

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-12-2018-045

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACQUISITION OF LAND LOCATED AT 10 OLD
CHURCH ROAD AND APPEARING ON THE OFFICIAL MUNICIPAL
TAX MAP AS BLOCK 15, LOT 3/3Q FOR OPEN SPACE**

WHEREAS, Ronald Longo, Bruce P. Longo, David J. Longo and Chad A. Longo are the owners of real property in Monroe commonly known as 10 Old Church Road (“Owners”), identified on the official Tax Map of the Township of Monroe as Lot 3/3Q in Block 15 in the Township of Monroe, County of Middlesex, and State of New Jersey (the “Property”); and

WHEREAS, the Property consists of 15.5 ± acres, of which all but one (1) acre are currently assessed as farmland and actively being farmed; and

WHEREAS, the Owners propose to subdivide the Property into two (2) lots, retaining 5.99 ± acres and selling the remaining 9.51 ± acres to the Township as open space; and

WHEREAS, the Property is located in the R3A Residential Zone, which permits a minimum lot size of 3 acres and could potentially be developed with numerous single family residential dwellings; and

WHEREAS, one of the express goals of the open space acquisition program approved by the citizens of Monroe Township in 2002 is farmland preservation; and

WHEREAS, by Resolution Nos.: R-11-2017-286 and R-11-2017-288, the Township Council authorized an appraisal and an environmental assessment of the Property; and

WHEREAS, the Owners have agreed to a deed restriction on the 5.99 ± retained acres prohibiting subdivision thereof; and

WHEREAS, by appraisal dated November 15, 2017, the value of the entire parcel was estimated to be Seven Hundred Thousand Dollars (\$700,000.00); and

WHEREAS, by appraisal dated January 29, 2018, the value of the portion of the Property to be acquired by the Township was Five Hundred Twenty-Five Thousand Dollars (\$525,000.00); and

WHEREAS, the Township engaged in arms-length negotiations with the owners for purchase of the Property, and the parties reached an agreed-upon sale price of Five Hundred Twenty-Five Thousand Dollars (\$525,000.00); and

WHEREAS, the Township’s purchase of the Property will preserve it as open space and farmland for the citizens of Monroe for generations to come; and

WHEREAS, the Chief Financial Officer of the Township has verified that there are sufficient funds remaining from the issuance of bonds pursuant to the Open Space Acquisition Bond Ordinance O-2-2012-001, to pay for the aforesaid acquisition;

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

Section 1. The Mayor, Township Clerk and Township Attorney are hereby authorized and directed to execute any and all documents as are reasonably necessary to acquire fee simple title to the Property, including all improvements erected on, over and beneath aforesaid lands to be acquired, and all easements, rights-of-way or uses, privileges, licenses, hereditaments, appurtenances, interests and other rights belonging to or inuring to the benefit of the lands to be acquired and all right, title and interest of the owners in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front or abutting or adjoining aforesaid lands to be acquired.

Section 2. The purchase price for the Property to be acquired for open space shall be Five Hundred Twenty-Five Thousand Dollars (\$525,000.00).

Section 3. The Mayor and Township Clerk are hereby authorized to accept the Deed transferring the Property to the Township as open space, provided the Deed is in a form satisfactory to the Township Attorney.

Section 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.



STEPHEN DALINA, Council President

RECORDED VOTE – INTRODUCTION – December 3, 2018						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilwoman Cohen	X		X			
Councilman Dipierro				X		
Council V. President Schneider		X	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

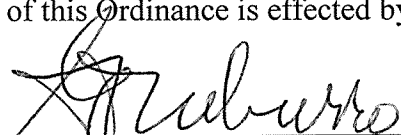
RECORDED VOTE – SECOND READING & FINAL ADOPTION-- December 26, 2018						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilwoman Cohen	X		X			
Councilman Dipierro				X		
Council V. President Schneider		X	X			
Council President Dalina			X			

ORDINANCE NO.: O-12-2018-045

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE ACQUISITION OF LAND LOCATED AT 10 OLD CHURCH ROAD AND APPEARING ON THE OFFICIAL MUNICIPAL TAX MAP AS BLOCK 15, LOT 3/3Q FOR OPEN SPACE

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



MIDDLESEX
COUNTY • N J

Elaine M. Flynn
Middlesex County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

INSTR # 2020034166
0 BK 17846 PG 1397 Pgs 1397 - 1409 (13 pgs)
RECORDED 04/15/2020 09:43:45 AM
ELAINE M. FLYNN, COUNTY CLERK BD
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$13.00

Official Use Only

Date of Document 8/2/2019	Type of Document Deed <input type="checkbox"/>
First Party Name Ronald Longo	Second Party Name Township of Monroe
Additional First Parties Bruce P. Longo, David J. Longo and Chad A. Longo	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block 15	Lot 3
Municipality Monroe <input type="checkbox"/>	Consideration \$1.00
Mailing Address of Grantee 1 Municipal Plaza Monroe Twp., NJ 08831	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

Original Book	Original Page
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MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.



12

Deed

This Deed is made on August 26th, 2019

BETWEEN

RON LONGO, BRUCE P. LONGO, DAVID J. LONGO AND CHAD A. LONGO,

Whose post office address is 10 Old Church Road, Monroe Township, New Jersey, 08831,

Referred to as the Grantor,

AND

TOWNSHIP OF MONROE, a municipal corporation of the State of New Jersey

Whose post office address is One Municipal Plaza, Monroe Township, New Jersey 08831,

Referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

3. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One and 00/100 Dollar (\$1.00)

The Grantor acknowledges receipt of this money.

4. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Monroe Township Block No. 15 p/o Lot No. 3

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

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


(X) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

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.

And the Grantors covenant that they have not done or executed, or there has not been done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever, except as subject to this dedication, including, without limitation, any mortgage, judgment lien or tax lien of any kind whatsoever. This covenant shall be binding on the Grantors, their heirs and/or successors or assigns.

Prepared by: (Print signer's name below signature)

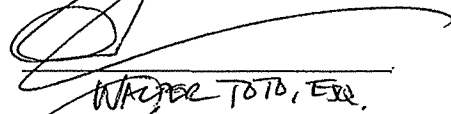
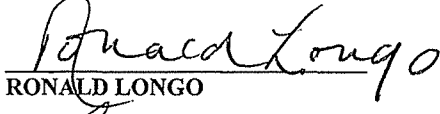
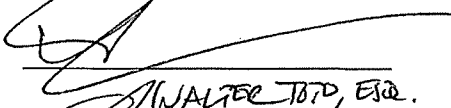

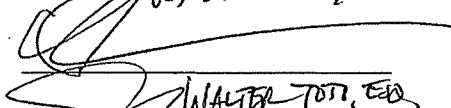

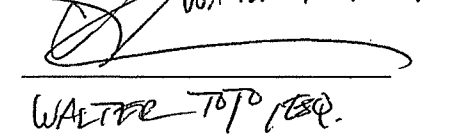
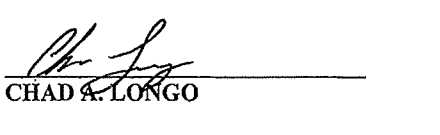
(For Recorder's Use Only)


WALTER TOTO, ESQUIRE

The street address of the Property is: 10 Old Church Road, NJ 08831.

4. **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).
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed by:

 WALTER TOTO, ESQ.	 RONALD LONGO
 WALTER TOTO, ESQ.	 BRUCE P. LONGO
 WALTER TOTO, ESQ.	 DAVID J. LONGO
 WALTER TOTO, ESQ.	 CHAD A. LONGO


STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:

I CERTIFY that on August 2, 2019,

Ronald Longo, Bruce P. Longo, David J. Longo, and Chad A. Longo,

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (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)


WALTER TOTO, Attorney-at-Law
of the State of New Jersey

RECORD AND RETURN TO:
WALTER TOTO, ESQ.
317 Forsgate Drive
Monroe Township, NJ 08831

AMERTECH ENGINEERING, INC.

ENGINEERS, SURVEYORS AND PLANNERS

757 RIDGEWOOD AVENUE
NORTH BRUNSWICK, NJ 08902
(732) 828-3535 • FAX (732) 249-0859 • E-MAIL main@amertechengineering.com

DEED DESCRIPTION

July 10, 2019

Job No. 02-131

Tax Map Lot 3 Block 15
Township of Monroe
Middlesex County, New Jersey

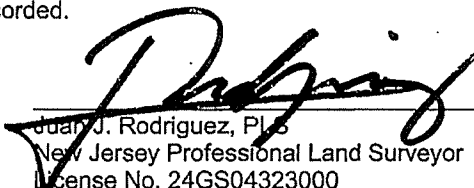
- Being known and designated as a 25' Wide Right of Way Dedication to Monroe Township for road widening purposes as shown on a certain map entitled "Minor-Subdivision Longo Property Block 15 Lot 3 Monroe Township, Middlesex County New Jersey Tax Map Sht. #17" dated August 28, 2018, last revised July 8, 2019 and prepared by Juan J. Rodriguez, P.L.S. Amertech Engineering, Inc., file no. 02-131.

BEGINNING at a concrete monument about to be set on the intersection of the common line between Tax Map Lot 2.02 and proposed Lot 3.02 Block 15 and the new Northwesterly right of way line of Old Church Road (33' Wide R.O.W. per Tax Map) said point and monument being 25.00' as measured perpendicularly therein from the deed centerline of said Old Church Road and from said **BEGINNING** point; running thence;

1. Along said new right of way line of Old Church Road, N. 44° 57' 34" E. a distance of 576.27' to an angle point in same, said point about to be marked by a concrete monument to be set; thence,
2. Continuing along said new right of way line of Old Church Road, N. 49° 27' 34" E. a distance of 169.74' to a second angle point in same, said point about to be marked by a concrete monument to be set; thence,
3. Continuing further along said new right of way line of Old Church Road, N. 57° 36' 57" E. a distance of 166.04' to a point on the most westerly line of proposed Lot 3.01, said point about to be marked by a concrete monument to be set; thence,
4. Along said westerly line of proposed Lot 3.01, S. 03° 17' 26" E. a distance of 28.61' to a point on the aforementioned deed centerline of Old Church Road; thence,
5. Along said deed centerline of Old Church Road, S. 57° 36' 57" W. a distance of 150.34' to an angle point in same; thence,
6. Continuing along said deed centerline of Old Church Road, S. 49° 27' 34" W. a distance of 166.98' to a second angle point in same; thence,
7. Continuing further along said deed centerline of Old Church Road, S. 44° 57' 34" W. a distance of 573.54' to a point; thence,
8. Leaving said deed centerline of Old Church Road, N. 49° 02' 26" W. a distance of 25.06 to the point and place of **BEGINNING**.

Containing approximately 22,536 Square feet or 0.52 Acres of land.

Subject to any easements, rights or restrictions of record or unrecorded.


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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
David J. Longo

Current Street Address
429 Clarksburg Road

City, Town, Post Office Box Clarksburg	State NJ	Zip Code 08510
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PROPERTY INFORMATION

Block(s) 15	Lot(s) 3	Qualifier
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Street Address
10 Old Church Road

City, Town, Post Office Box Monroe Township	State NJ	Zip Code 08831
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Seller's Percentage of Ownership 25%	Total Consideration \$1.00	Owner's Share of Consideration \$0.25	Closing Date
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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.

9-2-19
Date

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

Date

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
Bruce P. Longo

Current Street Address
162 Patty Bowker Road

City, Town, Post Office Box
Tabernacle

State
NJ

Zip Code
08088

PROPERTY INFORMATION

Block(s)
15

Lot(s)
3

Qualifier

Street Address
10 Old Church Road

City, Town, Post Office Box
Monroe Township

State
NJ

Zip Code
08831

Seller's Percentage of Ownership 25%	Total Consideration \$1.00	Owner's Share of Consideration \$0.25	Closing Date
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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.
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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.

8/2/19
Date

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

Date

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Chad A. Longo
 Current Street Address
 10 Old Church Road
 City, Town, Post Office Box
 Monroe Township State Zip Code
 NJ 08831

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
 15 3
 Street Address
 10 Old Church Road
 City, Town, Post Office Box
 Monroe Township State Zip Code
 NJ 08831
 Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
 25% \$1.00 \$0.25

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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.
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8/2/2019
 Date

Chad Longo
 Signature
 (Seller) Please Indicate if Power of Attorney or Attorney in Fact

Date

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Ronald Longo
 Current Street Address
 Sleepy Hollow Court
 City, Town, Post Office Box
 Allentown State NJ Zip Code 08501

PROPERTY INFORMATION

Block(s) 15 Lot(s) 3 Qualifier
 Street Address
 10 Old Church Road
 City, Town, Post Office Box
 Monroe Township State NJ Zip Code 08831
 Seller's Percentage of Ownership 25% Total Consideration \$1.00 Owner's Share of Consideration \$0.25 Closing Date

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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.

8/2/19

 Date

Ronald Longo

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

 Date

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY
COUNTY MIDDLESEX } SS. County Municipal Code 1212
MUNICIPALITY OF PROPERTY LOCATION MONROE TOWNSHIP
FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, RONALD LONGO, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated August 2, 2019 transferring real property identified as Block number 15 Lot number 3.01 located at Old Church Road, Monroe Township, NJ 08831 and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) [X] no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$ _____ ÷ _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
Consideration is for less than \$1.00

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) [] 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) [] legally blind or;
DISABLED PERSON Grantor(s) [] permanently and totally disabled [] receiving disability payments [] not gainfully employed*
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
[] Owned and occupied by grantor(s) at time of sale. [] Resident of State of New Jersey.
[] One or two-family residential premises. [] Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
[] Affordable according to H.U.D. standards. [] Reserved for occupancy.
[] Meets income requirements of region. [] Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
[] Entirely new improvement. [] Not previously occupied.
[] Not previously used for any purpose. [] "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
[] No prior mortgage assumed or to which property is subject at time of sale.
[] No contributions to capital by either grantor or grantee legal entity.
[] No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 2nd day of August, 2019
Signature of Deponent: Ronald Longo
Grantor Name: Ronald Longo
Deponent Address: 1 Sleepy Hollow Ct. Allentown, NJ 08501
Grantor Address at Time of Sale: 1 Sleepy Hollow Ct. Allentown, NJ 08501
Name/Company of Settlement Officer: Walter Toto, Esq.

WALTER TOTO, ESQ.
ATTORNEY AT LAW, STATE OF NJ

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm



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: 0003286166

Run Dates: 12/07/18

MONROE TOWNSHIP
NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-12-2018-045

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED:

"ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE ACQUISITION OF LAND LOCATED AT 10 OLD CHURCH ROAD AND APPEARING ON THE OFFICIAL MUNICIPAL TAX MAP AS BLOCK 15, LOT 3/3Q FOR OPEN SPACE" 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 to authorize the acquisition of land located at 10 Old Church Road, Block 15, Lot 3/3Q, consisting of 9.51 acres at an agreed upon sale price of \$525,000. This property will be preserved as open space and farmland.

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.

Patricia Reid, Municipal Clerk
(\$28.16)

0003286166-01



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: 0003318934

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-12-2018-045

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
"AUTHORIZING THE ACQUISITION OF LAND LOCATED AT 10 OLD
CHURCH ROAD AND APPEARING ON THE OFFICIAL MUNICIPAL TA
MAP AS BLOCK 15, LOT 3/3Q FOR OPEN SPACE"

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

(\$19.36)

0003318934-01