

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2020-007

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACQUISITION, BY NEGOTIATED AGREEMENT,
REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 18, LOT 17
ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX
COUNTY, NEW JERSEY, LOCATED ON PERRINEVILLE ROAD FOR OPEN SPACE
AND GOVERNMENTAL PURPOSES**

WHEREAS, pursuant to the Local Land and Building Law, N.J.S.A. 40A:12-1, et seq. the Township has the power to acquire real property; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5, the Township has the power to acquire any real property for a public purpose through a negotiated agreement process; and

WHEREAS, the Township desires to purchase certain land known as and designated as Tax Block 18, Lot 17 on the Official Tax Map of the Township of Monroe located on Perrineville Road between Federal Road and Union Valley Road (the "Property") for the purpose of open space and/or other governmental use pursuant to a negotiated agreement for a consideration of \$395,000.00; and

WHEREAS, the Township has previously adopted Ordinance 0-9-2016-032 for the expenditure of public funds for the acquisition of real property including this property; and

WHEREAS, the Chief Financial Officer for the Township has determined that there are sufficient funds toward the acquisition of said property through Ordinance 0-9-2016-032 as a funding source; and

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


1. The voluntary acquisition by negotiated agreement of the Property known as Block 18, Lot 17 located on Perrineville Road between Federal Road and Union Valley Road (the "Property") for the purpose of open space and/or other governmental use in the Township of Monroe for a consideration of \$395,000.00 be and is hereby authorized using Ordinance 0-9-2016-032 as a funding source.
2. The Township Attorney and Business Administrator are hereby authorized to take all actions necessary to acquire the Property through negotiation.
3. The Mayor and Clerk are hereby authorized to sign and witness, respectively, any contract of sale or other documents necessary to acquire the Property; and

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

BE IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.


SO ORDAINED, as aforesaid.


MIRIAM COHEN, Council President

| RECORDED VOTE – INTRODUCTION – April 6, 2020 | | | | | | |
|--|--------|--------|-----|-----|---------|--------|
| COUNCIL | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
| Councilman Baskin | X | | X | | | |
| Councilman Dalina | | | X | | | |
| Councilman Dipierro | | | X | | | |
| Council V. President Schneider | | X | X | | | |
| Council President Cohen | | | X | | | |

NOTICE

Notice is hereby given that the foregoing Ordinances was introduced and passed on first reading at the regular meeting of the Monroe Township Council held telephonically on April 6, 2020 and will be further considered for final passage after a Public Hearing during the council meeting to be held on May 4, 2020 at 6:30 p.m. in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831 or held telephonically. Due to the current circumstances this has yet to be determined. 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.



 PATRICIA REID, Township Clerk

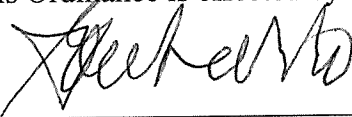
| RECORDED VOTE – SECOND READING & FINAL ADOPTION – May 4, 2020 | | | | | | |
|---|--------|--------|-----|-----|---------|--------|
| COUNCIL | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
| Councilman Baskin | | | X | | | |
| Councilman Dalina | X | | X | | | |
| Councilman Dipierro | | | X | | | |
| Council V. President Schneider | | X | X | | | |
| Council President Cohen | | | X | | | |

ORDINANCE NO.: O-4-2020-007

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 AUTHORIZING THE ACQUISITION, BY NEGOTIATED AGREEMENT,
 REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 18, LOT 17
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 COUNTY, NEW JERSEY, LOCATED ON PERRINEVILLE ROAD FOR OPEN SPACE
 AND GOVERNMENTAL PURPOSES**

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: 5/15/2020



**DEED DESCRIPTION
LOT 17
BLOCK 18
TOWNSHIP OF MONROE
MIDDLESEX COUNTY**

Beginning at a point in the centerline of Perrineville Road (a.k.a. Middlesex County Route No. 625) distant southerly along the various courses from the intersection of the centerline of Perrineville Road with the centerline of Gravel Hill – Union Valley Road, and running thence;

1) Along the centerline of Perrineville Road
S 01°-38'-27" W 1,192.50' to an angle point, thence;

2) Still along the centerline of Perrineville Road
S 00°-59'-15" W 608.07' to a point, thence;

The following 6 courses along the physical centerline of a ditch

3) S 85°-11'-26" W 204.07' to an angle point, thence;

4) S 78°-43'-57" W 249.96' to an angle point, thence;

5) S 80°-14'-52" W 164.80' to an angle point, thence;

6) S 79°-03'-29" W 199.78' to an angle point, thence;

7) S 81°-33'-27" W 181.57' to an angle point, thence;

8) S 82°-17'-12" W 197.15' to a point, thence;

9) N 01°-14'-13" W 828.44' to a stone found, thence;

10) N 88°-19'-35" W 1171.22' to a stone found, thence;

11) N 00°-02'-39" E 325.42' to a stone found, thence;

12) N 01°-34'-42" W 531.40' to a stone found, thence;

13) N 03°-34'-21" W 137.73' to a stone found, thence;

14) S 89°-42'-18" E 250.00' to an iron pin with cap set, thence;

15) S 02°-42'-18" E 400.00' to an iron pin with cap set, thence;

16) S 89°-42'-18" E 400.00' to an iron pin with cap set, thence;

17) N 02°-42'-18" W 400.00' to an iron pin with cap set, thence;

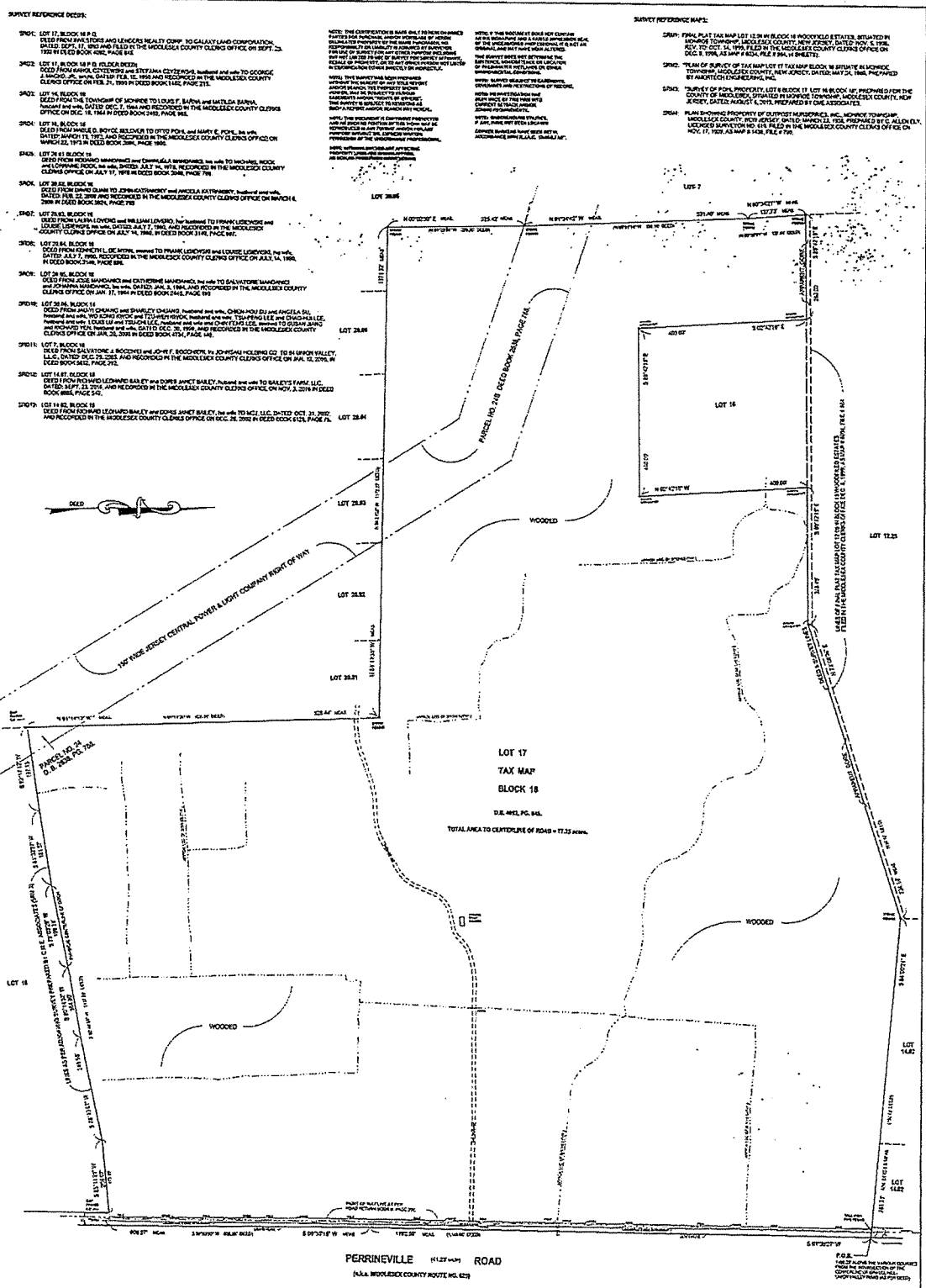
18) S 89°-42'-18" E 328.46' to an iron pin with cap set, thence;

19) N 73°-08'-36" E 734.16' to a stone found, thence;

20) S 84°-00'-24" E 761.33' to the point and place of beginning.

Subject to the rights of the public in Perrineville Road and a 150' wide Jersey Central Power & Light Company Right of Way running through the above described property as recorded in Deed Book 2638, Page 788, and any other easements, covenants and restrictions of record, if any.

The above description is drawn in accordance with a survey prepared by **THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC.**, DATED: AUGUST 28, 2019.



| | | |
|---|---|------------------|
| CERTIFIED TO: CENTER STATE ENGINEERING. | SURVEY OF PROPERTY FOR: CENTER STATE ENGINEERING | |
| | SITUATED IN: MORRICE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY | |
| MICHAEL B. LYNCH PROFESSIONAL LAND SURVEYOR NEW JERSEY LIC. # 32342 | DATED: AUGUST 28, 2019 | SCALE: 1" = 100' |
| | PREPARED BY: THOMAS M. ERNST & ASSOCIATES - PROFESSIONAL LAND SURVEYORS, INC. (LICENSED PROFESSIONALS) 1000 W. MAIN STREET, SUITE 200 MORRICE, NJ 07960 | |

SURVEY REFERENCE DEEDS:

3201: LOT 17, BLOCK 18 P.D. DEED FROM FINESTOCK AND LINDERS HEALTH CORP. TO GALAXY LAND CORPORATION, DATED: SEPT. 17, 1993 AND FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON SEPT. 23, 1993 IN DEED BOOK 236, PAGE 84.

3202: LOT 14, BLOCK 18 P.D. DEED FROM THE BANK OF AMERICA NATIONAL ASSOCIATION, DATED: FEB. 27, 1999 AND FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON FEB. 27, 1999 IN DEED BOOK 1142, PAGE 211.

3203: LOT 16, BLOCK 18 DEED FROM THE TOWNSHIP OF MORRICE TO LOUIS F. SARNA and MARLENE SARNA, DATED: APR. 15, 1993, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON APR. 15, 1993 IN DEED BOOK 236, PAGE 98.

3204: LOT 18, BLOCK 18 DEED FROM MARIE D. BOYCE BELLEVER TO OTTO POLK and HARRY E. POLK, JR. DATED: MAR. 18, 1975, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MAR. 22, 1975 IN DEED BOOK 236, PAGE 106.

3205: LOT 20 & 19, BLOCK 18 DEED FROM MORRICE TOWNSHIP and CHARLENE B. BROWNE, JR. to MICHAEL BOCK and LYONARD BOCK, JR. DATED: JULY 14, 1986, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON JULY 14, 1986 IN DEED BOOK 236, PAGE 78.

3206: LOT 19 & 20, BLOCK 18 DEED FROM MORRICE TOWNSHIP and ANICOLA ESTIVANT, husband and wife, DATED: FEB. 22, 2006, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MAR. 14, 2006 IN DEED BOOK 319, PAGE 10.

3207: LOT 20 & 19, BLOCK 18 DEED FROM LAURA LOVINO and WILLIAM LOVINO, husband and wife, to FRANK LOVINO and LOUISE LOVINO, husband and wife, DATED: JULY 17, 1980, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON JULY 14, 1980, IN DEED BOOK 319, PAGE 87.

3208: LOT 20 & 19, BLOCK 18 DEED FROM FERNETI, LE MOYNE, husband and wife, to FRANK LOVINO and LOUISE LOVINO, husband and wife, DATED: JULY 17, 1980, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON JULY 14, 1980, IN DEED BOOK 319, PAGE 88.

3209: LOT 20 & 19, BLOCK 18 DEED FROM JOSE BARRANCO and CATHERINE BARRANCO, husband and wife, to SALVATORE BARRANCO and JOSEPHINE BARRANCO, husband and wife, DATED: JAN. 31, 1984, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON JAN. 31, 1984 IN DEED BOOK 319, PAGE 93.

3210: LOT 20 & 19, BLOCK 18 DEED FROM JAMES BARRANCO and SHARLEY DASHING, husband and wife, to SALVATORE BARRANCO and JOSEPHINE BARRANCO, husband and wife, DATED: JAN. 31, 1984, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON JAN. 31, 1984 IN DEED BOOK 319, PAGE 94.

3211: LOT 17, BLOCK 18 DEED FROM PATRICIA J. BOCCIA and JOHN F. BOCCIA, husband and wife, to MARY WELLS, L.L.C., DATED: DEC. 23, 2002, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON JAN. 10, 2003, IN DEED BOOK 320, PAGE 24.

3212: LOT 14 & 17, BLOCK 18 DEED FROM MORRICE TOWNSHIP and JOHN DORSE SMITH BAILEY, husband and wife, to SAILEY'S FARM, L.L.C., DATED: SEP. 21, 2011, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON NOV. 2, 2011, IN DEED BOOK 320, PAGE 24.

3213: LOT 14 & 17, BLOCK 18 DEED FROM MORRICE TOWNSHIP and JOHN DORSE SMITH BAILEY, husband and wife, to SAILEY'S FARM, L.L.C., DATED: OCT. 31, 2012, AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON DEC. 20, 2012, IN DEED BOOK 320, PAGE 74.

SURVEY REFERENCE MAPS:

3200: FINAL PLAT TAX MAP LOT 12 IN BLOCK 18 MORRICE ESTATES, SITUATED IN MORRICE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, DATED: NOV. 1, 1993, BY: OCT. 14, 1993, FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON DEC. 1, 1993, AS MAP FILE # 14-1993.

3201: PLAN OF SURVEY OF TAX MAP LOT 17 TAX MAP BLOCK 18 MORRICE ESTATES, SITUATED IN MORRICE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, DATED: MAY 24, 1993, PREPARED BY: MATHIAS C. DE LUCA, P.E.

3202: PLAN OF SURVEY OF LOT 14, BLOCK 18, LOT 16, BLOCK 18, PREPARED FOR THE COUNTY OF MIDDLESEX, SITUATED IN MORRICE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, DATED: AUGUST 4, 2019, PREPARED BY: GUY ASSOCIATES.

3203: PLAN OF SURVEY OF LOT 17, BLOCK 18, PREPARED FOR THE COUNTY OF MIDDLESEX, SITUATED IN MORRICE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, DATED: AUGUST 4, 2019, PREPARED BY: GUY ASSOCIATES.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS ACT, P.L. 1992-107, AS AMENDED, AND THE REGULATIONS THEREUNDER, AND THE SURVEYOR HAS BEEN LICENSED IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS ACT, P.L. 1992-107, AS AMENDED, AND THE REGULATIONS THEREUNDER.

2. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO THE MIDDLESEX COUNTY TAX MAP, DATED: MAY 24, 1993, AS MAP FILE # 14-1993.

3. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO THE MIDDLESEX COUNTY TAX MAP, DATED: MAY 24, 1993, AS MAP FILE # 14-1993.

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10. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO THE MIDDLESEX COUNTY TAX MAP, DATED: MAY 24, 1993, AS MAP FILE # 14-1993.



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 May 8, 2020.



Patricia Reid, Township Clerk

(Faint circular seal of the Township of Monroe, Middlesex County, N.J. is visible in the background.)

Ad Number: 0004182530

Run Dates: 05/08/2020

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 6, 2020. Furthermore, this Ordinance was adopted after a Public Hearing was held at the May 4, 2020 regular meeting of the Monroe Township Council which was held telephonically, and was thereafter approved and signed by the Mayor on May 5, 2020.

ORDINANCE NO. O-4-2020-007

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACQUISITION, BY NEGOTIATED AGREEMENT,
REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 18, LOT
17 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE,
MIDDLESEX COUNTY, NEW JERSEY, LOCATED ON PERRINEVILLE
ROAD FOR OPEN SPACE AND GOVERNMENTAL PURPOSES

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

(\$19.78)

0004182530-01



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 April 10, 2020.



Patricia Reid, Township Clerk

Ad Number: 0004144540

Run Dates: 04/10/2020

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-4-2020-007

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE ACQUISITION, BY NEGOTIATED AGREEMENT, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 18, LOT 17 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED ON PERRINEVILLE ROAD FOR OPEN SPACE AND GOVERNMENTAL PURPOSES", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held telephonically on April 6, 2020 and will be further considered for final passage after a Public Hearing during the council meeting to be held on May 4, 2020 at 6:30 p.m. in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831 or held telephonically. Due to the current circumstances this has yet to be determined. At said time and place, all persons will be granted the opportunity to be heard concerning this Ordinance prior to its consideration for adoption by Council.

The purpose of this Ordinance is to authorize the acquisition of Block 18, Lot 17 on the official tax map of the Township of Monroe, located on Perrineville Road between Federal Road and Union Valley Road, for the purpose of open space and/or other governmental use pursuant to a negotiated agreement for a consideration of \$395,000.00.

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
(\$30.10)

0004144540-01