

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-12-2018-044

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
ACCEPTING LANDS TO BE DEDICATED FOR PURPOSES OF  
STORMWATER MANAGEMENT IN THE "DYNASTY ESTATES"  
RESIDENTIAL SUBDIVISION

WHEREAS, Monroe Township Code Chapter 108, Section 13.8 entitled, "Stormwater management facility (ies) dedications", requires, inter alia, that all stormwater management facilities located within or as part of a single-family residential use development be dedicated to the Township; and

WHEREAS, pursuant to said provision, Dynasty Associates, LLC, a/k/a Dynasty Estates, proposes to dedicate one (1) detention basin lot to the Township as part of the single-family residential subdivision known as Dynasty Estates; and

WHEREAS, Dynasty Associates received Final Subdivision approval for the Dynasty Estates development on or about May 22, 2003, memorialized on June 26, 1999 (PB-826-03), amended on April 28, 2005, memorialized on May 26, 2005 (PB-929-04), which approved plans included the dedication of Block 109.21, Lot 7.75 as a detention basin lot; and

WHEREAS, the Township of Monroe believes it to be in the public interest to accept the dedication of said lot in accordance with the resolution of amended subdivision approval adopted by the Monroe Township Planning Board; and

WHEREAS, the Township Engineer has reviewed the attached metes and bounds description for said lot and has found same to be in conformity with the Planning Board approval and recommends acceptance of the Deed of Dedication; and

WHEREAS, the Township Attorney has reviewed and approved the proposed Deed of Dedication.

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

**Section 1.** The Mayor and Township Clerk are hereby authorized to accept the Deed of Dedication transferring Block 109.21, Lot 7.75, the one (1) lot proposed to be dedicated as part of the Dynasty Estates, conditioned upon the compliance of Dynasty Associates, LLC with Chapter 108, Section 13.8 of the Code of the Township of Monroe, provided said deed is in form satisfactory to the Township Attorney, and subject to the restrictions contained in Chapter 108 Section 12.16 of the Township Code;

**Section 2.** The Grantor shall be Dynasty Associates, LLC, the owner of the property, who shall convey the premises free and clear of encumbrances and restrictions.


**Section 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**Section 4.** Any and all accumulated taxes due on the referenced Lot and Block shall be paid by Dynasty Associates, LLC through December 31, 2018.

**Section 5.** If any section, subdivision, sentence, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**Section 6.** This Ordinance shall take effect upon final passage and publication as provided by law.


SO ORDAINED as aforesaid.

  
STEPHEN DALINA, Council President

RECORDED VOTE – INTRODUCTION – December 3, 2018						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin		X	X			
Councilwoman Cohen	X		X			
Councilman Dipierro				X		
Council V. President Schneider			X			
Council President Dalina			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 December 3, 2018. 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 26, 2018 at 7:00 p.m. at the Monroe Township Municipal Building, 1 Municipal Plaza, Monroe Township, New Jersey 08831. 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

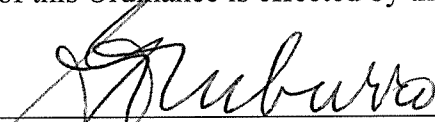
RECORDED VOTE – SECOND READING & FINAL ADOPTION– December 26, 2018						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin		X	X			
Councilwoman Cohen	X		X			
Councilman Dipierro				X		
Council V. President Schneider			X			
Council President Dalina			X			

**ORDINANCE NO. O-12-2018-044**

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
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**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.

  
\_\_\_\_\_  
GERALD W. TAMBURRO, Mayor

Date signed: 12/27/18



# Township of Monroe

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

DEPARTMENT OF ENGINEERING  
c/o Center State Engineering  
481 Spotswood-Englishtown Road  
Monroe Township, New Jersey 08831  
Phone 732.605.9440  
Fax 732.605.9444

October 23, 2018

**Heilbrunn Pape**  
516 Highway 33  
Millstone Township, NJ 08535

**Attn: Jonathan M. Heilbrunn, Esq.**

**Re: Princess Court**  
**Block 109.21, Lot 7.75**  
**PB-1044-07**  
**Deed and Description Review**

Dear Mr. Heilbrunn:

We have reviewed the deeds with legal descriptions for the subject tract to be dedicated to Monroe Township:

- A. Deed dated September 24, 2018 and "Description of Lot 7.75, Block 109.21 Monroe Township, Middlesex County, New Jersey" prepared by FWH Associates, P.A. and dated October 5, 2016.

We have reviewed the metes and bounds description to be recorded for the above listed tract and have found it to correspond to the filed map entitled "Final Plat – Major Subdivision, Princess Court, Lots 7.19 to 7.23, 8, 9, 10, 13.29, 14.1, 15.1 & 16.1, Block 109.21, Tax Map Sheets No. 88.01, 88.02 & 88.03, Situated in Monroe Twp., Middlesex Co., N.J.", last revised September 26, 2008, and filed in Middlesex County Clerk's office on March 31, 2009 as Map 6535, File 989.

If you have any questions, please contact Shay Blum at 732-605-9440.

Sincerely,

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

cc: Dynasty Associates, LLC, Applicant  
Patricia Reid, Clerk ✓  
Joel Shain, Township Attorney  
Robert Hudak, PP, Planning and Zoning Department  
Laura Zalewski, Planning and Zoning Department (EMAIL ONLY)

Oct 24 2018

JONATHAN M. HEILBRUNN  
MEMBER NJ, ME, & NY BARS

KENNETH L. PAPE

PETER H. KLOUSER

JEFFREY R. CHANG

CHIARA R. MANCINI

OF COUNSEL  
STEVEN KROPF



COUNSELLORS AT LAW

516 HIGHWAY 33  
MILLSTONE TOWNSHIP, NJ 08535

PHONE: 732-679-8844

FAX: 732-679-6554

[www.hpnlaw.com](http://www.hpnlaw.com)

September 27, 2018

VIA REGULAR MAIL AND EMAIL: [preid@monroetwp.com](mailto:preid@monroetwp.com)

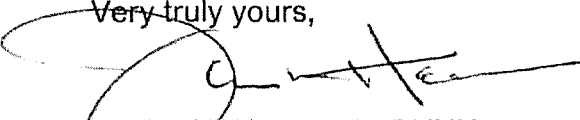
Patricia Reid, Monroe Township Clerk  
Municipal Complex  
1 Municipal Plaza  
Monroe Township, New Jersey 08831-1900

Re: Dynasty Associates, LLC  
Lot 7.75, Block 109.21  
Monroe Township, New Jersey

Dear Ms. Reid:

Enclosed herein please find a fully executed Deed from Dynasty Associates, LLC concerning Block number 109.21, Lot number 7.75, which is the conveyance of the basin lot/stormwater management facility to Monroe Township. We believe the deeds as presented to you have been reviewed by and approved by the Township Engineer, and we are therefore forwarding same to you for recordation. If you have any questions, comments or concerns, please do not hesitate to contact me.

Very truly yours,



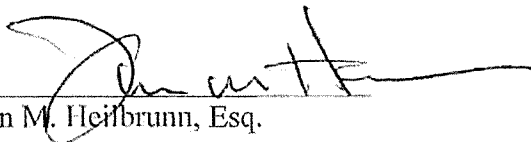
JONATHAN M. HEILBRUNN  
For the Firm

JMH:rdn

Enc.

Cc: Janet Briggs (via e-mail: [jbriggs@renaprop.com](mailto:jbriggs@renaprop.com))

Prepared by:



Jonathan M. Heilbrunn, Esq.

**THIS DEED**, made the 24<sup>th</sup> day of September 2018,

**BETWEEN:**

**DYNASTY ASSOCIATES, L.L.C.**, a New Jersey limited liability company having an address located c/o Renaissance Properties, 3663 Route 9 North, Suite 202, Old Bridge, New Jersey 08857 (herein designated as the "Grantor"),

**AND**

**THE TOWNSHIP OF MONROE** with offices located at 1 Municipal Plaza, Monroe, New Jersey 08831 referred to as the Grantee.

WITNESSETH, that the Grantor, for and in consideration of **ONE AND 00/100 (\$1.00) DOLLARS** lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever, that certain tract or parcel of land and premises, situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, known as Lot 7.75 in Block 109.21 on the Monroe Township Tax Map and more particularly described on the attached Schedule A description. Also known as 2 Princess Court, Monroe, New Jersey 08831.

BEING AND INTENDED as part of the same premises conveyed to DYNASTY ASSOCIATES, L.L.C. a New Jersey limited liability company by a Deed from DYNASTY ESTATES, L.L.C. a New Jersey limited liability company dated June 27, 2003 and recorded on July 8, 2003 in the Clerk's Office for Middlesex County in Deed Book 5203 page 206.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And 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.

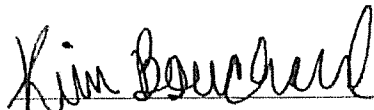
This conveyance is subject to zoning ordinances, municipal approvals and regulations affecting the property, easements and rights of way, public or private, of record and not of record, covenants, restrictions, reservations or agreements of record.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

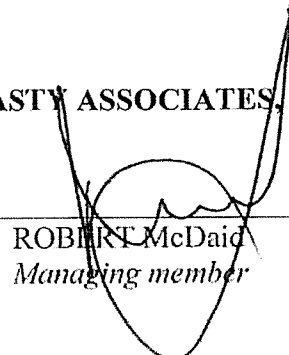
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

ATTEST

  
KIM Bouchard

DYNASTY ASSOCIATES, LLC

By:

  
ROBERT McDaid  
Managing member

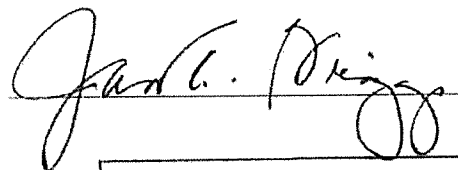
STATE OF NEW JERSEY

: SS

COUNTY OF MIDDLESEX:

I CERTIFY that on the 25 day of Sept., 2018, ROBERT McDAID personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the Managing Member of the Limited Liability Company named in this document;
- (b) this document was signed and made by the Limited Liability Company as its voluntary act and deed by virtue of authority from its members and
- (c) this deed was made 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).



JANET A. BRIGGS  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 11, 2022



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

DYNASTY ASSOCIATES, L.L.C.

Current Street Address

3663 Route 9 North, Suite 202

City, Town, Post Office Box

Old Bridge

State

NJ

Zip Code

08857

**PROPERTY INFORMATION**

Block(s)

109.21

Lot(s)

7.75

Qualifier

Street Address

2 Princess Court

City, Town, Post Office Box

Monroe

State

NJ

Zip Code

08831

Seller's Percentage of Ownership

100

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)**

1.  Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3.  Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6.  The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7.  The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.  
 Seller did not receive non-like kind property.
8.  The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9.  The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed is dated prior to August 1, 2004, and was not previously recorded.
11.  The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12.  The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13.  The property transferred is a cemetery plot.
14.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER'S DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/25/18

Date

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact



1236.0014  
October 5, 2016

**DESCRIPTION OF  
LOT 7.75 BLOCK 109.21  
MONROE TOWNSHIP,  
MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at a point in the Northerly line of Princess Court (50' right-of-way), said point being distant 14.00 feet along the same from where the same is intersected by the Westerly line of Duchess Drive (50' right-of-way), if both were extended, and running thence:

1. Along said Northerly line of Princess Court, North 72°54'51" West, 125.65 feet to a point; thence
2. Along the division line between Lots 7.75 and 7.82, North 17°05'09" East, 207.52 feet to a point; thence
3. Along the division line between Lots 7.75 and 7.74, South 62°51'38" East, 145.73 feet to a point on a curve; thence
4. Along said Westerly line of Duchess Drive, Southwesterly along a curve to the left having a radius of 250.00 feet, an arc length of 43.86 feet, a chord bearing of South 22°06'44" West and a chord length of 43.81 feet to a point of tangency; thence
5. Along the same, South 17°05'09" West, 124.44 feet to a point of curvature; thence
6. Along the same, Southwesterly along a curve to the right having a radius of 14.00 feet, an arc length of 21.99 feet, a chord bearing of South 62°05'09" West and a chord length of 19.80 feet to the point and place of BEGINNING.

Containing 27267 S.F., (0.6260 AC)

Being known and designated as Lot 7.75 in Block 109.21 as shown on a map entitled "Final Plat – Major Subdivision, Princess Court, Lots 7.19 to 7.23, 8, 9, 10, 13.29, 14.1, 15.1 & 16.1, Block 109.21, Tax Map Sheets No. 88.01, 88.02 & 88.03, Situated in Monroe Twp., Middlesex Co., N.J." filed in the Office of the Middlesex County Clerk on 3/31/2009 as Map No. 6535, File 989

Subject to a 10' Wide Monroe Twp. & M.T.M.U.A. Shade Tree & Utility Easement and a Monroe Twp. Sight Triangle Easement as shown on the aforementioned Final Plat.

William P. Schemel, P.L.S.  
N.J. Professional Land Surveyor  
License No. 36275

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1236.0014  
October 5, 2016

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MONROE TOWNSHIP,  
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William P. Schemel, P.L.S.  
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# 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, Patricia Reid, 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 7, 2018.



Patricia Reid, Township Clerk

Ad Number: 0003286135

Run Dates: 12/07/18

MONROE TOWNSHIP  
NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-12-2018-044

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED:

"ORDINANCE OF THE MONROE TOWNSHIP COUNCIL ACCEPTING LANDS TO BE DEDICATED FOR PURPOSES OF STORMWATER MANAGEMENT IN THE "DYNASTY ESTATES" RESIDENTIAL SUBDIVISION" has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on December 3, 2018 and will be further considered for final passage after a Public Hearing during the council meeting to be held on December 26, 2018 at 7:00 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 for the Township to accept land from Dynasty Associates, LLC in the Dynasty Estates residential subdivision to be used as a retention basin in accordance with stormwater management.

The proposed Ordinance in its entirety can be viewed on the Township website, [www.monroetwp.com](http://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.

Patricia Reid, Municipal Clerk  
(\$27.28)

0003286135-01



# 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, Patricia Reid, 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 January 4, 2019.

  
\_\_\_\_\_  
Patricia Reid, Township Clerk

Ad Number: 0003318911

Run Dates: 01/04/19

### MONROE TOWNSHIP 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 December 4, 2018. Furthermore, this Ordinance was adopted after a Public Hearing was held at the December 26, 2018 special meeting of the Monroe Township Council at One Municipal Plaza, Monroe Township, N.J. 08831 and was thereafter approved and signed by the Mayor on December 27, 2018.

ORDINANCE NO. O-12-2018-044

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
"ACCEPTING LANDS TO BE DEDICATED FOR PURPOSES OF  
STORMWATER MANAGEMENT IN THE "DYNASTY ESTATES"  
RESIDENTIAL SUBDIVISION"

PATRICIA REID, R.M.C  
Monroe Township Municipal Clerk

(\$19.36)

0003318911-01