights of way and installation and maintenance of improvements.

The proposed Ordinance in its entirety can be viewed on the Township website, www.monroetwp.com and is on file in the Municipal Clerk's Office. Copies may be obtained without charge between the hours of 8:30am and 4:30pm. Monday through Friday.

Christine Robbins, Deputy Municipal Clerk
(\$30.10)

0005476230-01



Township of Monroe

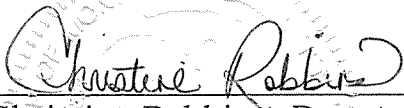
County of Middlesex

PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Christine Robbins, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on December 9, 2022.


Christine Robbins, Deputy Township Clerk

Ad Number: 0005514507

Run Dates: 12/09/2022

MONROE TOWNSHIP, MIDDLESEX COUNTY NOTICE OF FINAL ADOPTION

Notice is hereby given that the following entitled Ordinance was introduced and passed on First Reading at the regular meeting of the Monroe Township Council held on November 2, 2022. Furthermore, this Ordinance was adopted after a Public Hearing was held at the December 5, 2022 meeting of the Monroe Township Council which was held in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831 and was thereafter approved and signed by the Mayor on December 5, 2022.

MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-11-2022-023

"ORDINANCE AUTHORIZING THE ACCEPTANCE FROM 94 UNION VALLEY ROAD, LLC. OF A CONSERVATION EASEMENT CONCERNING PROPERTY AT LOT 7, BLOCK 18 AND A ROAD WIDENING DEED CONCERNING PORTIONS OF PROPERTY AT LOTS 7.01 AND 7.02, BLOCK 18"

CHRISTINE ROBBINS, R.M.C.
Monroe Township Deputy Municipal Clerk
(\$22.36)

0005514507-01