

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2020-012

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING A CONSERVATION RESTRICTION AGREEMENT FOR 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 OFF PERRINEVILLE ROAD FOR OPEN SPACE**

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, the Township has entered into an agreement 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 (the "Property") from Galaxy Land Corporation for the purpose of open space preservation pursuant to a negotiated agreement for a consideration of \$395,000.00; and

WHEREAS, the County of Middlesex has agreed to assist the Township of Monroe with the acquisition of this Property through a Grant Funding Agreement (the "Agreement") and requires as a condition of the grant that a Conservation Restriction be filed and recorded with the Middlesex County Clerk's office restricting the use of the property for Open Space purposes; and

WHEREAS, the Township Council has authorized the Agreement and wishes to satisfy the condition of the Agreement by authorizing the Conservation Restriction limiting the uses of the Property to Open Space purposes.

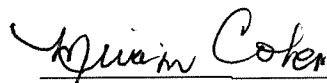
NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe, Middlesex County, State of New Jersey:

1. Upon the acquisition of the Property known as Block 18, Lot 17 located on Perrineville Road between Federal Road and Union Valley Road (the "Property") a Conservation Restriction is authorized to be executed and filed and recorded with the Middlesex County Clerk's Office limiting the use of the property for the purpose of open space.
2. The Mayor is hereby authorized to execute and the Township Clerk is authorized to witness the Conservation Restriction subject to the review and approval of the Township Attorney.
3. The Township Attorney and Business Administrator are hereby authorized to take all actions necessary to implement the Conservation Restriction and to satisfy the condition of the Grant Funding Agreement for the Property.

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.




MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – June 22, 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 June 22, 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 August 3, 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.


PATRICIA REID, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION– August 3, 2020						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilman Dalina	X		X			
Councilman Dipierro		X	X			
Council V. President Schneider			X			
Council President Cohen			X			

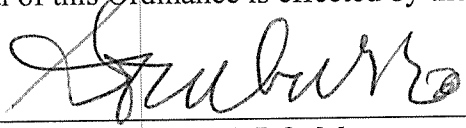
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COUNTY, NEW JERSEY, LOCATED OFF PERRINEVILLE ROAD FOR OPEN SPACE**

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: August 4, 2020



**Middlesex County
Document Summary Sheet**

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

INSTR # 2020069995
O BK 17970 PG 556
RECORDED 08/04/2020 07:54:03 AM
ELAINE M. FLYNN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$20.00

Official Use Only

Transaction Identification Number		4515910	4266281
Submission Date (mm/dd/yyyy)		07/31/2020	Return Address (for recorded documents) FOUNDATION TITLE, LLC 13000 LINCOLN DRIVE WEST MARLTON, NJ 08053
No. of Pages (excluding Summary Sheet)		3	
Recording Fee (excluding transfer tax)		\$20.00	
Realty Transfer Tax		\$0.00	
Total Amount		\$20.00	
Document Type	NOTICE/ SETTLEMENT/ CONTRACT OF SALE		
Municipal Codes			
	MONROE	MNR	
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
		394170	

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Middlesex County
Document Summary Sheet**

NOTICE/ SETTLEMENT/ CONTRACT OF SALE	Type		NOTICE/ SETTLEMENT/ CONTRACT OF SALE			
	Consideration					
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		07/31/2020			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	SELLER	Name			Address	
		GALAXY LAND CORPORATION				
	BUYER	Name			Address	
		TOWNSHIP O MONROE				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
<p>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>						

NOTICE OF SETTLEMENT

Name(s) and Address(es):

Seller(s)

**Galaxy Land Corporation
Perrineville Road
Monroe Township, NJ 08831**

residing at or about to reside at:

Perrineville Road, Monroe Township, NJ 08831

- and -

Name(s) and Address(es):

Buyer(s)

Township of Monroe

residing at or about to reside at:

Perrineville Road, Monroe Township, NJ 08831

NOTICE is hereby given of a Contract of Sale between the parties hereto.

THE lands to be affected are commonly known as:

BEING known as Perrineville Road, Monroe Township, Middlesex County, State of New Jersey, Block 18, Lot 17 on the tax map of Monroe Township.

See attached "Schedule C" Legal Description.

PREPARED BY:



**Denis M. Miller, Esq.
Attorney-at-Law of the State of New Jersey**

Agent for **Foundation Title, LLC - East Brunswick**
Address: **214 Highway 18, 3rd Floor**
East Brunswick, NJ 08816

FILE AND RETURN TO:
Foundation Title, LLC - East Brunswick
214 Highway 18, 3rd Floor
East Brunswick, NJ 08816

File Number: 626-145191
SCHEDULE C
LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in Monroe Township, County of Middlesex, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the centerline of Jamesburg-Perrineville Road 41.25 feet in width, said point being where the easterly prolongation of the Southerly line of Lot 14.02 in Block 17 intersects said centerline of Jamesburg-Perrineville Road said beginning point bearing along said centerline of Jamesburg-Perrineville Road in a Southerly direction the various courses and distances thereof a total distance of 1,400.20 feet from a railroad spike found in the centerline intersection of said Jamesburg-Perrineville Road and Gravel Hill-Union Valley Road and from said beginning point running; thence

1. Along the centerline of said Jamesburg-Perrineville Road the following two (2) courses to wit; South 01 degrees 38 minutes 27 seconds West, 1,188.00 feet to a point; thence
2. South 00 degrees 53 minutes 00 seconds West 605.88 feet to a point of intersection where the division line between Lot 17 in Block 18 on the North and Lot 18 in Block 18 on the South intersects the centerline of Jamesburg-Perrineville Road and running; thence
3. Along the last mentioned division line running along the Northerly side of an existing ditch South 80 degrees 48 minutes 54 seconds West 1,197.29 feet to a point in the easterly line of Lot 20.01 in Block 18 and running; thence
4. Along a portion of the last mentioned line North 1 degree 13 minutes 36 seconds West, 828.30 feet to the most Northeasterly corner of said Lot 20.01 and running; thence
5. Along the Northerly point of Lot 20.01 through 20.05 and continuing along a Northerly line of Lot 20.06 in Block 18, North 88 degrees 21 minutes 28 seconds West, 1,172.37 feet to a stone monument found and running; thence
6. Along an easterly line of said Lot 20.06, North 1 degree 25 minutes 04 seconds West 326.95 feet to a nail found in the root of a tree said point being the most Southeasterly corner of Lot 7 in Block 18 and running; thence
7. Along the Easterly sidelines of said Lot 7 the following two courses to wit; North 0 degrees 41 minutes 16 seconds West, 530.16 feet a concrete monument found; thence
8. North 03 degrees 39 minutes 01 seconds West 137.44 feet to a concrete monument found at the most Southwesterly corner of Lot 12.06 in Block 18 and running; thence
9. Along a Southerly line of said Lot 12.06, South 89 degrees 42 minutes 18 seconds East, 250.00 feet to a point being the most Northwesterly corner of Lot 16 in Block 18 and running; thence
10. Along the westerly, southerly, and easterly sidelines of said Lot 16, the following three courses to wit; South 2 degrees 42 minutes 18 seconds East, 400.00 feet to a point; thence
11. South 89 degrees 42 minutes 18 seconds East, 400.00 feet to a point; thence
12. North 02 degrees 42 minutes 18 seconds West, 400.00 feet to a point in the aforementioned southerly line of Lot 12.06 and running; thence
13. Along a portion of the last mentioned line, South 89 degrees 42 minutes 18 seconds East, 328.45 feet to a point; thence

14. Still along the last mentioned lands North 73 degrees 08 minutes 36 seconds East, 734.72 feet to a common corner between said Lot 12.06 on the Northwest Lot 14.07 in Block 18 on the Northeast and Lot 17 in Block 18 on the South and running; thence

15. Along the Southerly line of said Lot 14.07 and continuing along the SOutherly line of the aforementioned Lot 14.02 and continuing along the Easterly prolongation of the Southerly line of said Lot 14.02, South 84 degrees 00 minutes 24 seconds East, 760.68 feet to the point and place of BEGINNING.

All is shown on a plan entitled "Plan of Survey of Tax Map Lot 17, Tax Map Lot 18, situate in Monroe Township, Middlesex County, New Jersey dated May 24, 1989", prepared by Amertech Engineering, Inc., Engineering, Land Surveying and Planning, 757 Ridgewood Avenue, North Brunswick, New Jersey 08902.

NOTE FOR INFORMATION:

BEING known as Perrineville Road, Monroe Township, Middlesex County, State of New Jersey, Block 18, Lot 17 on the tax map of Monroe Township.

NOTE: Lot and Block shown for informational purposes only.

FILE AND RETURN TO:
Foundation Title, LLC - East Brunswick
214 Highway 18, 3rd Floor
East Brunswick, NJ 08816



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 August 10, 2020.



Patricia Reid, Township Clerk

Ad Number: 0004320302

Run Dates: 08/10/2020

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 June 22, 2020. Furthermore, this Ordinance was adopted after a Public Hearing was held at the August 3, 2020 regular 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 August 4, 2020.

MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-6-2020-012.

"ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING A CONSERVATION RESTRICTION AGREEMENT FOR 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 OFF PERRINEVILLE ROAD FOR OPEN SPACE",

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

(\$22.36)

0004320302-01



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 June 26, 2020.



Patricia Reid, Township Clerk

Ad Number: 0004253203

Run Dates: 06/26/2020

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-6-2020-012
NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED:
"ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING
A CONSERVATION RESTRICTION AGREEMENT FOR 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 OFF PERRINEVILLE ROAD FOR
OPEN SPACE", has been introduced and passed on first reading at
the regular meeting of the Monroe Township Council held
telephonically on June 22, 2020 and will be further considered for
final passage after a Public Hearing during the council meeting to
be held on August 3, 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 Township to
enter into an agreement 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 (the
"Property") from Galaxy Land Corporation for the purpose of open
space preservation pursuant to a negotiated agreement for a
consideration of \$395,000.00. The County of Middlesex has agreed
to assist the Township of Monroe with the acquisition of this
Property through a Grant Funding Agreement (the "Agreement")
and requires as a condition of the grant that a Conservation
Restriction be filed and recorded with the Middlesex County Clerk's
office restricting the use of the property for Open Space purposes.

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
(\$34.40)

0004253203-01