

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2019-014

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING A DEED OF DEDICATION
FROM K. HOVNANIAN AT MONROE NJ, LLC
FOR BLOCK 41, LOT 14

WHEREAS, K. Hovnanian at Monroe NJ, LLC, a/k/a Four Seasons at Monroe, received Revised Conversion Plan Approval for property identified as Block 25, Lots 1 and 25; Block 41, Lot 14; and Block 40, Lots 2.02, 3, 4.01 and 5.01, located on Prospect Plains Road and Cranbury-Half Acre Road (the "Property") in the Township of Monroe, from the Monroe Township Planning Board under application PB-1089-10 on June 23, 2011, memorialized on July 28, 2011; and

WHEREAS, pursuant to the Planning Board's approval, K. Hovnanian at Monroe NJ, LLC is required to dedicate to the Township of Monroe certain land, more particularly described as Block 41, Lot 14; and

WHEREAS, the Monroe Township Engineer has reviewed the metes and bounds description in the deed and has found it to be in conformity with the dedication requirement; and

WHEREAS, the Township Attorney has reviewed the deed and found it to be legally sufficient; and

WHEREAS, the Township Council has determined that accepting the deed is in the public interest;

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, Township Clerk and Township Attorney are hereby authorized and directed to take all steps and execute all documents which are reasonably necessary to accept the deed from K. Hovnanian at Monroe NJ, LLC.

SECTION 2. The Tax Collector is hereby authorized to cancel any and all accumulated taxes due on land identified as Block 41 Lot 14 on the official tax map of Monroe Township, and to exempt said land from taxation effective January 1 of the following year, upon receipt by the Tax Assessor of fully executed deeds.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. 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 5. This ordinance shall take effect upon final passage and publication as provided by law.

SO ORDAINED as aforesaid.

RECORDED VOTE – INTRODUCTION – April 1, 2019						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen			X			
Councilman Baskin	X		X			
Councilman Dipierro		X	X			
Council V. President Schneider			X			
Council President Dalina			X			


STEPHEN DALINA, Council President

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

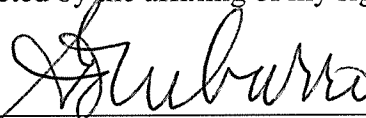
RECORDED VOTE – SECOND READING & FINAL ADOPTION-- May 6, 2019						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Baskin			X			
Councilman Dipierro			X			
Council V. President Schneider		X	X			
Council President Dalina			X			

ORDINANCE NO.: O-4-2019-014

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING A DEED OF DEDICATION
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FOR BLOCK 41, LOT 14**

MAYORAL APPROVAL

Pursuant to the Optional Municipal Charter Law of 1950 and Section 3-9 of the Monroe Township Code, my approval of this Ordinance is effected by the affixing of my signature hereto.



GERALD W. TAMBURRO, Mayor

Date Signed 5/7/19

Official Use Only

Date of Document June 6, 2019	Type of Document Deed <input type="button" value="v"/>
First Party Name K. Hovanian at Monroe NJ, LLC	Second Party Name Monroe Township
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block 41	Lot 14
Municipality Monroe <input type="button" value="v"/>	Consideration
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.



PREPARED BY:
John F. Semple
Attorney-at-Law
State of New Jersey

RECORD AND RETURN TO:

~~XXXXXXXXXXXX~~ Monroe Township Clerk's Office
~~XXXXXXXXXXXX~~ 1 Municipal Plaza
~~XXXXXXXXXXXX~~ Monroe Township, NJ 08831-1900
~~XXXXXXXXXXXX~~ ATTN: Christine Robbins, Deputy Township Clerk

DEED

This Deed is made on JUNE 6, 2019

between

K. Hovnanian at Monroe NJ, L.L.C., a limited liability company of the State of New Jersey, whose address is 110 Fieldcrest Avenue, Edison, New Jersey 08837

referred to as the Grantor.

and

Monroe Township, Middlesex County, a corporate body politic with an address of 1 Municipal Plaza, Monroe Township, NJ 08831

referred to as the Grantee.

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

- Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$1.00. The Grantee acknowledges receipt of this money.
- Tax Map Reference.** (N.J.S.A. 46:15-1.1) Lot 14 in Block 41, Monroe Township, County of Middlesex, State of New Jersey

See **Schedule A** annexed hereto.

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

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

See **Schedule A** annexed hereto.

Being a portion of the same premises conveyed to Grantor herein by Confirmatory Deed from K. Hovnanian at Four Seasons Monroe, L.L.C., dated December 12, 2006, recorded in the Middlesex County Clerk's office on December 26, 2006, in Deed Book 5765, page 194.

Subject to any covenants, easements and restrictions and other matters of record; and such facts as an accurate survey of the property would reveal.

- Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property, subject to the matters of record. 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

SCHEDULE A



DESIGNED BY SCIENCE • ENGINEERED FOR RESULTS

DESCRIPTION OF PROPERTY

Lot 14, Block 41
Township of Monroe
Middlesex County
New Jersey

Description of property situated in the Township of Monroe, County of Middlesex and State of New Jersey, known as Lot 14 in Block 41 as shown on the official Tax Map of the Township of Monroe.

Beginning at a point of intersection of northerly line of Cranbury-Half Acre Road, as widened to a width of 27.00 feet from centerline, with the easterly line of the CSX and Norfolk Southern Railroad right of way (66.0 feet wide); thence

- 1) North 34°25'54" East a distance of 1414.59' feet to a point; thence
- 2) South 01°33'10" East a distance of 149.46' feet to a point; thence
- 3) South 84°36'50" East a distance of 667.04' feet to a point; thence
- 4) South 00°04'13" East a distance of 857.95' feet to a point; thence
- 5) South 86°13'50" West a distance of 1472.23' feet to the point or place of beginning.

Containing 1,055,325 Square Feet / 24.23 Acres.

Harry J. Wjodis, PLS
New Jersey License No. GS26384
Najarian Associates

2/6/19
Date

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

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

COUNTY Middlesex } SS. County Municipal Code 1212

MUNICIPALITY OF PROPERTY LOCATION Monroe Township

*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, John Semple, Esq., being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Legal Representative in a deed dated June 6, 2019 transferring
real property identified as Block number 41 Lot number 14 located at
Cranbury-Half Acre Road 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 less than \$100

(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 11th day of June, 2019

Kim A. Donnelly

KIM A. DONNELLY
Notary Public, State of New Jersey
My Commission Expires August 22, 2021

Signature of Deponent
110/Fieldcrest Ave, 5th Floor
Edison, NJ 08837

K. Hovnanian at Monroe NJ, LLC
Grantor Name
110 Fieldcrest Ave, 5th Floor
Edison, NJ 08837

Deponent Address Grantor Address at Time of Sale

XXX-XXX-741 Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

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

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.)

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STATE OF NEW JERSEY

COUNTY Middlesex } SS. County Municipal Code 1212

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

MUNICIPALITY OF PROPERTY LOCATION Monroe Township *Use symbol "C" to indicate that fee is exclusively for county use.

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\$ + % = \$

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Subscribed and sworn to before me this 11th day of June, 2019

Kim A. Donnelly

KIM A. DONNELLY

Notary Public, State of New Jersey

My Commission Expires August 22, 2021

Signature of Deponent
110 Fieldcrest Ave, 5th Floor
Edison, NJ 08837

K. Hovnanian at Monroe NJ, LLC
Grantor Name

110 Fieldcrest Ave, 5th Floor
Edison, NJ 08837

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 741

Name/Company of Settlement Officer

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

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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
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

K. Hovnanian at Monroe NJ, LLC

Current Street Address

110 Fieldcrest Ave, 5th Floor

City, Town, Post Office Box

Edison

State

NJ

Zip Code

08837

PROPERTY INFORMATION

Block(s)

41

Lot(s)

14

Qualifier

Street Address

Cranbury-Half Acre Road

City, Town, Post Office Box

Monroe Township

State

NJ

Zip Code

08831

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

100%

Closing Date

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

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

SELLER'S DECLARATION

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

6/11/2019

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



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: 0003481419

Run Dates: 04/05/19

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

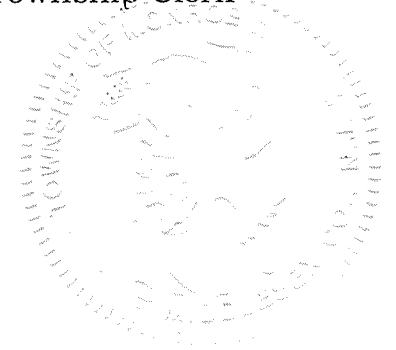
ORDINANCE NO.: O-4-2019-014
NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED "ORDINANCE ACCEPTING A DEED OF DEDICATION FROM K. HOVNANIAN AT MONROE NJ, LLC. FOR BLOCK 41 LOT 14" has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on April 1, 2019 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 accept a deed of dedication from K. Hovnanian NJ, LLC a/k/a Four Seasons at Monroe for Block 41, Lot 14 which was a requirement of the Planning Board's approval.

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
(\$22.00)

0003481419-01





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: 0003554266

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-4-2019-014

"ORDINANCE ACCEPTING A DEED OF DEDICATION FROM
K. HOVNANIAN AT MONROE NJ, LLC. FOR BLOCK 41, LOT 14"

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

(\$16.72)

0003554266-01