

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-2-2018-006

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
AUTHORIZING ACCEPTANCE OF A DEED OF ROADWAY  
DEDICATION ON BLOCK 20 LOTS 25.02 AND  
25.03 (NEW LOTS 25.04, 25.05 AND 25.06)

**WHEREAS**, on September 24, 2015, the Monroe Township Planning Board granted minor subdivision approval with bulk variances, which approval was memorialized by resolution adopted October 22, 2015, for property located on Federal Road identified as Block 20, Lots 25.02 and 25.03 (new Lots 25.04, 25.05 and 25.06) on the official tax map of the Township of Monroe; and

**WHEREAS**, in accordance with the comments dated September 11, 2015, of the Mark Rasimowicz, P.E. of Center State Engineering, the Board's Consulting Engineer, to which the applicant agreed to comply as a condition, a portion of the property along Federal Road is to be deeded to the Township; and

**WHEREAS**, the Township Engineer has reviewed the attached metes and bounds description for said deed and has found same to be in conformity with the Planning Board approval and recommends acceptance thereof; and

**WHEREAS**, the Township Council, after consultation with its legal and engineering professionals, has determined that it is in the public interest to accept the deed;

**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 a deed of dedication of right of way on Block 20, Lots 25.03 and 25.03 (new Lots 25.04, 25.05 and 25.06), in the form attached hereto as **Exhibits A**.

**Section 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**Section 3.** If any section, paragraph, subdivision, 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 4.** This Ordinance shall take effect upon final passage and publication as provided by law.

**SO ORDAINED**, as aforesaid.

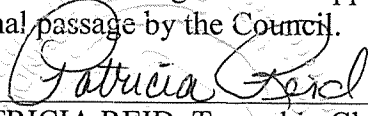


STEPHEN DALINA, Council President

RECORDED VOTE – INTRODUCTION – February 5, 2018						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin	X		X			
Councilwoman Cohen						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 February 5, 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 March 5, 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

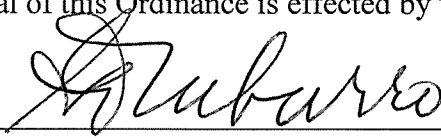
<b>RECORDED VOTE – SECOND READING &amp; FINAL ADOPTION– March 5, 2018</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Baskin</b>	X		X			
<b>Councilwoman Cohen</b>		X	X			
<b>Councilman Dipierro</b>			X			
<b>Council V. President Schneider</b>			X			
<b>Council President Dalina</b>			X			

**ORDINANCE NO. O-2-2018-002**

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
AUTHORIZING ACCEPTANCE OF A DEED OF ROADWAY  
DEDICATION ON BLOCK 20 LOTS 25.02 AND  
25.03 (NEW LOTS 25.04, 25.05 AND 25.06)**

**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: 3/6/18



*Township of Monroe*  
County of Middlesex

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

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

October 24, 2017

**Monroe Township**  
**Township Clerk's Office**  
1 Municipal Plaza  
Monroe Township, NJ 08831

**Attn: Patricia Reid, RMC, Township Clerk**

**Re: Roadway Dedication**  
**Gregory Jolley**  
**PB-1170-15**  
**Block 20, Lot 25.02 and 25.03 (New Lots 25.04, 25.05 and 25.06 in Block 20)**

Dear Ms. Reid:

In accordance with the Monroe Township Planning Board Resolution of Approval, enclosed please find a copy of the deed which was filed in the Middlesex County Clerk's Office on March 7, 2017 in Book 6946, Page 304 for a Roadway Dedication to Monroe Township along Federal Road. The Minor Subdivision was filed in the Middlesex County Clerk's Office in Book 6834, Page 657 on June 23, 2016.

Please prepare for consideration by the Township Council, an Ordinance to accept the Deed of Roadway Dedication from the property owners.

If you have any questions in this regard, please do not hesitate to contact me.

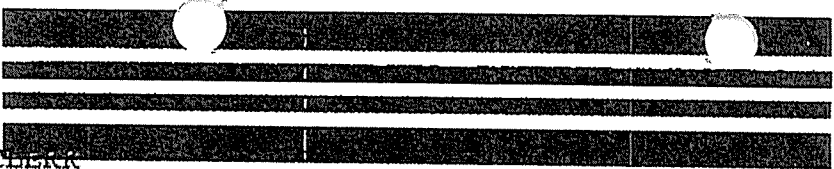
Sincerely,

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

MJR/sb

cc: Alan Weinberg, Business Administrator  
Gregg Pesciotta, Esq., Applicant's Attorney  
Joel Shain, Esq., Township Attorney

MIDDLESEX COUNTY CLERK



Return To:

BESKIN PESCIOTTA & CONNELLY  
387 HERBERTSVILLE ROAD  
BRICK NJ 08724

Index DEED BOOK

Book 06946 Page 0304

No. Pages 0004

Instrument DEED W/O ABSTRA

Date : 3/07/2017

Time : 10:07:15

Control # 201703070153

INST# DE 2017 004289

JOLLEY  
F.

CARLTON

Employee ID ODOIG

RECORDING	\$	35.00
DARM	\$	9.00
NJPRPA	\$	6.00
- - - - -	\$	10.00
- - - - -	\$	.00
RECORDING	\$	3.00
EFILE FEE	\$	.00
	\$	.00
	\$	.00
Total:	\$	63.00

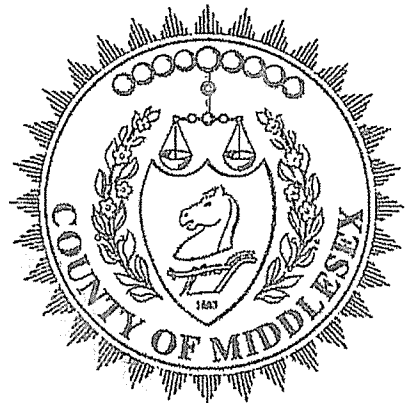
STATE OF NEW JERSEY  
MIDDLESEX COUNTY CLERK

PLEASE NOTE  
DO NOT REMOVE THIS COVERSHEET  
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN  
COUNTY CLERK



201703070153



Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

DO NOT REMOVE THIS PAGE.  
TO ACCESS THE IMAGE OF  
THE DOCUMENT RECORDED  
HEREUNDER BY BOOK AND  
PAGE NUMBER, USE THE  
BOOK AND PAGE NUMBER  
ABOVE.

# DEED OF ROADWAY DEDICATION

RECORDED  
ELAINE M. FLYNN  
MIDDLESEX CTY CLERK  
2017 MAR -7 AM 10:16

This Deed of Roadway Dedication is made on FEB. 13, 2017 by F. CARLTON JOLLEY, trustee or his successors in trust under the Family Trust established under the Jolley Living Trust dated December 6, 2001, and F. CARLTON JOLLEY, trustee or his successors in trust under the Survivor's Trust established under the Jolley Living Trust dated December 6, 2001, each having a 1/2 interest as tenants in common, whose address is 214 FEDERAL ROAD, MONROE TOWNSHIP, NEW JERSEY 08831, whose mailing address is 214 Federal Road, Monroe Township, New Jersey 08831, (hereinafter referred to as "Grantor") and the TOWNSHIP OF MONROE, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY, (hereinafter referred to as "Grantee").

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

THIS ROADWAY DEDICATION is granted by Grantor to Grantee for and in consideration of ONE DOLLAR (\$1.00), receipt of which is hereby acknowledged. Grantor also acknowledges that this conveyance is a condition of subdivision approval by the Monroe Township Planning Board, File Number PB#1170-15, for the development of Block No. 20, Lot No.s 25.02 & 25.03 as delineated on the prevailing tax map of the Township of Monroe.

*BEING AND INTENDED to be the same premises previously conveyed to Grantee by Grantor in a Deed of Right-of-Way Easement on 04/23/2016, recorded in the Middlesex County Clerk's Office on 06/23/2016 in Book 06834 at Page 0004, and are more formally described on Exhibit "A" (attached hereto and incorporated herein by this reference) prepared by Daniel P. Hundley, PLS, New Jersey License No. 33174. Said Affected Lands is also depicted on a Subdivision Plan dated 6/23/2015, revised through 2/26/2016, as prepared by Peter W. Strong, PE, New Jersey License No. 22370.*

SAID AFFECTED LANDS are a part of the lands and premises conveyed unto BEING the same premises conveyed to F. CARLTON JOLLEY, trustee or his successors in trust under the Family Trust established under the Jolley Living Trust dated December 6, 2001, and F. CARLTON JOLLEY, trustee or his successors in trust under the Survivor's Trust established under the Jolley Living Trust dated December 6, 2001, each having a 1/2 interest as tenants in common, by Deed Book 5176 Page 571 (as to Lot 25.03) and by Deed Book 5672 Page 785 (as to Lot 25.02).

THIS DEED conveys to Grantee the right to utilize the dedicated area in perpetuity for the widening or improving of Federal Road where said road abuts Grantor's property, as set forth herein, to aid the traveling public as deemed necessary and to permit Grantee to plan, construct, install, maintain, renew, repair and widen as to future road improvements, utilities and associated drainage facilities (including related piping or material incident thereto) on Federal Road as the Township of Monroe may deem necessary for public safety.

To Have and to Hold the above granted Roadway Dedication unto the said Grantee, its successors and assigns forever.

Grantor does covenant with the said Grantee that it is lawfully seized of the land and has good and lawful right to convey any part thereof.

Record + Return To:

Beskin Pesciotta & Connelly  
387 Herbertsville Road  
Brick, New Jersey 08724

3

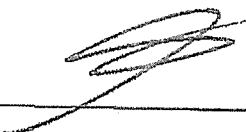
And the Grantor does covenant with the said Grantee as follows:

1. That the said Grantor has good and marketable title to the premises detailed in "Schedule A" attached hereto and made a part hereof;
2. That the Grantee shall quietly enjoy said property without disturbance and interference;
3. That the said property is free and clear from encumbrances.

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 a 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 by making a mortgage or allowing a Judgment to be entered against the Grantor).

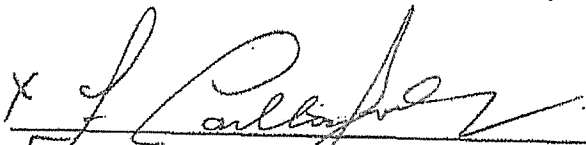
THE GRANTOR signs this Deed to be effective as of the date at the top of the first page.

WITNESS:

  
\_\_\_\_\_

Gregg Pesciotta

Attorney At Law Of New Jersey

  
\_\_\_\_\_

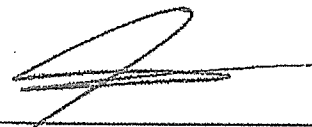
F. CARLTON JOLLEY, trustee or his successors in trust under the Family Trust established under the Jolley Living Trust dated December 6, 2001, and F. CARLTON JOLLEY, trustee or his successors in trust under the Survivor's Trust established under the Jolley Living Trust dated December 6, 2001, each having a 1/2 interest as tenants in common

STATE OF NEW JERSEY

COUNTY OF OCEAN SS.:

I certify that on the 13<sup>th</sup> day of FEBRUARY, 2017 ~~MARCH, 2016~~, F. CARLTON JOLLEY, trustee or his successors in trust under the Family Trust established under the Jolley Living Trust dated December 6, 2001, and F. CARLTON JOLLEY, trustee or his successors in trust under the Survivor's Trust established under the Jolley Living Trust dated December 6, 2001, each having a 1/2 interest as tenants in common, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her voluntary act and deed; and
- (c) made this Deed for \$1.00 (DOLLARS) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration as defined in N.J.S.A. 46:15-5).

  
\_\_\_\_\_

NOTARY PUBLIC

Gregg Pesciotta

Attorney At Law Of New Jersey

# CREST

Engineering Associates Inc.

November 24, 2015  
File No. N-5596 (5596 row)

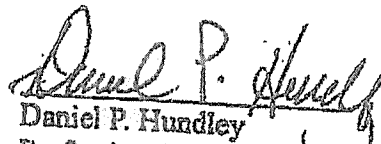
Description of a 13.5 feet wide Right of Way dedication located on a portion of Tax Map Lot 25.02 Block 20, situated in Monroe Township, Middlesex County, New Jersey.

Beginning at a point along the northerly Right of Way line of Federal Road (30.0 feet from centerline), said point being the intersection of the easterly line of Tax Map Lot 25.02 Block 20 and the northerly Right of Way line of Federal Road ; thence running

1. South  $14^{\circ} 56' 00''$  West along the Easterly Right of Way Line of Federal Road, 13.74 feet to a point; thence
2. North  $85^{\circ} 48' 09''$  West along the northerly Right of Way line of Federal Road (16.5' from centerline), 175.00 feet to a point; thence
3. North  $14^{\circ} 56' 00''$  East along the westerly Right of Way line of Federal Road, 13.74 feet to a point; thence
4. South  $85^{\circ} 48' 10''$  East running through Tax Map Lot 25.02 Block 20 (30' from centerline), 175.00 feet to the point and place of beginning.

Containing 2,363 sq. ft., more or less

This description is made in accordance with a map entitled "Lot 25.02 & 25.03 Block 20 Monroe Township, Middlesex County-Overall Minor Subdivision Plan" prepared by Crest Engineering Associates Inc., dated 6/23/15 and revised through 7/31/15.

  
Daniel P. Hundley  
Professional Land Surveyor  
N.J. Lic No. 33174

100 Rike Drive  
Millstone Township, NJ 08535  
Ph 609-448-5550 • Fax 609-448-2157  
crestnj@crestengineering.net      www.crestengineering.net

12 Robbins Parkway  
Toms River, NJ 08753  
Ph 732-244-0888 • Fax 732-244-0788  
cresttr@crestengineering.net

As Landmark Land Consultants, Englewood, Florida 941-475-5651

MONROE TOWNSHIP  
NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-2-2018-006

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING ACCEPTANCE OF A DEED OF ROADWAY DEDICATION ON BLOCK 20 LOTS 25.02 AND 25.03 (NEW LOTS 25.04, 25.05 AND 25.06)", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on February 5, 2018 and will be further considered for final passage after a Public Hearing during the council meeting to be held on March 5, 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 acceptance of a deed of dedication of right of way on Block 20, Lots 25.02 and 25.03 (new Lots 25.04, 25.05 and 25.06), in accordance with the Monroe Township Planning Board resolution adopted October 22, 2015 which made it a condition that the applicant deeded a portion of the property along Federal Road to the Township.

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)

0002720379-01

**AFFIDAVIT OF PUBLICATION**

**Publisher's Fee \$28.16 Affidavit \$35.00**

**State of New Jersey } SS.**  
**Middlesex County**

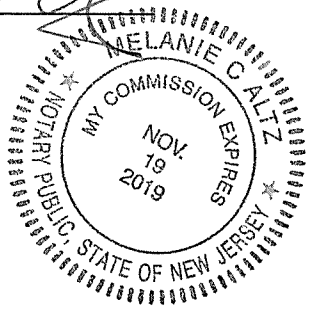
Personally appeared *Siana Figueroa*

Of the **Home News Tribune**, a newspaper printed in Freehold, New Jersey and published in East Brunswick, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

02/12/18 A.D 2018

*Melanie Caltz*  
Notary Public of New Jersey

Ad Number: 0002720379





# 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 March 9, 2018.

Patricia Reid, Township Clerk

Notice Authentication Number:  
**201803091022436556792**  
**2913066918**

Notice Publish Date:  
Friday, March 09, 2018

## **Notice Content**

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 February 5, 2018. Furthermore, this Ordinance was adopted after a Public Hearing was held at the March 5, 2018 regular 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 March 6, 2018 ORDINANCE NO.: O-2-2018-006 "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING ACCEPTANCE OF A DEED OF ROADWAY DEDICATION ON BLOCK 20 LOTS 25.02 AND 25.03 (NEW LOTS 25.04, 25.05 AND 25.06) PATRICIA REID, R.M.C Monroe Township Municipal Clerk (\$16.72