

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-5-2020-008

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACQUISITION, BY DEDICATION, OF REAL PROPERTY
KNOWN AND DESIGNATED AS TAX BLOCK 17, LOT 3.40 ON THE OFFICIAL TAX
MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY,
LOCATED OFF ENGLAND ROAD AND BRENTWOOD PLACE NEAR CRANBURY
BROOK 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 dedication of Block 17, Lot 3.40 was required as a condition of approval by the Planning Board of the Township of Monroe granted to Block 17 Associates under application PB-1132-13; and

WHEREAS, the Township desires to accept by Deed certain land known as and designated as Tax Block 17, Lot 3.40 on the Official Tax Map of the Township of Monroe located off England Road and Brentwood Place near Cranbury Brook (the "Property") for the purpose of open space and/or other governmental use pursuant to a deed of dedication.

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

1. The acquisition by deed of dedication of the Property known as Block 17, Lot 3.40 located off England Road and Brentwood Place near Cranbury Brook (the "Property") for the purpose of open space and/or other governmental use in the Township of Monroe is hereby authorized and accepted.
2. The Township Attorney and Business Administrator are hereby authorized to take all actions necessary to acquire the Property through the deed of dedication.
3. The Mayor and Clerk are hereby authorized to sign and witness, respectively, any 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IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and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 – May 4, 2020						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin		X	X			
Councilman Dalina	X		X			
Councilman Dipierro					X	
Council V. President Schneider			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 May 4, 2020. 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 June 22, 2020 at 6:30 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.


CHRISTINE ROBBINS, Deputy Township Clerk

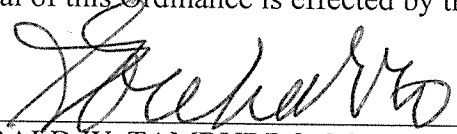
RECORDED VOTE – SECOND READING & FINAL ADOPTION – June 22, 2020						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin	X		X			
Councilman Dalina			X			
Councilman Dipierro					X	
Council V. President Schneider		X	X			
Council President Cohen			X			

ORDINANCE NO.: O-5-2020-008

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACQUISITION, BY DEDICATION
REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 17, LOT 3.40
ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX
COUNTY, NEW JERSEY, LOCATED OFF ENGLAND ROAD AND BRENTWOOD
PLACE NEAR CRANBURY BROOK**

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: 6/23/2020

ATTACHMENT A



Township of Monroe

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

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

March 6, 2020

Monroe Township Municipal Complex
Patricia Reid, RMC, Township Clerk
1 Municipal Plaza
Monroe Township, NJ 08831

Re: Block 17 Associates, LLC
Block 17, Lot 3.40
PB-1132-13
Municipal Lot Dedication - Deed Review

Dear Ms. Reid:

We have reviewed the referenced deed of dedication to Monroe Township dated September 24, 2018 with attached "Legal Description Hidden Pond Open Space Lot Block 17, Lot 3.40 Monroe Township, Middlesex County, New Jersey" forwarded to our office. We have found it to correspond to the "Hidden Pond Final Plat-Major Subdivision", sheets 1-5 of 5, prepared by Menlo Engineering Associates, Inc., dated February 26, 2013 and last revised January 9, 2014.

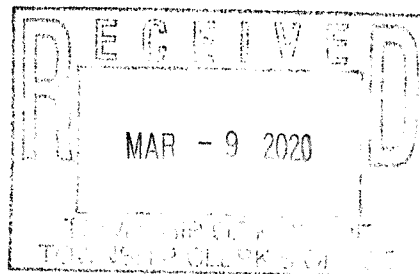
Please prepare for consideration by the Township Council an ordinance to accept the dedication of the land for "Municipal Use".

If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,
Center State Engineering Associates

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

cc: Block 17 Associates, Applicant
Menlo Engineering Associates, Inc., Applicant's Engineer
Joseph Stroin, Acting Director, Planning and Zoning Department
Laura Zalewski, Planning and Zoning Department



JONATHAN M. HEILBRUNN
MEMBER NJ, ME, & NY BARS

KENNETH L. PAPE

PETER H. KLOUSER

JEFFREY R. CHANG

CHIARA R. MANCINI

OF COUNSEL
STEVEN KROPP



COUNSELLORS AT LAW

516 HIGHWAY 33
MILLSTONE TOWNSHIP, NJ 08535

PHONE: 732-679-8844

FAX: 732-679-6554

www.hpnjlaw.com

September 27, 2018

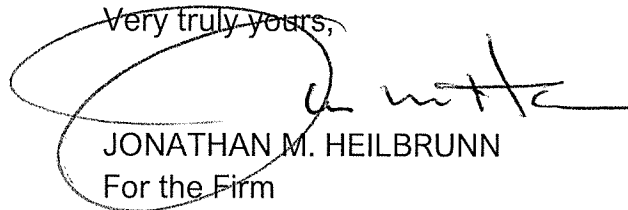
VIA REGULAR MAIL AND EMAIL: preid@monroetwp.com
Patricia Reid, Monroe Township Clerk
Municipal Complex
1 Municipal Plaza
Monroe Township, New Jersey 08831-1900

Re: Block 17 Associates, LLC
Lot 3.40, Block 17
Monroe Township, New Jersey

Dear Ms. Reid:

Enclosed herein please find a fully executed Deed from Dynasty Associates, LLC concerning Block number 17, Lot number 3.40, which is the conveyance of the basin lot/stormwater management facility to Monroe Township. We believe the deeds as presented to you have been reviewed by and approved by the Township Engineer, and we are therefore forwarding same to you for recordation. If you have any questions, comments or concerns, please do not hesitate to contact me.

Very truly yours,



JONATHAN M. HEILBRUNN
For the Firm

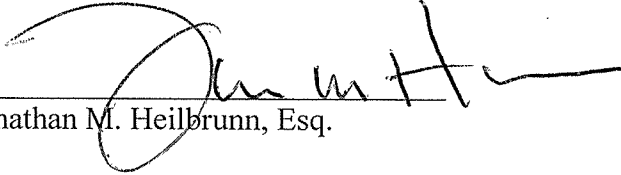
JMH:rdn

Enc.

Cc: Janet Briggs (via e-mail: jbriggs@renaprop.com)



Prepared by:


Jonathan M. Heilbrunn, Esq.

THIS DEED, made the 24 day of September 2018,

BETWEEN:

BLOCK 17 ASSOCIATES, L.L.C., a New Jersey limited liability company having an address located c/o Renaissance Properties, 3663 Route 9 North, Suite 202, Old Bridge, New Jersey 08857 (herein designated as the “Grantor”),

AND

THE TOWNSHIP OF MONROE with offices located at 1 Municipal Plaza, Monroe, New Jersey 08831 referred to as the Grantee.

WITNESSETH, that the Grantor, for and in consideration of **ONE AND 00/100 (\$1.00) DOLLARS** lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever, that certain tract or parcel of land and premises, situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, known as Block 17, Lot 3.40 on the Monroe Township Tax Map and more particularly described on the attached Schedule A description. .

BEING AND INTENDED as part of the same premises conveyed to BLOCK 17 ASSOCIATES, L.L.C. a New Jersey limited liability company by a Deed from MPP ASSOCIATES, a New Jersey Partnership dated June 14, 2001 and recorded on September 14, 2001 in the Clerk’s Office for Middlesex County in Deed Book 4955 page 50.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees’ proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

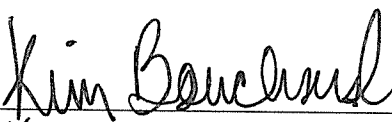
This conveyance is subject to zoning ordinances, municipal approvals and regulations affecting the property, easements and rights of way, public or private, of record and not of record, covenants, restrictions, reservations or agreements of record.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

ATTEST



KIM BOUCHARD

BLOCK 17 ASSOCIATES, LLC

By: 

ROBERT McDAID
Managing member

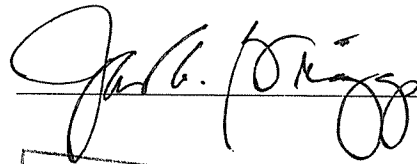
STATE OF NEW JERSEY

: SS

COUNTY OF MIDDLESEX:

I CERTIFY that on the 24 day of Sept, 2018, ROBERT McDAID personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the Managing Member of the Limited Liability Company named in this document;
- (b) this document was signed and made by the Limited Liability Company as its voluntary act and deed by virtue of authority from its members and
- (c) this deed was made for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).



JANET A. BRIGGS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 11, 2022

Legal Description
Hidden Pond
Open Space Lot
Block 17, Lot 3.40
Monroe Township, Middlesex County, New Jersey

COMMENCING from a point, said point lying the following three (3) courses from a point marking the intersection of the southerly lot line of Lot 3.03 in Block 17 with the easterly right-of-way line of England Road (R.O.W. Varies); thence

- A. North 84 degrees 16 minutes 57 seconds East, along said southerly lot line, a distance of 200.00 feet to a point lying in the easterly lot line of Lot 3.03 in Block 17; thence
- B. North 05 degrees 43 minutes 03 seconds West, along said easterly lot line, a distance of 200.00 feet to a point lying in the southerly lot line of Lot 3.07 in Block 17; thence
- C. North 84 degrees 16 minutes 57 seconds East, along said southerly lot line, a distance of 266.64 feet to the true point or place of BEGINNING; thence
 1. North 84 degrees 16 minutes 57 seconds East, along said southerly lot line and continuing along the southerly lot line of Lot 4.01 in Block 17, a distance of 647.75 feet to a point along Cranbury Brook; thence
 2. South 60 degrees 26 minutes 03 seconds East, along said Cranbury Brook, a distance of 249.01 feet to a point; thence
 3. South 66 degrees 28 minutes 03 seconds East, continuing along said Cranbury Brook, a distance of 771.50 feet to a point; thence
 4. South 44 degrees 36 minutes 48 seconds East, continuing along said Cranbury Brook, a distance of 328.45 feet to a point; thence
 5. South 37 degrees 27 minutes 03 seconds East, continuing along said Cranbury Brook, a distance of 120.90 feet to a point; thence
 6. South 48 degrees 13 minutes 03 seconds East, continuing along said Cranbury Brook, a distance of 10.95 feet to a point lying in the westerly lot line of Lot 7 in Block 17; thence
 7. South 00 degrees 16 minutes 57 seconds West, along said the westerly lot line and continuing along the westerly lot line of Lot 10 in Block 17, a distance of 635.95 feet to a point lying in the northerly lot line of Lot 1 in Block 17; thence
 8. South 87 degrees 36 minutes 57 seconds West, along said northerly lot line, a distance of 979.43 feet to a point lying in the easterly lot line of Lot 3.31 in Block 17; thence

9. North 02 degrees 23 minutes 03 seconds West, along said easterly lot line, a distance of 171.11 feet to a point lying in the southerly lot line of Lot 3.30 in Block 17; thence
10. North 87 degrees 36 minutes 57 seconds East, along said southerly lot line and continuing along the southerly lot line of Lots 3.29, 3.28 and 3.27 in Block 17, a distance of 560.00 feet to a point lying in the easterly lot line of Lot 3.27 in Block 17; thence
11. North 02 degrees 23 minutes 03 seconds West, along said easterly lot line, a distance of 206.11 feet to a point lying in the northerly lot line of Lot 3.27 in Block 17; thence
12. North 68 degrees 54 minutes 48 seconds West, along said northerly lot line, a distance of 75.61 feet to a point of non-tangent curvature lying in the right-of-way line of Brentwood Place; thence
13. Along a curve bearing to the left, along said right-of-way line, having a radius of 50.00 feet, a central angle of 34 degrees 22 minutes 39 seconds, an arc distance of 30.00 feet and a chord bearing and distance of North 03 degrees 53 minutes 53 seconds East 29.55 feet to a point of non-tangency lying in the southerly lot line of Lot 3.26 in Block 17; thence
14. North 76 degrees 42 minutes 33 seconds East, along said southerly lot line, a distance of 131.43 feet to a point; thence
15. North 45 degrees 23 minutes 12 seconds East, continuing along said southerly lot line, a distance of 107.16 feet to a point lying in the easterly lot line of Lot 3.26 in Block 17; thence
16. North 37 degrees 26 minutes 36 seconds West, along said easterly lot line, a distance of 215.46 feet to a point lying in the northerly lot line of Lot 3.26 in Block 17; thence
17. South 87 degrees 36 minutes 57 seconds West, along said northerly lot line and continuing along the northerly lot line of Lot 3.25 in Block 17, a distance of 264.76 feet to a point lying in the northerly lot line of Lot 3.24 in Block 17; thence
18. North 72 degrees 43 minutes 49 seconds West, along said northerly lot line, a distance of 148.66 feet to a point lying in the northerly lot line of Lot 3.23 in Block 17; thence
19. South 87 degrees 36 minutes 57 seconds West, along said northerly lot line and continuing along the northerly lot line of Lots 3.22 and 3.21 in Block 17, a distance of 420.00 feet to a point lying in the northerly lot line of Lot 3.20 in Block 17; thence
20. South 67 degrees 57 minutes 44 seconds West, along said northerly lot line, a distance of 148.66 feet to a point lying in the northerly lot line of Lot 3.19 in Block 17; thence
21. South 87 degrees 36 minutes 57 seconds West, along said northerly lot line, a distance of 150.00 feet to a point lying in the easterly lot line of Lot 3.18 in Block 17; thence
22. North 02 degrees 23 minutes 03 seconds West, along said easterly lot line and continuing along the

easterly lot line of Lots 3.17, 3.16 and 3.15 in Block 17, a distance of 481.81 feet to a point lying in the northerly lot line of Lot 3.15 in Block 17; thence

23. South 84 degrees 16 minutes 57 seconds West, along said northerly lot line, a distance of 294.33 feet to a point; thence
24. South 67 degrees 20 minutes 52 seconds West, continuing along said northerly line, a distance of 23.95 feet to a point of non-tangent curvature lying in the right-of-way line of Brentwood Place; thence
25. Along a curve bearing to the left, along said right-of-way line, having a radius of 50.00 feet, a central angle of 32 degrees 19 minutes 44 seconds, an arc distance of 28.21 feet and a chord bearing and distance of North 38 degrees 49 minutes 00 seconds West 27.84 feet to a point of non-tangency lying in the easterly lot line of Lot 3.14 in Block 17; thence
26. North 35 degrees 01 minute 08 seconds East, along said easterly lot line, a distance of 63.38 feet to a point; thence
27. North 05 degrees 43 minutes 03 seconds West, continuing along said easterly lot line, a distance of 177.54 feet to the point or place of BEGINNING.

The above described area contains 1,166,753 SF (26.78 Acres), more or less, as shown on maps entitled "Hidden Pond - Final Plat-Major Subdivision Map-1, 2, 3, and 4" as prepared by Menlo Engineering Associates, Inc.; Job No. 2008.093; Dwg. Nos. FM-1, FM-2 and FM-3, all dated February 26, 2013 and revised through November 18, 2013; Dwg No. FM-4 dated November 18, 2013.

DP/cs
MEA #2008.093
October 25, 2012
Rev 1) November 18, 2013



Alfred R. Coco

Professional Engineer/Land Surveyor
NJ PE&LS #26264

MONROE TOWNSHIP PLANNING BOARD RESOLUTION

**BLOCK 17 ASSOCIATES, LLC - PB#1132-13
(a/k/a Hidden Pond)**

FINAL MAJOR SUBDIVISION APPROVAL

WHEREAS, BLOCK 17 ASSOCIATES, LLC (a/k/a Hidden Pond) has applied for Final Major Subdivision Approval for property identified as Block 17, Lots 3.06 & 3.08; Block 52, Lot 2.03; Block 62, Lot 7.01; and Block 106.07, Lots 9-24 & 30-45, located on England Road, in the Township of Monroe, County of Middlesex, and State of New Jersey, within the R-3A Zone; and

WHEREAS, the applicant has complied with all procedural requirements in order to allow the Board to entertain jurisdiction of this application; and

WHEREAS, the applicant was represented at the public hearing by legal counsel, namely Jonathan M. Heilbrunn, Esq.; and

WHEREAS, the Planning Board of the Township of Monroe relies upon the evidence and testimony presented on behalf of the applicant in granting the approval herein; and

WHEREAS, each voting Board Member has indicated that he or she knows of no conflict of interest which would affect his or her consideration of this application, except to the extent specific disclosures were made on the record; and

WHEREAS, after viewing the evidence presented by the applicant at a public hearing, the Monroe Township Planning Board finds as follows:

A. This Board has jurisdiction of this application in accordance with the "Land Development Ordinance", and all other applicable ordinances of the Township of Monroe.

B. This Board has reviewed the application and is granting approval in reliance upon the representations and public presentation by the applicant, and finds that the application can be approved as consistent with the standards contained in the aforementioned ordinances provided that the applicant complies with all the conditions contained herein.

C. This Board is granting approval based upon its conclusion that the plat dated February 26, 2013, has been designed in accordance with the principles of sound planning and engineering, as indicated by the report dated June 10, 2013 of Mark J. Rasimowicz, PE, Acting Township Engineer, and the Professional Planner's report of Mark A. Remsa PP, dated May 14, 2013.

8. Applicant shall comply with any and all applicable ordinances of the Monroe Township Code, including but not limited to the "Tree Removal Ordinance".

9. Applicant shall, within one (1) week after filing the subdivision with the County Recording Officer, notify in writing the Township Engineer and Township Tax Assessor of the date of filing of the subdivision with the County Recording Officer, the case and sheet or page number for the filed map, or the book and page numbers for the filed deeds.

10. Applicant agrees to and shall submit any and all deeds required by this approval to the Township Engineer and Board Attorney for review and approval prior to filing and recordation. Any and all deeds conveying any interest in property to the Township of Monroe shall be reviewed by the Township Attorney, and said deeds shall be submitted before any Certificate of Occupancy is issued to the applicant.

11. The applicant agrees to and shall comply with all representations made by or on behalf of the applicant at the public hearing.

12. Applicant agrees to and shall provide metes and bounds descriptions for each open space, municipal use, or detention basin lot to the Township Engineer for his review and approval.

13. Applicant shall comply with any and all conditions of approval contained in the Preliminary Major Subdivision with Bulk Variance Resolution approved on August 23, 2012 and memorialized on September 27, 2012. (PB#1116-12)

14. All sales material and Contract of Sale prepared by applicant or its agents to be disseminated in regard to any lot contained in this subdivision shall specifically designate and delineate any wetlands or flood hazard area on said lot so as to inform prospective purchasers of said wetlands, or flood hazard area.

15. Any and all deeds in regard to any lot contained in this subdivision shall specifically designate any wetlands and/or identified flood hazard areas, and shall specifically provide conservation easements as to said wetlands and/or identified flood hazard areas.

16. Applicant agrees to and shall have gates on any and all perimeter fences to provide access to the adjacent lots.

17. Applicant agrees to and shall install a Board on Board fence on Lots 5 and 6 in the upper left quadrant of the main development.

18. Applicant agrees to and shall comply with the requirements for water and sewer service imposed by the Monroe Township Municipal Utilities Department. Furthermore applicant agrees to and shall enter into a recorded Developers Agreement with the Township of Monroe regarding any and all requirements for said water and sewer service, including but not limited to necessary easements, deed restrictions, emergency response funding, and other necessary performance guarantees. Moreover said Developers Agreement shall be reviewed and approved by the Township Attorney prior to recordation.

D. This application seeks final major subdivision approval to create thirty-two lots in Block 17, Lots 3.06 & 3.08. Thirty-one lots will contain single-family dwellings and one lot, to be dedicated to Monroe Township, will contain the stormwater management basin. The property is located in the R-3A Residential-Agricultural District and FHC Flood Hazard/Conservation District along England Road. The application has received preliminary approval under PB#1116-12, but the plans have not been perfected.

E. The applicant is requesting the following waiver:

The checklist requires a bond be posted for final subdivision completeness. The Township Planner recommends waiving this requirement for the application to be heard and requiring the bond to be posted prior to filing the final plat.

Based upon the recommendation of the Township Engineer and Board Planner, the Board is granting this waiver and finds that the Plan can be approved without full compliance with the technical requirements of the Ordinance.

NOW THEREFORE BE IT RESOLVED by the Planning Board of Monroe Township on the 27th day of June, 2013 that Final Major Subdivision Approval is hereby granted to BLOCK 17 ASSOCIATES, LLC (a/k/a Hidden Pond), subject to the following conditions:

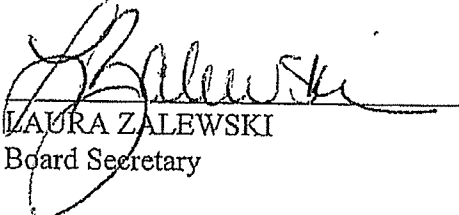
1. Applicant shall comply with the comments of the Township Engineer contained in his report dated June 10, 2013, except item #6d as waived by the Board on the record.
2. Applicant shall comply with the comments of the Professional Planner's report dated May 14, 2013.
3. Applicant shall obtain the approval of all other legally required and necessary governmental entities.
4. Applicant shall provide a performance guarantee and inspection fees, which are sufficient in the opinion of the Township Engineer to meet the requirements of Chapter 108, Article 13.1 of the Land Development Ordinance of the Township of Monroe.
5. Applicant shall comply with all applicable provisions of the "Land Development Ordinance" of the Township of Monroe.
6. Applicant shall provide proof of payment of all current property taxes, administrative fees, and professional review escrow fees to the Township of Monroe prior to the signing of any plat or deed and/or prior to the issuance of any municipal permits.
7. Applicant shall comply with the provisions of Monroe Township Ordinance, Section 131A of the Monroe Township Code. Applicant shall provide proof of payment of all required Affordable Housing Development Fees to the Township of Monroe prior to the issuance of any municipal building permits.

19. Application is hereby approved subject to conditions as detailed herein. In the event that any of the conditions is unsatisfied: (1) the Township may seek to have this approval deemed null and void; and (2) the Township may seek any rights and remedies under the performance bond.

20. The issuance of a building permit shall be withheld until written notification has been received from the Township Engineer acknowledging the fulfillment of all conditions, and written notification has been received from the Planning Administrator that all administrative and escrow fees have been paid in full.

21. This Board reserves the right, in the event of any future applications affecting all or any part of this site, to amend or to require additional amended or modified requirements or improvements or dedications or to require new or amend any performance guarantees based on conditions at the time of said application or as a result of changed circumstances relevant at that time.

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Monroe Township Planning Board on June 27, 2013 and memorialized on August 22, 2013.


LAURA ZALEWSKI
Board Secretary

C:MYFILES/monroe/FinalMajorSubdivisionWaiver5
PB#1132-13
8/19/13



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 June 26, 2020.



Patricia Reid, Township Clerk



Ad Number: 0004253121

Run Dates: 06/26/2020

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 May 4, 2020. Furthermore, this Ordinance was adopted after a Public Hearing was held at the June 22, 2020 regular meeting of the Monroe Township Council which was held telephonically, and was thereafter approved and signed by the Mayor on June 23, 2020.

MONROE TOWNSHIP,
MIDDLESEX COUNTY

ORDINANCE NO.: O-5-2020-008

ORDINANCE OF THE MONROE
TOWNSHIP COUNCIL
AUTHORIZING THE
ACQUISITION, BY DEDICATION,
OF REAL PROPERTY
KNOWN AND DESIGNATED AS
TAX BLOCK 17, LOT 3.40 ON
THE OFFICIAL TAX MAP OF THE
TOWNSHIP OF MONROE,
MIDDLESEX COUNTY, NEW
JERSEY,
LOCATED OFF ENGLAND ROAD
AND BRENTWOOD PLACE NEAR
CRANBURY BROOK FOR OPEN
SPACE AND GOVERNMENTAL
PURPOSES

PATRICIA REID, R.M.C
Monroe Township Municipal
Clerk
(\$19.78)

0004253121-01



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 May 8, 2020.



Patricia Reid, Township Clerk

Ad Number: 0004182503

Run Dates: 05/08/2020

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-5-2020-008
NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED:
"ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING
THE ACQUISITION, BY DEDICATION, OF REAL PROPERTY KNOWN
AND DESIGNATED AS TAX BLOCK 17, LOT 3.40 ON THE OFFICIAL
TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY,
NEW JERSEY, LOCATED OFF ENGLAND ROAD AND BRENTWOOD
PLACE NEAR CRANBURY BROOK FOR OPEN SPACE AND GOVERN-
MENTAL PURPOSES", has been introduced and passed on first
reading at the regular meeting of the Monroe Township Council
held telephonically on May 4, 2020 and will be further considered
for final passage after a Public Hearing during the council meeting
to be held on June 22, 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 17, Lot 3.40 on the official tax map of the Township of
Monroe, located off England Road and Brentwood Place near Cran-
bury Brook, for the purpose of open space and/or other govern-
mental use. The dedication was required as a condition of approval
by the Twp. Planning Board granted to Block 17 Associates under
application PB-1132-13.

The proposed Ordinance in its entirety can be viewed on the
Township website, www.monroetwp.com and is on file in the Mu-
nicipal Clerk's Office. Copies may be obtained without charge be-
tween the hours of 8:30am and 4:30pm. Monday through Friday.
Patricia Reid, Municipal Clerk
(\$30.96)

0004182503-01