

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2021-009

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING DEED OF DEDICATION FOR BLOCK 1, LOTS 3.42 & 3.43

WHEREAS, Pulte Homes of NJ, Limited Partnership (“Pulte”) is the owner of property identified on the Township of Monroe (the “Township”) Official Tax Map as Block 1, Lots 3.42 and 3.43 (hereinafter referred to as the “Property”); and

WHEREAS, the Township seeks to acquire fee simple ownership of the Property for municipal use; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13(b)(1) of the Local Lands and Buildings Law, the Township is authorized to acquire any real property, or interests therein, by ordinance, to any political subdivision, board or body corporate and politic of the State of New Jersey; and

WHEREAS, a Deed of Dedication from Pulte has been prepared and executed by the property owner which grants the Township with fee simple ownership of the Property as described in the Deed of Dedication appended hereto as Attachment A; and

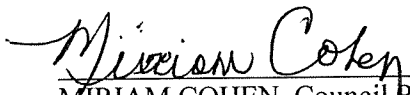
WHEREAS, after analysis and review, the Township Engineer has determined it is in its best interest to accept the aforementioned Deed of Dedication in a form substantially similar to the forms attached hereto as Attachment A; and

WHEREAS, the Township Attorney has reviewed the aforementioned Deed of Dedication and agreed that it is in the best interests of the Township to accept the Deed of Dedication and acquire the Property; and

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

1. The Mayor and Clerk are hereby authorized to execute all documents necessary for the acceptance of the Property as described in substantially the forms appended hereto as Attachment A, which set forth the terms and conditions pertaining to the acquisition of the Property.
2. If any section or provision of this Ordinance shall be held to be invalid by any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance.
3. All ordinances or part of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

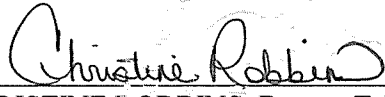
SO ORDAINED, as aforesaid.


MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – April 5, 2021						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilman Dipierro	X		X			
Councilman VanDzura			X			
Council V. President Schneider		X	X			
Council President Cohen			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 5, 2021. 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 May 3, 2021 at 6:30 p.m. via Zoom at <https://us04web.zoom.us/j/106827708>. 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.


CHRISTINE ROBBINS, Deputy Township Clerk


RECORDED VOTE – SECOND READING & FINAL ADOPTION– May 3, 2021						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilman Dipierro		X	X			
Councilman VanDzura			X			
Council V. President Schneider	X		X			
Council President Cohen			X			

ORDINANCE NO.: O-4-2021-009

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING DEED OF DEDICATION FOR BLOCK 1, LOTS 3.42 & 3.43**

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.


STEPHEN DALINA, Mayor

Date signed: May 4, 2021

ATTACHMENT A

(Pulte – Deed of Dedication)




**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK
PO BOX 871
JOHN F. KENNEDY SQUARE
NEW BRUNSWICK NJ 08901

INSTR # 2018097799
O BK 17349 PG 963
RECORDED 11/13/2018 02:56:45 PM
ELAINE M. FLYNN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$175.00

Official Use Only

Transaction Identification Number		3637302	3132124
Submission Date (mm/dd/yyyy)	11/13/2018	Return Address (for recorded documents)	
No. of Pages (excluding Summary Sheet)	15	PGP TITLE - BSC	
Recording Fee (excluding transfer tax) (Convenience Charge of \$2.00 included)	\$175.00	2728 N. HARWOOD, 3RD FLOOR	
Realty Transfer Tax	\$0.00	DALLAS, TX 75201	
Total Amount	\$175.00		
Document Type	MISCELLANEOUS DEED		
Municipal Codes	MONROE MNR		
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
Bar Code(s)			
 267699			
Additional Information (Official Use Only)			
<p><i>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</i></p>			



**Middlesex County
Document Summary Sheet**

MISCELLANEOUS DEED	Type		MISCELLANEOUS DEED			
	Consideration					
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		10/31/2018			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		PULTE HOMES OF NJ LIMITED PARTNERSHIP A MICHIGAN LIMITED PARTNERSHIP				
	GRANTEE	Name			Address	
		THE TOWNSHIP OF MONROE				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		MN	1	3.42		MNR
	MN	1	3.43		MNR	
<p><i>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</i></p>						

175A8A0F-ADDD-4E20-D4C7-59C6401C5056/3637302 3132124

PREPARED BY: J. Scott Anderson, Esq.

DEED OF DEDICATION

THIS DEED IS MADE ON October 31, 2018

BETWEEN

PULTE HOMES OF NJ, LIMITED PARTNERSHIP, a Michigan limited partnership, having an address at 150 Allen Road, Suite 303, Basking Ridge, New Jersey, 07920, referred to as the Grantor,

AND

THE TOWNSHIP OF MONROE, a body politic, having an address at 1 Municipal Plaza, Monroe Township, New Jersey, 08831, referred to as the Grantee.

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

1. TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **ONE DOLLAR (\$1.00)**. The Grantor acknowledges receipt of this money.

2. TAX MAP REFERENCE. (N.J.S.A. 46:26A-3a(5)(b)) Township of Monroe, County of Middlesex, State of New Jersey

BLOCK NO.	1	LOT NO.	3.42
BLOCK NO.	1	LOT NO.	3.43

3. PROPERTY. The property consists of the land and all improvements thereon in the Township of Monroe, County of Middlesex, State of New Jersey, as referenced by tax block and lot above and as shown on the "Final Plat: Major Subdivision," prepared by Daniel P. Hundley, Crest Engineering Associates, Inc., Professional Land Surveyor, dated June 1, 2007, revised through December 8, 2014, attached hereto as Schedule "A".

4. 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 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 entered against the Grantor).

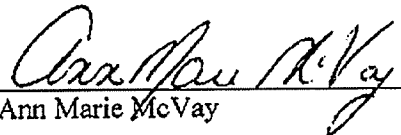
5. SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Pulte Homes of NJ, Limited Partnership has caused this document to be duly signed this 31st day of October, 2018.

WITNESS:

PULTE HOMES OF NJ, LIMITED PARTNERSHIP
By: Pulte Home Corporation of the
Delaware Valley, its General Partner


Ann Marie McVay

By: 
James P. Mullen, Vice President

STATE OF NEW JERSEY :
:ss


COUNTY OF SOMERSET :

I CERTIFY that on October 31, 2018, James P. Mullen personally came before me, and acknowledged under oath, to my satisfaction, that:

(a) he is the Vice President of Pulte Home Corporation of the Delaware Valley, the general partner of **Pulte Homes of NJ, Limited Partnership**, the Limited Partnership named in this instrument;

(b) he was authorized to execute this instrument on behalf of the Limited Partnership, and;

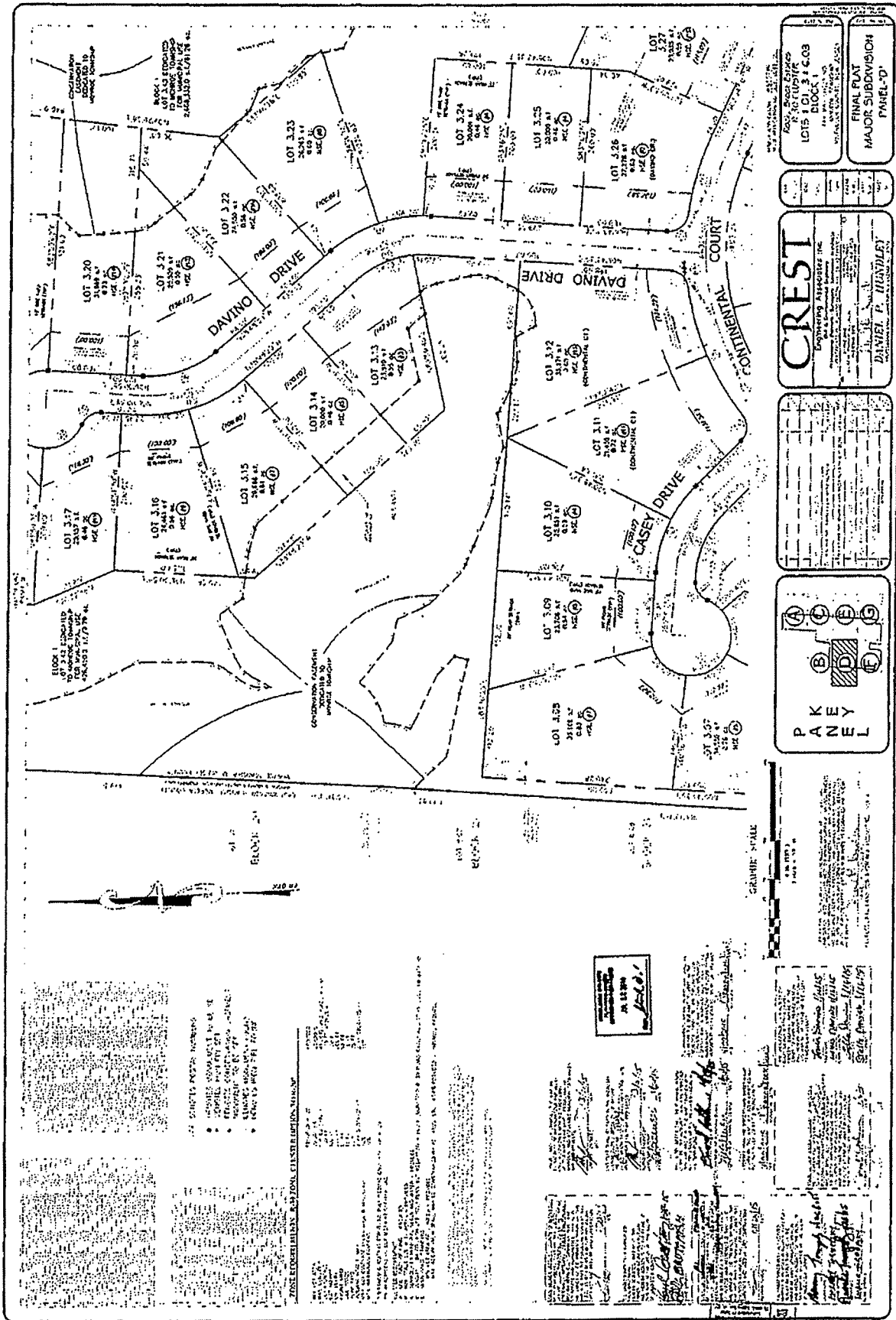
(c) this instrument was signed and delivered by him as the voluntary act of the general partner and the Limited Partnership.

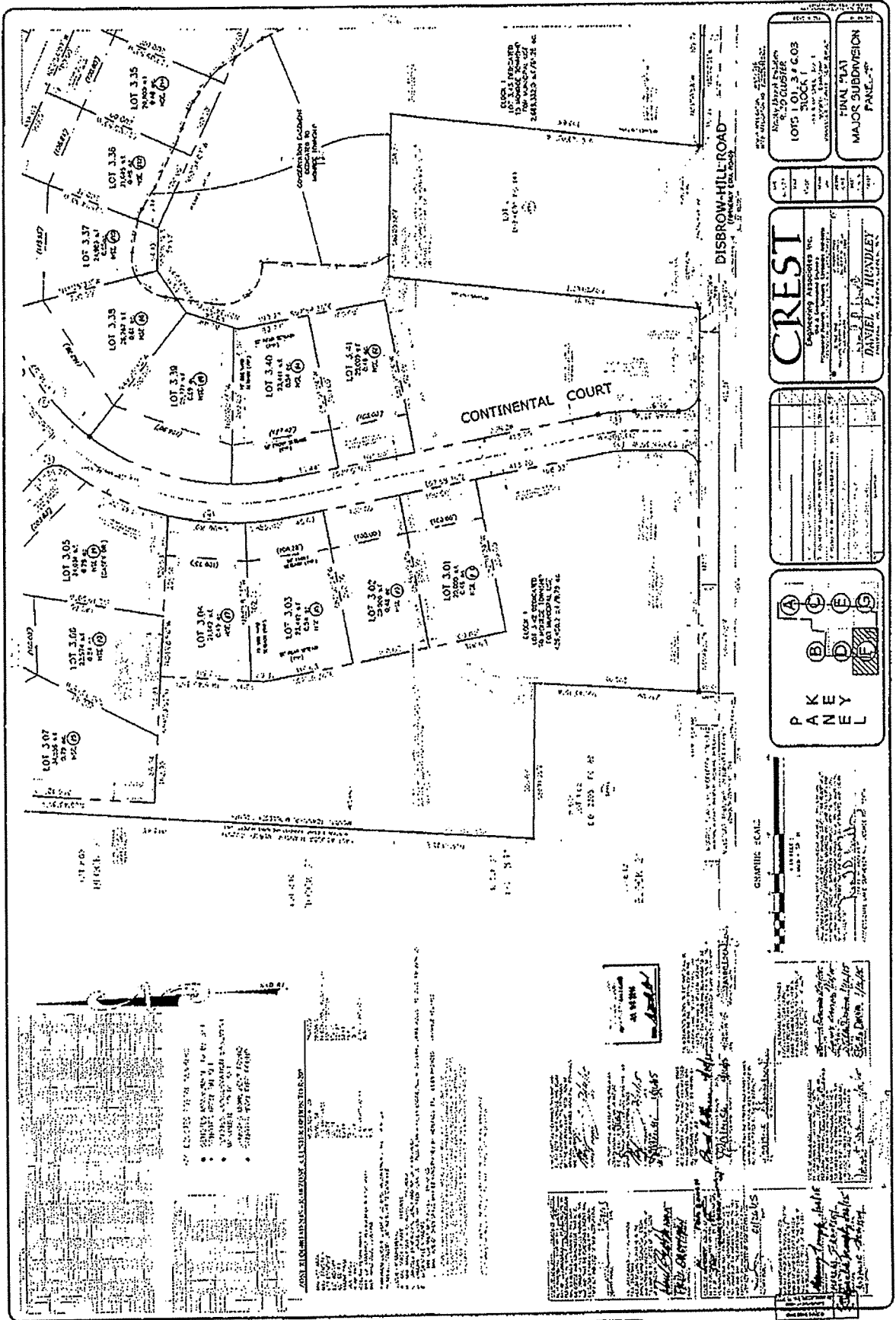

Notary **ANN MARIE McVAY**
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50044134
My Commission Expires 8/19/2021

Record and Return to:
J. Scott Anderson, Esq.
Giordano, Halleran & Ciesla, PC
125 Half Mile Road, Suite 300
Red Bank, NJ 07701

Docs #3423685-v1

SCHEDULE "A"







MIDDLESEX COUNTY CLERK

Return To:

Index MAJOR SUBDIVISION
PAGE 42
Book 00989 Page 6704

No. Pages 0001

Instrument MAJOR SUBDIVIS

Date : 4/24/2015

Time : 11:29:18

Control # 201504240222

INST#

ROCKY BROOK ESTATES LOTS 1.01
3 & 6.03 BLOCK 1

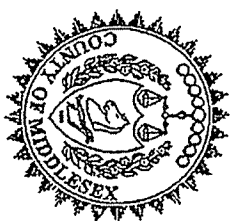
Employee ID . P17R4R

RECORDING	\$	450.00
DARY	\$.00
KAPRPA	\$	27.00
	\$	18.00
	\$.00
	\$.00
	\$.00
	\$.00
Total:	\$	495.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

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

ELAINE ELYNN
COUNTY CLERK



Coversheet 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.

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

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 MIDDLESEX } SS. County Municipal Code 1212
MUNICIPALITY OF PROPERTY LOCATION Monroe

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

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

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Pulte Homes of NJ, LP, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated October 31, 2018 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 1 Lot number 3.42 and 3.43 located at
Continental Court, Monroe, NJ 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:
(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 (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.

a) consideration is less than one hundred dollars.

(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, #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 #6, #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 31st day of October, 20 18

Ann Marie McVay
ANN MARIE McVAY
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50044134
My Commission Expires 8/19/2021

James L. Muller Pulte Homes of NJ, LP
Signature of Deponent Grantor Name
150 Allen Rd., Basking Ridge, NJ 150 Allen Rd., Basking Ridge NJ
Deponent Address Grantor Address at Time of Sale
XXX-XXX-6768
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 261
TRENTON, NJ 08696-0261

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 it 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's website at: www.state.nj.us/treasury/taxation/tp/localtax.shtml.



State of New Jersey

Seller's Residency Certification/Exemption

(Please Print or Type)

SELLER(S) INFORMATION:

Name(s) **Pulte Homes of NJ, Limited Partnership**

Current Street Address **150 Allen Road, Suite 303**

City, Town, Post Office Box **Basking Ridge** State **NJ** Zip Code **07920**

PROPERTY INFORMATION:

Block(s) **1** Lot(s) **3.42 and 3.43** Qualifier

Street Address **Continental Court and Disbrow Hill 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 Closing Date **10/31/18**

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):

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 being 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 has 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.

October 31, 2018
Date


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

October 31, 2018
Date

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



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, Christine Robbins, Deputy 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 9, 2021.


Christine Robbins, Deputy Township Clerk

Ad Number: 0004681106

Run Dates: 04/09/2021

MONROE TOWNSHIP
NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-4-2021-009

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE ACCEPTING DEED OF DEDICATION FOR BLOCK 1, LOTS 3.42 AND 3.43", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on April 5, 2021 and will be further considered for final passage after a Public Hearing during the council meeting to be held on May 3, 2021 at 6:30 p.m. via zoom by accessing this Website: <https://us04web.zoom.us/j/106827708>. 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 Township of Monroe to accept deeds of dedication for Block 1, Lots 3.42 and 3.43 for municipal use.

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
(\$24.08)

0004681106-01



Township of Monroe

County of Middlesex

PATRICIA REID
Township Clerk

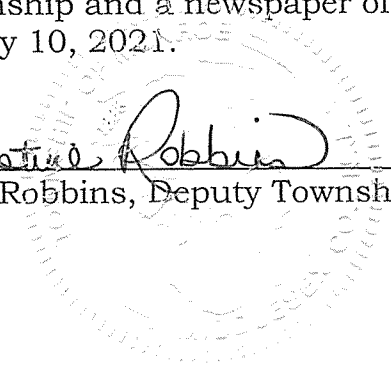
Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Christine Robbins, Deputy 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, 2021.



Christine Robbins, Deputy Township Clerk



Ad Number: 0004724811

Run Dates: 05/10/2021

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 3, 2021. Furthermore, this Ordinance was adopted after a Public Hearing was held at the May 3, 2021 meeting of the Monroe Township Council which was held via Zoom at the following website <https://us04web.zoom.us/j/106827708>, and was thereafter approved and signed by the Mayor on May 4, 2021.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2021-009

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING DEED OF DEDICATION FOR BLOCK 1, LOTS 3.42 & 3.43

PATRICIA REID, R.M.C.
Monroe Township Municipal Clerk
(\$18.92)

0004724811-01