

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-12-2019-029

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING A DEED FROM
NEW JERSEY DEPARTMENT OF TRANSPORTATION
FOR BLOCK 3 LOT 1.05
FOR FUTURE ROADWAY IMPROVEMENTS

WHEREAS, the New Jersey Department of Transportation ("NJDOT") has notified the Township of Monroe ("Township") that it is willing to transfer its property known as Parcel VX83B of the NJDOT Route 33, Section 4 Project, designated as Block 3, Lot 1.05 on the Monroe Township official tax map (the "Property"), to the Township for One Dollar (\$1.00) for future roadway and intersection improvements at the corner of Butcher Road and Route 33; and

WHEREAS, the Township Engineer has confirmed the necessity of the Township acquiring the Property for future roadway and intersection improvements; and

WHEREAS, the Township Council has, after consultation with its legal and engineering professionals, determined that it is in the public interest to accept the Deed of Dedication from the NJDOT; and

WHEREAS, the Township Engineer has reviewed the metes and bounds description attached to the Deed of Dedication and confirmed the accuracy thereof; and

WHEREAS, the Township Attorney has reviewed the Deed of Dedication and confirmed the legal sufficiency thereof;

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

Section 1. The Mayor, Township Clerk and Township Attorney are hereby authorized and directed to take all steps and execute any documents which are reasonably necessary to accept the Deed of Dedication from NJDOT.

Section 2. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 3. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 4. 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 10, 2019						
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 10, 2019. 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 23, 2019 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

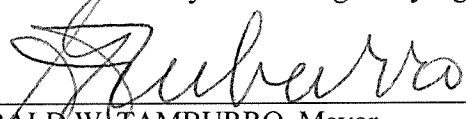
RECORDED VOTE – SECOND READING & FINAL ADOPTION – December 23, 2019						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin		X	X			
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Council V. President Schneider			X			
Council President Dalina			X			

ORDINANCE NO.: O-12-2019-029

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING A DEED FROM NEW JERSEY DEPARTMENT OF
TRANSPORTATION FOR BLOCK 3 LOT 1.05
FOR FUTURE ROADWAY IMPROVEMENTS**

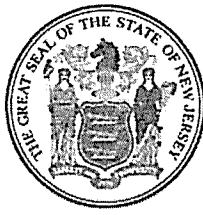
MAYORAL APPROVAL

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: 12/24/19



State of New Jersey

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

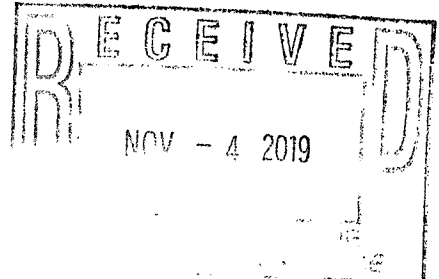
PHILIP D. MURPHY
Governor

DIANE GUTIERREZ-SCACCETTI
Commissioner

SHEILA Y. OLIVER
Lt. Governor

January 4, 2019

Township of Monroe
Attn: Patricia Reid, Clerk
1 Municipal Plaza
Monroe Township, NJ 08831



RE: Excess Land Request- Route 33, Section 4, Parcel VX83B, Block 3, Lot 1.05, Township of Monroe, Middlesex County.

Dear Ms. Reid,

Enclosed please find a copy of the executed contract of sale. Please remit the pay of \$1.00 and an Executed Ordinance accepting the deed to my attention at the following:

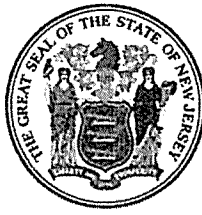
NJDOT-ROW
Property Management
PO Box 600
1035 Parkway Avenue
Trenton, New Jersey 08625-0600

Should you have any questions, please contact me at 609-963-1105

Sincerely,

Paloma Santiago
Realty Specialist Trainee
Property Management

"IMPROVING LIVES BY IMPROVING TRANSPORTATION"
New Jersey Is An Equal Opportunity Employer • Printed on Recycled and Recyclable Paper



State of New Jersey

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

PHILIP D. MURPHY
Governor

DIANE GUTIERREZ-SCACCETTI
Commissioner

SHEILA Y. OLIVER
Lt. Governor

October 29, 2019,

ATTN: PATRICIA REED, CLERK
TOWNSHIP OF MONROE
1 MUNICIPAL PLAZA
MONROE TOWNSHIP
New Jersey 088831-1900

RE: **Route 33-Section 4-Parcel VX83B-Deed**

Dear Ms. Reed,

Enclosed please find the executed and recorded deed conveying title to the above said property to the Township of Monroe.

Please feel free to call me at 609-963-1225, if you have any question regarding in this regard.

Thanks

Sincerely

A handwritten signature in black ink, appearing to read "Amarjit Chawla".

Amarjit Chawla
Principal Title Examiner



MIDDLESEX COUNTY • N J	Elaine M. Flynn Middlesex County Clerk Recording Data Cover Page Pursuant to N.J.S.A. 46:26A-5	Official Use Only: Recording Label INSTR # 2019075397 0 BK 17420 PG 381 Pgs 381 - 389 (9 pgs) RECORDED 09/17/2019 09:33:33 AM ELAINE M. FLYNN, COUNTY CLERK BD MIDDLESEX COUNTY, NEW JERSEY RECORDING FEES: \$125.00
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<i>Official Use Only</i>

Date of Document June 13, 2019	Type of Document Deed
First Party Name State of New Jersey, Department of Transportation	Second Party Name Township of Monroe
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block 3	Lot 1.05
Municipality Monroe	Consideration \$1.00
Mailing Address of Grantee One Municipal Plaza, Monroe Township, New Jersey 08831	

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

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.	
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DEED

THIS DEED Made the June 13, ⁽²⁰¹⁹⁾ Two Thousand and Nineteen

The State of New Jersey, Department of Transportation, 1035 Parkway Avenue, P.O. Box 600 Trenton, New Jersey 08625-0600

Referred to as the Grantor
And

Township of Monroe, in the County of Middlesex, a Municipal Corporation of the State of New Jersey

Address: **One Municipal Plaza, Monroe Township, New Jersey 08831**

Referred to as the Grantee

WHEREAS, the Grantee has requested that the lands and premises hereinafter described be conveyed to it pursuant to the provisions of Chapter 12 of Title 27 of the Revised Statutes of New Jersey, N.J.S.A.27:12-1 which Statute provides among other things, that the Commissioner of Transportation may "sell at private sale, for not less than the amount paid therefore by the State, to any municipal corporation, or to any public board or commission, for public use only".

NOW THEREFORE, the Grantor, in pursuance of said Statute above recited and for the purposes therein stated, for and in consideration of the sum of **One Dollar and Zero Cents (\$1.00)**, the receipt of which is hereby acknowledged, has granted and conveyed and hereby grants and conveys the hereinafter described parcel, to the grantee for itself and its successors and assigns, so long as the herein described parcels is used for public use specifically "for **Transportation Purposes.**"

ALL those certain lots, tracts, or parcels of land and premises situate, lying and being in the Township of Monroe, County of Middlesex and State of New Jersey, more particularly described as follows:

See Schedule "A" & Exhibit "A" Attached

Also being known as lot 1.05 of block 3 on the tax map of Township of Monroe in the County of Middlesex.

Prepared for the State by: Rebecca J. Karol
Rebecca J. Karol, DAG

6

SCHEDULE A

Parcel VX83B, as indicated on a map entitled: "New Jersey State Highway Department, GENERAL PROPERTY PARCEL MAP, Route 33 (1953) SECTION 4, Mercer County Line to Smithburg Road, Showing Existing Right Of Way And Parcels To Be Acquired In Township Of Monroe, County of Middlesex, and Township Of Millstone, County Of Monmouth, Scale: As Indicated, October 1963:

Parcel VX83B, including specifically all the lands and premises located at about Station 150+00 (Center Line Stationing), bounded on the northwest and west by the proposed right of way line of Route 33 (1953) Section 4, as laid down on the aforesaid map; on the north by the existing right of way line as revised 9-2016 of Route 33 (1953); on the east by lanes now or formerly of Vito P. Oliver, et ux; and on the south by the southerly line of parcel VX83B, as shown on the aforesaid map all as shown on the aforesaid map; containing 5454 square feet more or less;

RESERVING HOWEVER, the Permanent right to form and maintain slopes for grading the Said Route 33 as far as the line marked "Slope E.W" on the aforesaid map, including the right to topsoil; seed, plant trees, vines and shrubs, so as not to interfere with points of access. Maintain the sale so as to stabilize the soil, prevent erosion and/or improve the aesthetic aspects of the highway, except for driveways, parking lots, or other paved areas that are to remain, which will be replaced with equal or better paving materials. PROVIDED, HOWEVER, that the slope easement may be annulled only after the State has given sufficient notice to remove the aforementioned stabilizing and landscaping items and by furnishing and maintaining adequate support to protection for the highway so as to make the continuance of the slope right unnecessary;

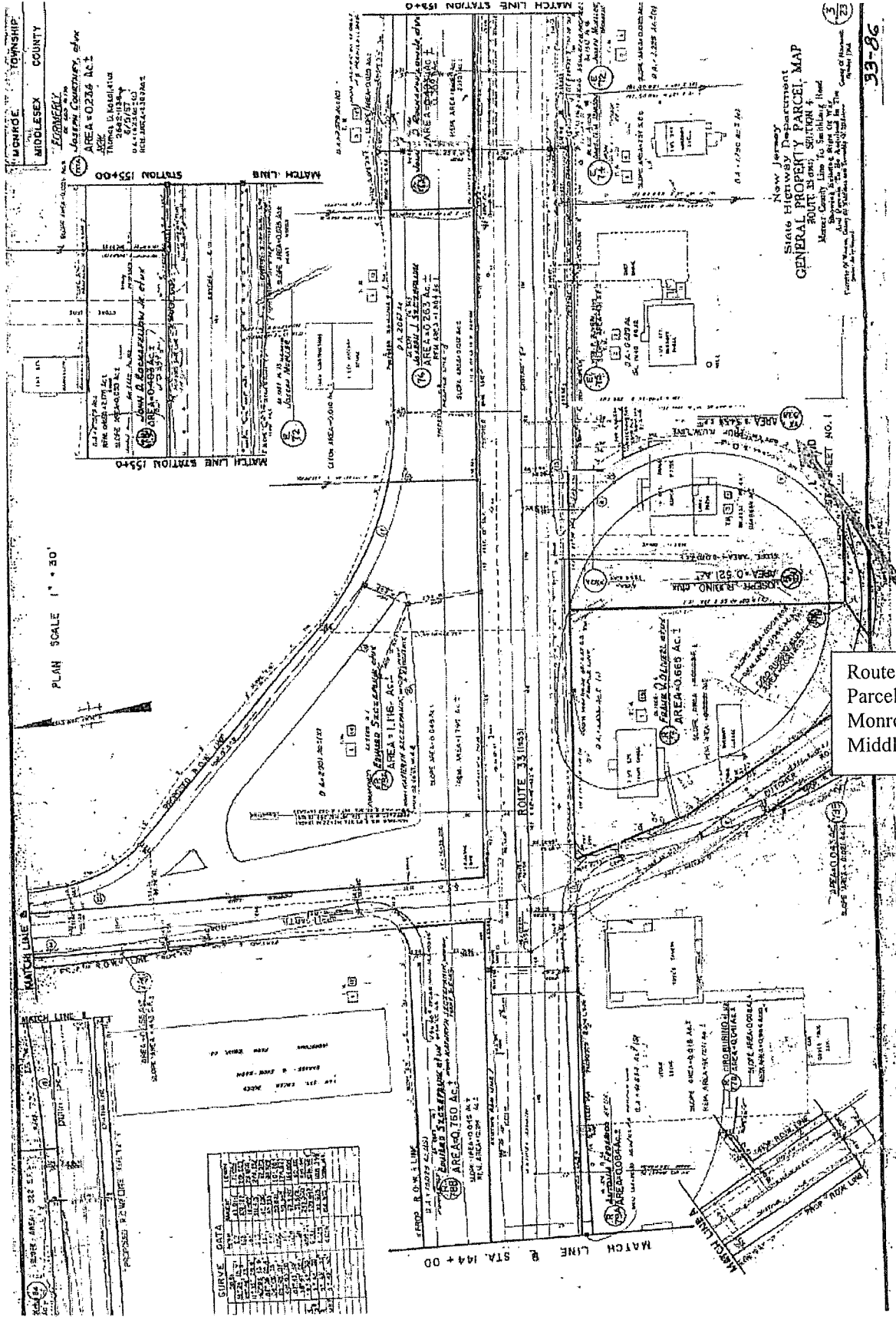
PROVIDED, HOWEVER, that the new owner shall not have any right of direct access to and from the State Highway as shown on the aforesaid map;

SUBJECT TO all public utilities easements, recorded and unrecorded, affecting the herein described premises as shown on the aforesaid maps.

Being also known as part of lot 1.05 of block 3 on the tax map of township of Monroe in the County of Middlesex.

SCHEDULE A

SCHEDULE A



MONROE TOWNSHIP
MIDDLESEX COUNTY

PLAN SCALE 1" = 30'

STATION	PC	PT	PI	TA	LC	EA	EC	EA	EC	EA	EC	EA	EC	EA	EC	EA	EC	EA	EC	EA	EC
154+00																					
154+05																					
154+10																					
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154+85																					
154+90																					
154+95																					
155+00																					

Route 33, Section 4,
Parcel VX83B
Monroe Township,
Middlesex County

Initial _____

EXHIBIT A

33-86

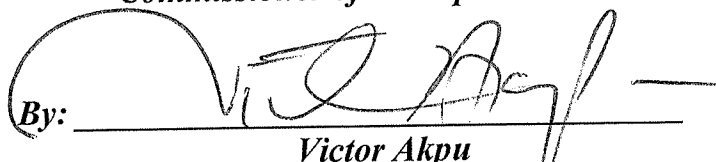
THE herein before described land and premises are being conveyed to the grantee so long as the said land and premises are to be used for public use only specifically “ **for Transportation Purposes**”. In the event that the grantee, its successors and assigns uses the land and premises or any part thereof for a use other than the permitted use or fails to use the property for the permitted use then the parcels herein conveyed will automatically revert back to the State of New Jersey, Department of Transportation. It is the intent of the parties that the estate being created is a fee simple determinable.

BY the acceptance of this conveyance, the grantee, for itself, its successors and assigns does covenant and agree to and with the State of New Jersey, Department of Transportation, its successors and assigns, that (1) the lands and premises conveyed hereunder will not be used for the storage of junk or salvaged materials of any nature as defined by the “Junkyard Control Act” N.J.S.A. 27:5E-1 et seq. (2) the lands and premises conveyed hereunder will not be used for the erection or maintenance of any advertising billboard, sign or placard, except as it may directly concern the specific permitted public use of the premises. (3) no members of the general public, on the grounds of race, color, sex, religion, national origin or by reason of being physically impaired or challenged shall be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination in the use of the lands and premises hereby conveyed. (4) The sale of the property is subject to any outstanding Riparian claim asserted by the Tidelands Resource Council and to all municipal and state statutes, rules and regulations regarding the use of the property. This sale is subject to all easements or permits whether or not of record. The buyer is required to inquire of the various public utilities and public regulatory agencies of municipal, county and state government as to the applicable restrictions or conditions upon the use of the property.

THIS CONVEYANCE does not include any ownership, reversionary or associated right, title and interest that the owner may have in the right of way lying within the lines of the roads, streets or State highway adjoining the parcels hereby conveyed.

IN WITNESS WHEREOF the said State has caused this deed to be signed by its Director, Division of Right of Way and Access Management, Department of Transportation, and the official seal of the Commissioner of Transportation to be hereunto affixed the day and year first above written.

*State of New Jersey
Commissioner of Transportation*

By: 
*Victor Akpu
Director of Right of Way and Access Management
Department of Transportation*

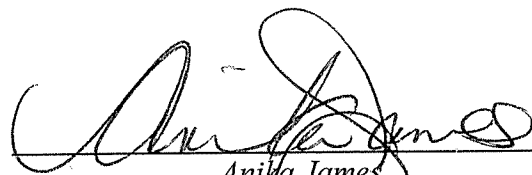
Witness:

By: 
*Anika James
Department Secretary
Department of Transportation*

State of New Jersey)

County of Mercer)

BE IT REMEMBERED that on this 13th day of June, (2019) Two Thousand and Nineteen, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Victor Akpu, Director, Division of Right of Way and Access Management, Department of Transportation, acting for and on behalf of the State of New Jersey, who I am satisfied is the grantor mentioned in and who executed the within deed, and to whom I first made known the contents thereof and thereupon he acknowledged that he signed, sealed and delivered the same as his voluntary act and deed and as the voluntary act and deed of the State of New Jersey, for the uses and purposes therein expressed. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, C. 49, Sec. 1 (c) is **\$1.00**



Anika James
Notary Public

State of New Jersey

My Commission Expires January 7, 2021

ID Number 50029603



State of New Jersey

GIT/REP-3
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

State of New Jersey Department of Transportation

Current Street Address

1035 Parkway Avenue P O Box 600

City, Town, Post Office Box

Trenton

State

NJ

Zip Code

08625

PROPERTY INFORMATION

Block(s)

3

Lot(s)

1.05

Qualifier

Owner

Street Address

Route 33

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

100%

Closing Date

6-13-201

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.

8/19/2019
Date

Date

[Signature]
Signature

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

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

Mercer

} SS. County Municipal Code

1212

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

MUNICIPALITY OF PROPERTY LOCATION Township of Monroe

*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, Amarjit Chawla, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the legal Representative in a deed dated 6-13-2019 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 3 Lot number 1.05 located at

Route 33, Township of Monroe, Middlesex County, New Jersey 08831 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) 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.

Deed from the state of New Jersey thru Department of Transportation to The Township of Monroe in Middlesex County

(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 19th day of August, 20 19

Gene Tiesi

Amarjit Chawla
Signature of Deponent

1035 Parkway Avenue
Trenton, NJ

NJDOT
Grantor Name

1035 Parkway Avenue
Trenton, NJ 08625

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 882

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

GENE C TIESI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2443312
MY COMMISSION EXPIRES FEBRUARY 25, 2024

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

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

Mercer

}SS. County Municipal Code
1212

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

MUNICIPALITY OF PROPERTY LOCATION Township of Monroe

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

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Deponent, Amarjit Chawla, being duly sworn according to law upon his/her oath, (Name)
deposes and says that he/she is the legal Representative in a deed dated 6-13-2019 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
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(Street Address, Town)

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Deed from the state of New Jersey thru Department of Transportation to The Township of Monroe in Middlesex County

(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 19th day of August, 20 19

Gene Tiesi

Amarjit Chawla
Signature of Deponent
1035 Parkway Avenue
Trenton, NJ

NJDOT
Grantor Name
1035 Parkway Avenue
Trenton, NJ 08625

Deponent Address
XXX-XXX- 882

Grantor Address at Time of Sale

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

GENE C TIESI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2443312
MY COMMISSION EXPIRES FEBRUARY 25, 2024

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

Route: 33 Section: -4 Parcel: VX83B

DEED

The State of New Jersey, Department of Transportation

TO

TOWNSHIP OF MONROE

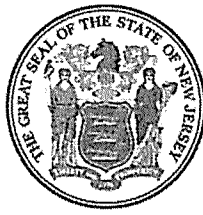
Dated: June 13, 2019

State Highway Route No. 33

County: MIDDLESEX

Record and Return to:

*NEW JERSEY DEPARTMENT OF TRANSPORTATION
CLOSING BUREAU
1035 PARKWAY AVENUE
P.O. BOX 600
TRENTON, NEW JERSEY 08625-0600
Attention: AMARJIT CHAWLA*



State of New Jersey

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

PHILIP D. MURPHY
Governor

DIANE GUTIERREZ-SCACCETTI
Commissioner

SHEILA Y. OLIVER
Lt. Governor

January 4, 2019

Township of Monroe
Attn: Patricia Reid, Clerk
1 Municipal Plaza
Monroe Township, NJ 08831

RE: Excess Land Request- Route 33, Section 4, Parcel VX83B, Block 3, Lot 1.05, Township of Monroe, Middlesex County.

Dear Ms. Reid,

Enclosed please find a copy of the executed contract of sale. Please remit the pay of \$1.00 and an Executed Ordinance accepting the deed to my attention at the following:

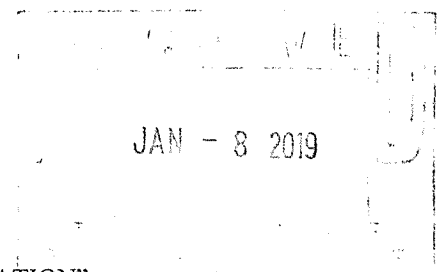
NJDOT-ROW
Property Management
PO Box 600
1035 Parkway Avenue
Trenton, New Jersey 08625-0600

Should you have any questions, please contact me at 609-963-1105

Sincerely,

A handwritten signature in black ink, appearing to read "Paloma Santiago", written over a horizontal line.

Paloma Santiago
Realty Specialist Trainee
Property Management



"IMPROVING LIVES BY IMPROVING TRANSPORTATION"
New Jersey Is An Equal Opportunity Employer • Printed on Recycled and Recyclable Paper

MONROE TOWNSHIP, MIDDLESEX COUNTY

RESOLUTION NO.: R-8-2018-203

RESOLUTION OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE EXECUTION OF AN AGREEMENT
WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION
FOR THE PURCHASE OF PROPERTY KNOWN AS BLOCK 3, LOT 1.05
ON THE MONROE TOWNSHIP OFFICIAL TAX MAP

WHEREAS, the Township of Monroe ("Township") wishes to confirm its intent to enter into an Agreement of Sale with the New Jersey Department of Transportation ("NJDOT") for the conveyance from NJDOT of Parcel VX83B of the Route 33, Section 4 Project, designated as Block 3, Lot 1.05 on the Monroe Township official Tax Map ("Property"), for the public purpose of future roadway and intersection improvements; and

WHEREAS, by adoption of this resolution and subsequent ordinance, the Township authorizes the Mayor, Township Clerk and Township Attorney to enter into and execute an Agreement of Sale with NJDOT for the Property and to acquire the Property; and

WHEREAS, the Township Engineer has confirmed the necessity of the Township acquiring the Property for future roadway and intersection improvements; and

WHEREAS, the Township Council has, after consultation with its legal and engineering professionals, determined that it is in the public interest to enter into an agreement of sale with NJDOT; and

WHEREAS, the Township Engineer has reviewed the Parcel Description and General Property Parcel Map included as Exhibits A and B of the Agreement of Sale, annexed hereto as **Exhibit 1**, and confirmed the accuracy thereof; and

WHEREAS, the Agreement of Sale is subject to the specific public use for transportation purposes, and in the event that the Property is not used for that specified public use, ownership will revert back to NJDOT;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Monroe, in the County of Middlesex and State of New Jersey, that the Township enter into and execute an Agreement of Sale with the NJDOT for the conveyance of the Property for the specific public purpose of future roadway and intersection improvements subject to a reverter clause for the purchase price of One Dollar (\$1.00).

SO RESOLVED, as aforesaid.



STEPHEN DALINA, Council President

CERTIFICATION

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Monroe Township Council at its meeting held on August 6, 2018.



PATRICIA REID, Township Clerk

STATE OF NEW JERSEY
NEW JERSEY DEPARTMENT OF TRANSPORTATION
AGREEMENT TO SELL PROPERTY FOR PUBLIC USE


In consideration for the sum of One Dollar (\$1.00), the New Jersey Department of Transportation (Seller), located at 1035 Parkway Avenue, P.O. Box 600, Trenton, New Jersey, agrees to sell to the Township of Monroe, (Buyer), having an address of One Municipal Plaza, Monroe Township, New Jersey 08831, the property now known as Parcel VX83B of the Route 33, Section 4 project, and also known as Lot 1.05 of Block 3 in the municipality of Monroe in the County of Middlesex, (Property) and described in Exhibit "A," wherein reference is made to a map marked Exhibit "B," which is not a survey, upon which map the Property is designated. Copies of both exhibits are attached hereto and made part of this Agreement.

The Seller and Buyer hereby acknowledge that the described land and premises are being conveyed from the Seller to the Buyer so long as the Property is used for public use only, specifically **Transportation Purposes**. In the event that the Buyer uses the Property or any part thereof for a use other than for public use, specifically **Transportation Purposes**, then the Property shall automatically revert to the New Jersey Department of Transportation. It is the intent of the parties that the estate being created through this Agreement is a fee simple determinable.

If the Buyer chooses to have the Property surveyed, Buyer must bear the cost and arrange same. Buyer must conduct due diligence within 90 days from the date this Agreement is executed by the Commissioner of Transportation, or the Commissioner's designee. Buyer may request an extension of time of up to 30 days by writing to the Commissioner of Transportation.

The deed to the Property will exclude any right, title or interest in and to any State highway adjoining the premises. The deed conveys no right of access to the State highway. Access to any State highway can only be achieved through an access permit secured from the Department of Transportation through ordinary permit application procedures. The deed shall preclude the use of the premises for the storage of junk or salvaged materials of any nature and will prohibit the use of the premises for outdoor advertising unless such advertising directly concerns the public use, specifically transportation purposes. The deed will also prohibit any discrimination in the use of the lands and premises hereby conveyed on the grounds of race, color, sex, religion, national origin, or by reason of being handicapped.

Prepared By:

Buyers Initials 

The sale of the Property is subject to any outstanding Riparian Claim asserted by the Tidelands Resource Council and to all municipal and State statutes, rules and regulations regarding the use of the Property. This sale is subject to all easements of record, and subject to all public utility easements or permits whether or not of record. The Buyer is required to inquire of the various public utilities and public regulatory agencies of municipal, county and State government as to the applicable restrictions or conditions upon the use of the Property.

No representation or warranties are made, express or implied, as to the title held by the Seller to the Property, as to the condition of the Property, or its suitability for any particular use or development. Conveyance shall be by bargain and sale deed, without covenant against acts of grantor and without affidavit of title. This Agreement shall be subject to the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1 et seq.

The terms of this Agreement shall not serve to relieve the State or its predecessors-in-title of any legal obligations any of them may have pursuant to federal or state statutes or regulations or under common law resulting from the presence of contamination, hazardous material, hazardous waste or solid waste on the Property. Notwithstanding anything in this Agreement to the contrary, the State does not waive any rights and defenses it has pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11g.d(4).

This Agreement will not in any way affect the jurisdiction of the New Jersey Department of Environmental Protection (NJDEP) over the Property and does not bind it in any way.

This Agreement fully incorporates the understanding of the parties and supersedes any other discussions, whether oral or written.

This Agreement shall not be changed, amended or altered in any way except in writing and executed by all parties.

This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted.

In the event that a closing of the Property has not occurred within 180 calendar days from the date that this Agreement has been executed by the Commissioner of Transportation, or the Commissioner's designee, either party can elect to terminate this Agreement. The notification of termination of this Agreement shall be in writing and mailed to the other party. Time is of the essence as to the 180 day limitation.

Prepared By: _____

Buyers Initials

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line extending to the right.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the 27th day of the month of December in the year 2018, which is the date that this Agreement has been executed and approved by the State. Each of the undersigned personally represent and warrant that they have the full right, power and authority to execute this Agreement on behalf of the respective parties. Each has had an opportunity to consult with an attorney of its choice.

Witness:

Patricia Reid
Signature

Patricia Reid, Township Clerk
Print or Type Name

Township of Monroe
G. Tamburro
Signature

Gerald W. Tamburro
Print or Type Name

Mayor
Title

DATE: 8/7/18

Attest/Witness/Affix Seal:

Anika James
Anika James,
Secretary,
New Jersey Department of Transportation

STATE OF NEW JERSEY,
DEPARTMENT OF TRANSPORTATION

David Kook
David Kook Acting
Victor Akpa, Director
Division of Right-of-Way & Access Mgt.

DATE: 12-27-18

EXHIBIT A

Parcel VX83A, as indicated on a map entitled: "New Jersey State Highway Department, GENERAL PROPERTY PARCEL MAP, ROUTE 33 (1953) SECTION 4, Mercer County Line To Smithburg Road, Showing Existing Right Of Way And Parcels To Be Acquired In Township Of Monroe, County Of Middlesex And Township Of Millstone, County Of Monmouth, Scale: As Indicated, October 1963";

Parcel VX83A, including specifically all the land and premises located at about Station 150+00 (Center Line Stationing), bounded on the northwest and west by the proposed right of way line of Route 33 (1953) Section 4, as laid down on the aforesaid map; on the north by the existing right of way line as revised 9-2016 of Route 33 (1953); on the east by lands now or formerly of Vito P. Oliver, et ux; and on the south by the southerly line of parcel VX83B, as shown on the aforesaid map; all as shown on the aforesaid map; containing 5454 square feet more or less;

RESERVING, HOWEVER, the permanent right to form and maintain slopes for grading the said Route 33 as far as the line marked " Slope E.W " on the aforesaid map, including the right to topsoil; seed, plant trees, vines and shrubs, so as not to interfere with points of access. Maintain the same so as to stabilize the soil, prevent erosion and/or to improve the aesthetic aspects of the highway, except for driveways, parking lots, or other paved areas that are to remain, which will be replaced with equal or better paving materials, PROVIDED, HOWEVER, that the slope easement may be annulled only after the State has been given sufficient notice to remove the aforementioned stabilizing and landscaping items and by furnishing and maintaining adequate support or protection for the highway so as to make the continuance of the slope right unnecessary;

PROVIDED, HOWEVER, that the new owner shall not have any right of direct access to and from the State Highway as shown on the aforesaid map;

SUBJECT TO all public utility easements, recorded or unrecorded, affecting the herein described premises as shown on the aforesaid maps.

Initial





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 newspapers of Monroe Township and newspaper of general circulation in the County of Middlesex on December 11, 2019.



Patricia Reid, Township Clerk

Run Dates: 12/11/19

Text of Ad:

MONROE TOWNSHIP
NOTICE OF PENDING
ORDINANCE

ORDINANCE NO.: O-12-2019-029

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE ACCEPTING A DEED FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR BLOCK 3, LOT 1.05 FOR FUTURE ROADWAY IMPROVEMENTS" has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on December 10, 2019 and will be further considered for final passage after a Public Hearing during the council meeting to be held on December 23, 2019 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 accept a deed from the NJDOT for Block 3, Lot 1.05 that they are willing to transfer to Monroe Township for \$1.00 for future roadway and intersection improvements at the corner of Butcher Road and Route 33.

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
(\$22.88)

0003939532-01



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 newspapers of Monroe Township and newspaper of general circulation in the County of Middlesex on December 27, 2019.



Patricia Reid, Township Clerk

Ad Number: 0003971139

Run Dates: 12/27/19

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 December 10, 2019. Furthermore, this Ordinance was adopted after a Public Hearing was held at the December 23, 2019 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 24, 2019.

ORDINANCE NO.: O-12-2019-029

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL ACCEPTING A DEED FROM NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR BLOCK 3, LOT 1.05 FOR FUTURE ROADWAY IMPROVEMENTS

PATRICIA REID, R.M.C.
Monroe Township Municipal
(\$14.52)

0003971139-01