

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2019-012

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL PROVIDING FOR THE ACQUISITION OF CERTAIN PARCELS OF LAND IDENTIFIED ON THE TAX MAP OF MONROE TOWNSHIP AS BLOCK 75, LOTS 11, 13 AND 14.01; BLOCK 76, LOTS 8.03 AND 8.04; BLOCK 108, LOTS 5, 6, 7 AND 31; AND BLOCK 148, LOT 34.02 FOR INTERSECTION IMPROVEMENTS AND TRAFFIC SIGNALIZATION

WHEREAS, the Township Council of the Township of Monroe (“Township”) has determined that it is in the public interest that the intersection of Pergola Avenue, Matchaponix Avenue (CR 612) and Spotswood Gravel Hill Road, be improved and traffic signalization be installed (the “Project”); and

WHEREAS, the County of Middlesex (“County”) has recognized the necessity and desirability of the Project and is desirous of partnering with the Township to accomplish it; and

WHEREAS, the County and the Township have entered into a cost sharing agreement to apportion the costs of the Project between them on mutually acceptable terms and conditions; and

WHEREAS, as part of the Project, the Township of Monroe must acquire portions of ten (10) parcels of land, as follows; said portions being more particularly described by metes and bounds as set forth in the description attached hereto as Exhibit “A”; and

Block and Lot	Record Owner
Block 75, Lot 11	Mike’s Plumbing and Heating
Block 75, Lot 13	Samuel and Carol Ralston
Block 75, Lot 14.01	Charles and Beth Dipierro
Block 76, Lot 8.03	Bruce Bastek and Lisa Poliquin
Block 76, Lot 8.04	Camille Beninda
Block 108, Lot 5	Estate of Clara Henry
Block 108, Lot 6	Michael and Barbara Ann Berry
Block 108, Lot 7	Joy Martoken
Block 108, Lot 31	Alfred and Teresa Vigliano
Block 148, Lot 34.02	Serena Gandy

WHEREAS, the Appraiser retained by the Township has estimated fair market value of the parcels of land to be acquired including compensation damages for the remainder;

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 negotiate with the owners for the purchase of said lands, and, upon failure to arrive at a price satisfactory to the Township, to institute condemnation proceedings for the purpose of acquiring said lands, 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 and all right, title and interest of the owners in said lands in the manner provided by law, and to execute all such documents as are reasonably necessary to acquire by purchase or condemnation said lands.

Section 2. The purchase price shall be as determined by the Appraiser retained by the Township or other such amount determined to be just compensation for the acquisition or in accordance with the New Jersey Eminent Domain Act, N.J.S.A. 20:3-1 et seq.

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

Section 4. If any section, subdivision, sentence, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, subdivision, sentence, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

Section 5. 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 – April 1, 2019						
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 April 1, 2019. Said Ordinance will again be read and considered for final passage at a meeting of the Monroe Township Council to be held on May 6, 2019 at 7:00 p.m. in the Municipal Complex, 1 Municipal Plaza, Monroe Township, New Jersey. 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– May 6, 2019						
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-4-2019-012

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL PROVIDING FOR THE ACQUISITION OF CERTAIN PARCELS OF LAND IDENTIFIED ON THE TAX MAP OF MONROE TOWNSHIP AS BLOCK 75, LOTS 11, 13 AND 14.01; BLOCK 76, LOTS 8.03 AND 8.04; BLOCK 108, LOTS 5, 6, 7 AND 31; AND BLOCK 148, LOT 34.02 FOR INTERSECTION IMPROVEMENTS AND TRAFFIC SIGNALIZATION

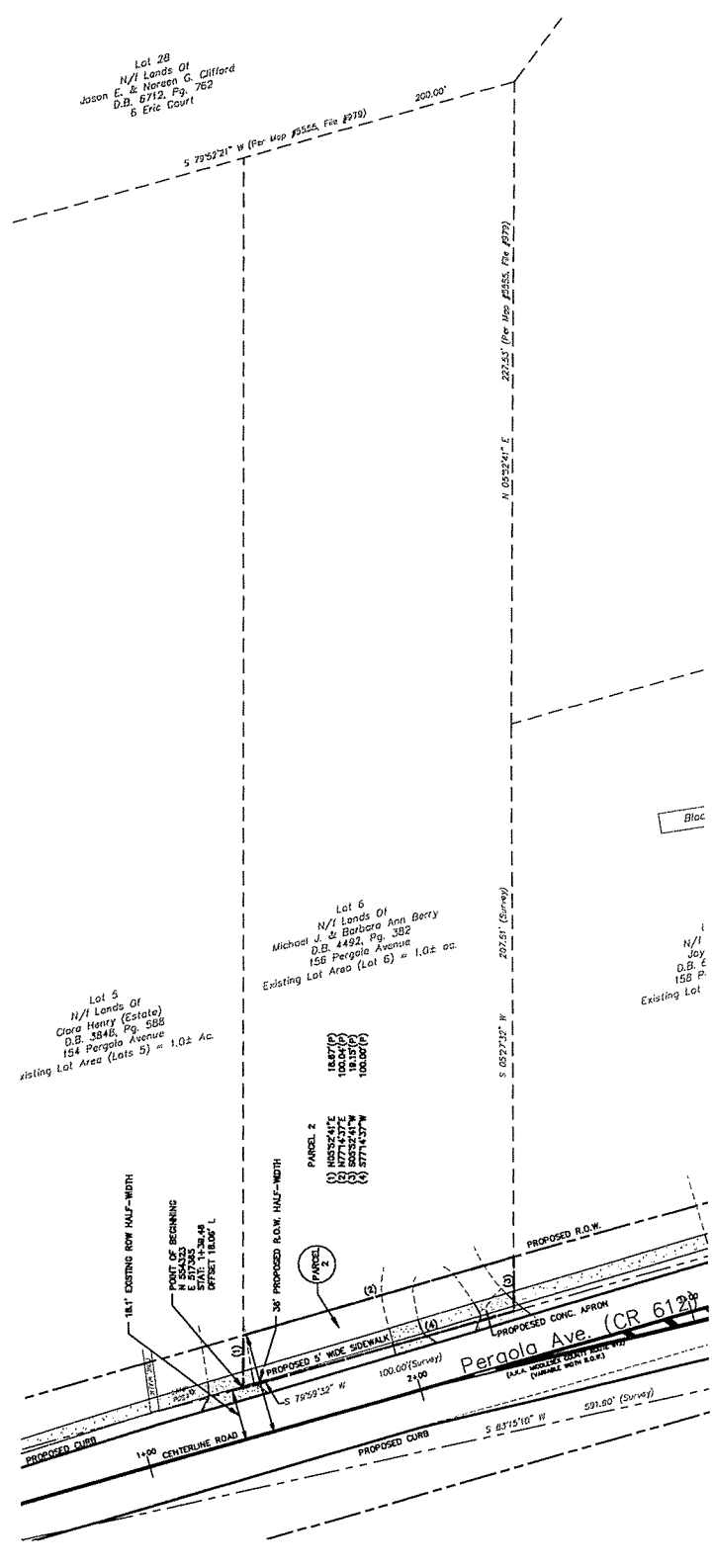
MAYORAL APPROVAL

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 5/7/19



Lot 28
N/I Lands Of
Jason E. & Veronica G. Clifford
D.B. 6712, Pg. 762
6 Eric Court

Lot 5
N/I Lands Of
Clara Henry (Estate)
D.B. 3848, Pg. 588
154 Pergola Avenue
Existing Lot Area (Lots 5) = 1.02 Ac.

Lot 6
N/I Lands Of
Michael J. & Barbara Ann Berry
D.B. 4492, Pg. 382
156 Pergola Avenue
Existing Lot Area (Lot 6) = 1.02 ac.

N/I
Joy
D.B. c
158 P.
Existing Lot

PARCEL 2
(1) 16877(P)
(2) 10004(P)
(3) 8771437E
(4) 8771437W

ROW LEGEND

1-40	PROPOSED BASELINE
---	EXISTING RIGHT OF WAY LINE
---	PROPERTY LINE
---	BASELINE
---	RIGHT-OF-WAY
---	PROPOSED MANHOLE
---	EXISTING INLET
---	PROPOSED INLET

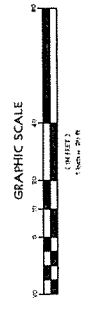
PARCEL ACQUISITION SUMMARY

TOTAL AREA OF PROPERTY	43,580 S.F. OR 1.0000 ACRE
TOTAL R.O.W. TAKING AREA	1,828 S.F. OR 0.0420 ACRE
TOTAL REMAINING AREA AFTER ACQUISITION	41,732 S.F. OR 0.8580 ACRE

TOMAS H. ERBE & ASSOCIATES - PROFESSIONAL LAND SURVEYOR, INC.
(Certificate of Incorporation # 20040397000)
457 SPOTSWOOD - ENCLISTON ROAD P.O. BOX 231
JAMESBURG, NEW JERSEY 08521 PHONE (732) 251-1001
FAX (732) 251-1003 EMAIL: THERBE@THERBEANDASSOCIATES.COM

CONVENT: 2014 CENTER STATE CONVENTION CENTER, INC. - ALL RIGHTS RESERVED
FOR THE STATE OF NEW JERSEY
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. # 15000

NOTES:
1. PROPERTY SHOWN AND DESIGNATED AS LOT 6, IN BLOCK 0A ON THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF MORRIS, MIDDLESEX COUNTY, NEW JERSEY, SHEET NO. 872A.



CENTER STATE ENGINEERING
401 Spotswood Rd. Suite 200, Jamesburg, NJ 08521
Tel: 732.251.1001 Fax: 732.251.1003
www.CenterStateEngineering.com

TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS
SPOTSWOOD - GRAVEL HILL RD., MATCHPOCK AVE., PERGOLA AVE.
TOWNSHIP OF MORRIS, MIDDLESEX COUNTY, NJ

INDIVIDUAL PROPERTY
PARCEL MAP #2

DATE: 09/19/18
PROJECT: 15-007-05

1 of 1

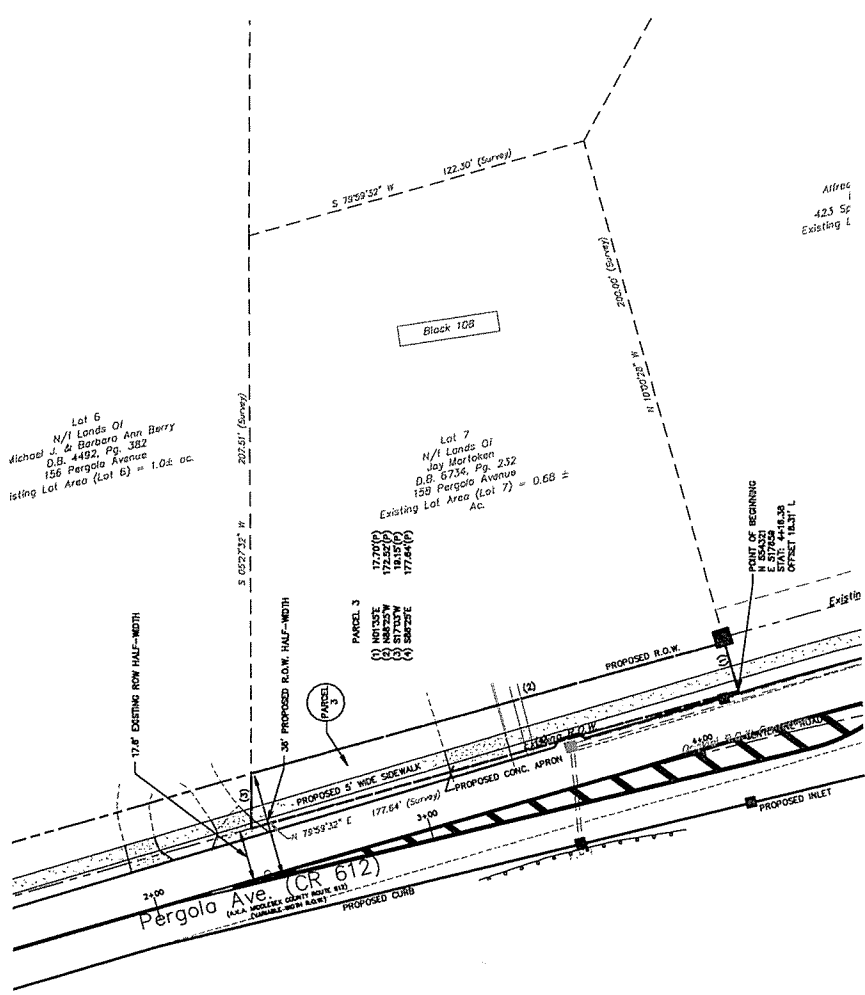
County of Middlesex
Department of Infrastructure Management
Office of Engineering
P.O. Box 871, New Brunswick, N.J. 08901

TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS
SPOTSWOOD - GRAVEL HILL RD., MATCHPOCK AVE., PERGOLA AVE.
TOWNSHIP OF MORRIS, MIDDLESEX COUNTY, NJ

GENERAL PROPERTY PARCELS IMPROVEMENTS
SHOWING EXISTING RIGHT-OF-WAY
AND PARCELS TO BE ACQUIRED

Ronald Sandberg
County Engineer
N.J.P.E. NO. 21843162200

SCALE: 1" = 60'
DATE: 09-19-2018
SHEET NO. 1 OF 1



NOTES:
1. PROPERTY BOUNDARIES AND DIMENSIONS AS SHOWN ON THIS PLAN ARE BASED ON THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF MORRICE, MIDDLESEX COUNTY, NEW JERSEY, SHEET NO. 8730A.



PROJECT NO.	15-107-06
DATE	09/10/18
SCALE	1" = 20'
TITLE	TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS SPOTSWOOD - GRAVEL HILL RD., MIDDLESEX COUNTY, NJ
CLIENT	COUNTY OF MORRICE, MIDDLESEX COUNTY, NJ
PROPERTY	INDIVIDUAL PROPERTY
PARCEL MAP #	3
SHEET NO.	1 OF 1

County of Middlesex
Department of Infrastructure Management
Office of Engineering
P.O. Box 871, New Brunswick, N.J. 08901
TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS
SPOTSWOOD - GRAVEL HILL RD., MIDDLESEX COUNTY, NJ
TOWNSHIP OF MORRICE, MIDDLESEX COUNTY, NJ
GENERAL PROPERTY PARCEL MAP
SHOWING EXISTING RIGHT-OF-WAY
AND PARCELS TO BE ACQUIRED

US DATE	09-10-2018	SCALE	1" = 20'
DESIGN BY	J.R.	DATE	09-10-2018
DRAWN BY	J.R.	SHEET NO.	1 OF 1
CHECKED BY	J.R.	PROJECT NO.	15-107-06
APPROVED BY	J.R.	CLIENT	County of Middlesex

US DATE	09-10-2018	SCALE	1" = 20'
DESIGN BY	J.R.	DATE	09-10-2018
DRAWN BY	J.R.	SHEET NO.	1 OF 1
CHECKED BY	J.R.	PROJECT NO.	15-107-06
APPROVED BY	J.R.	CLIENT	County of Middlesex

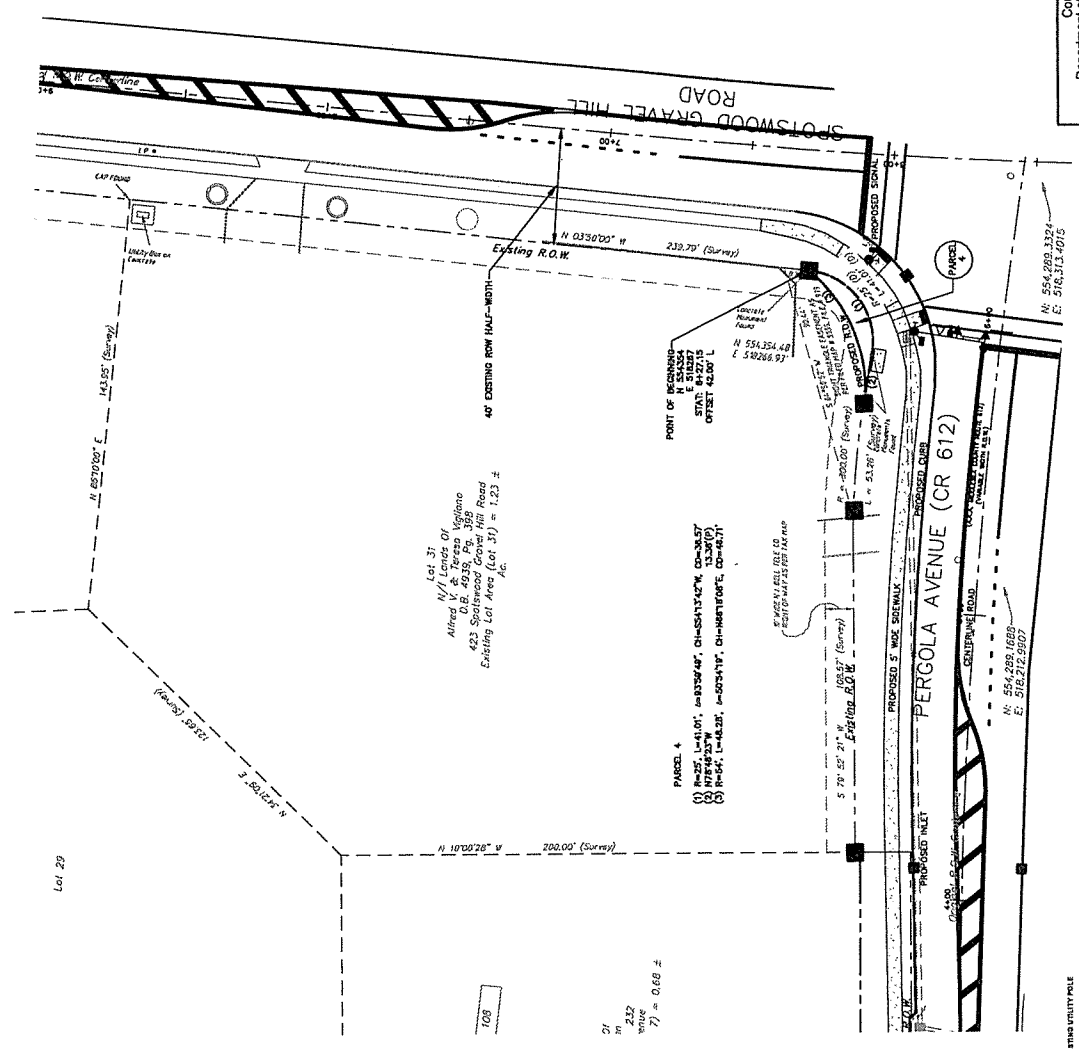
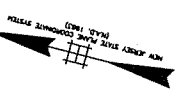
PARCEL ACQUISITION SUMMARY
TOTAL AREA OF PROPERTY 29,421 S.F. OR 0.6680 ACRE
TOTAL R.O.W. TAKING AREA 29,454 S.F. OR 0.6724 ACRE
TOTAL REMAINING AREA AFTER ACQUISITION 3,967 S.F. OR 0.0912 ACRE

DATE	09/10/18	BY	J.R.
DESCRIPTION	TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS	PROJECT NO.	15-107-06
PROJECT BEARING & DISTANCES	(P)	DATE	09/10/18
DEEP BEARING & DISTANCES	(D)	BY	J.R.
EXISTING OVERHEAD WIRES	(E)	DATE	09/10/18
PROPOSED OVERHEAD WIRES	(O)	BY	J.R.
EXISTING MANHOLE	(M)	DATE	09/10/18
PROPOSED MANHOLE	(P)	BY	J.R.
EXISTING INLET	(I)	DATE	09/10/18
PROPOSED INLET	(P)	BY	J.R.

FRANK M. ENY & ASSOCIATES, INC. ENGINEERS AND SURVEYORS, INC.
457 SPOTSWOOD - ENGLISH TOWN ROAD, P.O. BOX 221
JAMESBURG, NEW JERSEY 08521 PHONE (732) 251-1001
FAX (732) 251-5175 www.frankeny.com

FRANK M. ENY & ASSOCIATES, INC. ENGINEERS AND SURVEYORS, INC.
457 SPOTSWOOD - ENGLISH TOWN ROAD, P.O. BOX 221
JAMESBURG, NEW JERSEY 08521 PHONE (732) 251-1001
FAX (732) 251-5175 www.frankeny.com

COMMONWEALTH OF NEW JERSEY
DEPARTMENT OF TREASURY AND REVENUE
DIVISION OF REVENUE
COUNTY STATE EXCHANGING SURVEYS, INC. IS PROHIBITED



Lot 29
 N 107°02'28\"/>

POINT OF BEGINNING
 N 55°42'54.48\"/>

R.O.W. LEGEND

PROPOSED BASELINE	(C)
EXISTING RIGHT OF WAY LINE	(D)
PROPERTY LINE	(E)
STREET ADDRESS	(F)
PROPOSED MARKER	(G)
EXISTING INLET	(H)
PROPOSED INLET	(I)

EXISTING UTILITY POLE
 EXISTING CURB
 PROJECT BEARING & DISTANCES
 PROPERTY LINE
 BASELINE
 TABULAR
 SURVEY

PARCEL ACQUISITION SUMMARY
 TOTAL AREA OF PROPERTY ACQUIRED 53,901 S.F. OR 1.2300 ACRE
 TOTAL REMAINING AREA AFTER ACQUISITION 53,367 S.F. OR 1.2251 ACRE

THOMAS H. EISEN & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC.
 (Certificate of Authorization # 24042797000)
 457 SPOTSWOOD - ENCLOSURE ROAD, P.O. BOX 221
 NEW JERSEY COUNTY, NEW JERSEY 07102-0221
 FAX (732) 251-1420
 www.thomas-eisen.com



THOMAS H. EISEN
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY U.C. # 19506

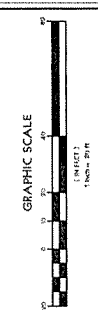
County of Middlesex
 Department of Infrastructure Management
 Office of Engineering
 P.O. Box 871, New Brunswick, N.J. 08901
 TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS
 SPOTSWOOD - GRAVEL HILL RD., MATCHPOX AV. PERGOLA AVE
 TOWNSHIP OF MORRIS, MIDDLESEX COUNTY, NJ
 GENERAL PROPERTY PARCEL IMP
 SHOWING EXISTING RIGHT OF WAY
 AND PARCELS TO BE ACQUIRED

SCALE: 1" = 60'
 DATE: 09-16-2018
 SHEET NO. 1 OF 1
 N.J.P.E. NO. 24042797000

CENTER STATE ENGINEERING
 401 North 10th Street, Suite 200, Newark, NJ 07102
 Tel: 973-261-1100
 Fax: 973-261-1101
 www.centerstateeng.com

TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS
 SPOTSWOOD - GRAVEL HILL RD., MATCHPOX AV. PERGOLA AVE
 TOWNSHIP OF MORRIS, MIDDLESEX COUNTY, NJ
 INDIVIDUAL PROPERTY
 PARCEL MAP # 4
 DATE: 09/16/18
 DRAWN BY: JR
 CHECKED BY: JR
 APPROVED BY: JR

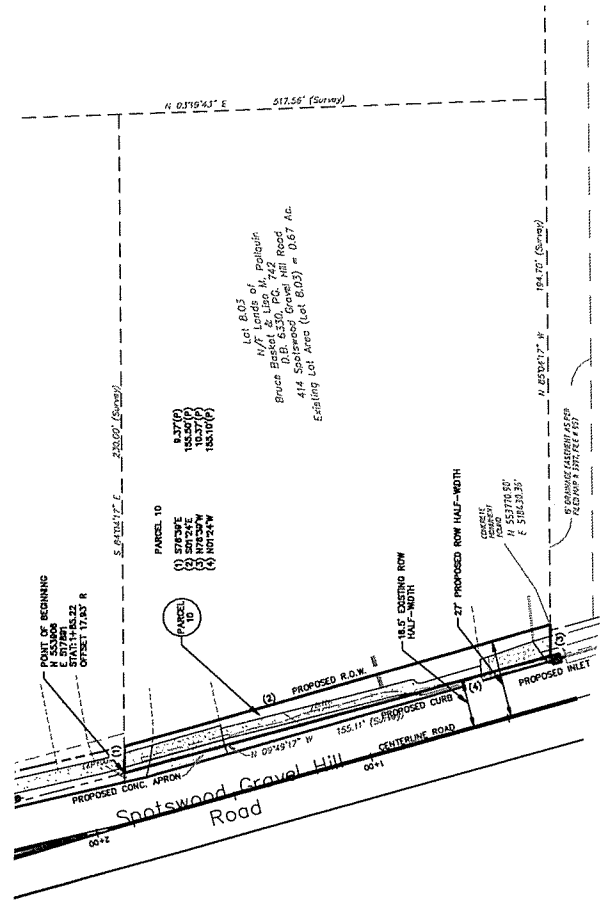
NOTES:
 1. PROPERTY MAPS AND ASSOCIATED AS LOT 31 IN BLOCK 100 ON THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF MORRIS, MIDDLESEX COUNTY, NEW JERSEY SHEET NO. 87.04.



CENTER STATE ENGINEERING

DATE	09/16/18
DRAWN BY	JR
CHECKED BY	JR
APPROVED BY	JR

1 of 1



NOTES:
 1. PROPERTY OWNED AND OBSERVED AS LOT B.O.S. IN BLOCK 76
 MIDDLESEX COUNTY, NEW JERSEY, SHEET NO. 91.



PARCEL ACQUISITION SUMMARY
 TOTAL AREA OF PROPERTY 29.486 S.F. OR 0.6700 ACRE
 TOTAL AREA TAKING AREA 1,914 S.F. OR 0.0448 ACRE
 TOTAL REMAINING AREA AFTER ACQUISITION 27,572 S.F. OR 0.6352 ACRE

CENTER STATE ENGINEERING
 451 North Broad Street, Suite 2000, Newark, New Jersey 07102
 Phone: 973-653-1100
 Fax: 973-653-1101
 www.CenterStateEngineering.com

PROJECT	TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS SPOTSWOOD - GRAVEL HILL RD., MIDDLESEX COUNTY, NJ
DATE	09/19/18
SCALE	1" = 20'
DRAWN BY	J.R.
CHECKED BY	J.R.
APPROVED BY	J.R.
TAXMAP	INDIVIDUAL PROPERTY
SURVEY	PARCEL MAP #10
PROJECT NO.	15-201-06
SHEET NO.	1 OF 1

County of Middlesex
 Department of Infrastructure Management
 Office of Engineering
 P.O. Box 871, New Brunswick, N.J. 08901
 TRAFFIC SIGNALIZATION & INTERSECTION IMPROVEMENTS
 SPOTSWOOD - GRAVEL HILL RD., MATCHAPONIX AVE, PEROLA AVE
 TOWNSHIP OF MORRIS, MIDDLESEX COUNTY, NJ
 GENERAL PROPERTY PARCEL IMP
 SHOWING EXISTING RIGHT-OF-WAY
 AND PARCELS TO BE ACQUIRED
 Ronald Sandner
 County Engineer
 N.J.P.E. NO. 24653102500

NO.	DATE	REVISIONS	CHECKED BY	DRAWN BY	APPROVED
1	09/19/18	J.R.	J.R.	J.R.	J.R.

THOMAS M. STUBBS & ASSOCIATES - ENGINEERS AND SURVEYORS, INC.
 457 SPOTSWOOD - ENGLISHMAN ROAD P.O. BOX 221
 JAMESBURG, NEW JERSEY 08521 PHONE (732) 251-1001
 FAX (732) 251-1070 www.thomasmstubs.com

THOMAS M. STUBBS & ASSOCIATES
 ENGINEERS AND SURVEYORS, INC.
 NEW JERSEY LIC. # 19000

COMPUTED FROM STATE DEPARTMENT OF TRANSPORTATION, INC. ALL
 POINTS SHOWN ARE BASED ON THE OFFICIAL MAP OF THE COUNTY OF
 MIDDLESEX COUNTY, NEW JERSEY, SHEET NO. 91, WHICH IS A
 COUNTY PLAT MAP OF THE COUNTY OF MIDDLESEX COUNTY, NEW JERSEY.



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 April 5, 2019.



Patricia Reid, Township Clerk

Ad Number: 0003481347

Run Dates: 04/05/19

MONROE TOWNSHIP
NOTICE OF PENDING
ORDINANCE

ORDINANCE NO.: O-4-2019-012

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED "ORDINANCE PROVIDING FOR THE ACQUISITION OF CERTAIN PARCELS OF LAND IDENTIFIED ON THE TAX MAP OF MONROE TOWNSHIP AS BLOCK 75, LOTS 11, 13 AND 14.01; BLOCK 76, LOTS 8.03 AND 8.04; BLOCK 108, LOTS 5, 6, 7 AND 31; AND BLOCK 148, LOT 34.02 FOR INTERSECTION IMPROVEMENTS AND TRAFFIC SIGNALIZATION" has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on April 1, 2019 and will be further considered for final passage after a Public Hearing during the council meeting to be held on May 6, 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 provide for the acquisition of 10 parcels of land as set forth in the above title for much needed intersection improvements and traffic signalization at the intersection of Pergola Avenue, Matchaponix Avenue (CR612) and Spotswood Gravel Hill Road. The County of Middlesex has also recognized the necessity of this project and will be partnering with Monroe Township to accomplish it.

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
(\$28.60)

0003481347-01



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 May 10, 2019.

Patricia Reid, Township Clerk

Ad Number: 0003554245

Run Dates: 05/10/19

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 April 1, 2019. Furthermore, this Ordinance was adopted after a Public Hearing was held at the May 6, 2019 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 May 7, 2019.

ORDINANCE NO.: O-4-2019-012

"ORDINANCE PROVIDING FOR THE ACQUISITION OF CERTAIN PARCELS OF LAND IDENTIFIED ON THE TAX MAP OF MONROE TOWNSHIP AS BLOCK 75, LOTS 11, 13 AND 14.01; BLOCK 76, LOTS 8.03 AND 8.04; BLOCK 108, LOTS 5, 6, 7 AND 31; AND BLOCK 148, LOT 34.02 FOR INTERSECTION IMPROVEMENTS AND TRAFFIC SIGNALIZATION"

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

(\$20.24)

0003554245-01