

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2021-014

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE TOWNSHIP TO ACQUIRE, BY DONATION,
REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 22.13, LOT 13
ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE,
MIDDLESEX COUNTY, NEW JERSEY,
FOR OPEN SPACE AND OTHER 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 acquire certain land known as and designated as Tax Block 22.13, Lot 13 on the Official Tax Map of the Township of Monroe, which is vacant land near the intersection of Federal Road and North Bergen Mills Road (the "Property") for the purposed of open space and/or other governmental use pursuant to a donation by the owner of the Property to the Township; 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 of the Property known as Block 22.13, Lot 13 (the "Property") for the purpose of open space and/or other governmental use pursuant to a donation of by the owner of the Property is hereby authorized.
2. The Township Attorney and Business Administrator are hereby authorized to take all actions necessary to acquire the Property.
3. The Mayor and Clerk are hereby authorized to sign and witness, respectively, any contract 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IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

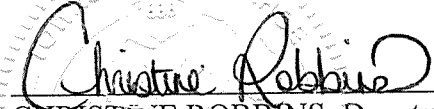
BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.


MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – June 2, 2021						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilman Van Dzura			X			
Councilman Dipierro		X	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 June 2, 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 June 28, 2021 at 6:30 p.m. virtually via Zoom. 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 28, 2021						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilman Van Dzura		X	X			
Councilman Dipierro						X
Council V. President Schneider	X		X			
Council President Cohen			X			

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MAYORAL APPROVAL

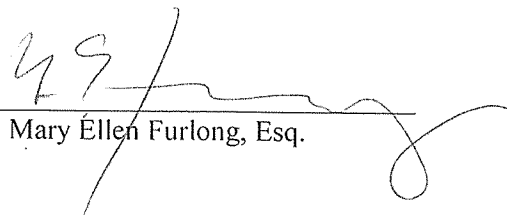
By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.



STEPHEN DALINA, Mayor

Date signed: 6/29/2021

Prepared by:


Mary Ellen Furlong, Esq.

DEED

This Deed is made on this 17th day of February, 2022,

BETWEEN,

Marisa Merrigan Robertazzi, Executor of the Estate of Bruna Merrigan, deceased,
having an address at **19 Sylvan Place, Nutley, NJ**, referred to as the Grantor,

AND

The Township of Monroe, having an address at **1 Municipal Plaza, Monroe, New Jersey**
08831 referred to as the Grantee,

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

1. **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 **ONE (\$1.00) DOLLARS** and no cents. The Grantor acknowledges receipt of this money.
2. **TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Township of Monroe, State of New Jersey, Block No. 22.13, Lot No. 13 and Additional Lot Nos. 14-18, 43-48.
3. **PROPERTY.** The property consists of the land, all natural things above, on, or under the land, and all rights and interests which are appurtenant to the title to the land, in the **Township of Monroe, County of Middlesex, State of New Jersey**. The legal description is:

See Schedule A annexed hereto and made a part hereof.

BEING the same property conveyed to John Merrigan and Bruna Merrigan, his wife herein by deed from Nicholas Bibko and Blanche Bibko, his wife, dated January 14, 1970 and recorded January 14, 1970 in the Middlesex Clerk's/Register's Office in Deed Book 2686 at Page 1010.

SUBJECT to easements and restriction of record.

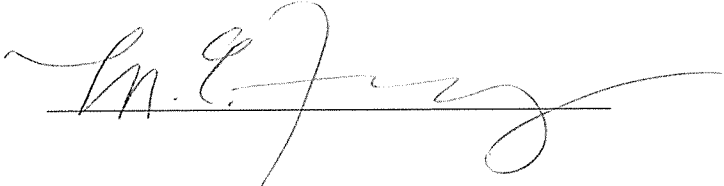
4. **PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (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.


MARISA MERRIGAN ROBERTAZZI, as
Executor of the Estate of Bruna Merrigan, deceased

Witnessed by:



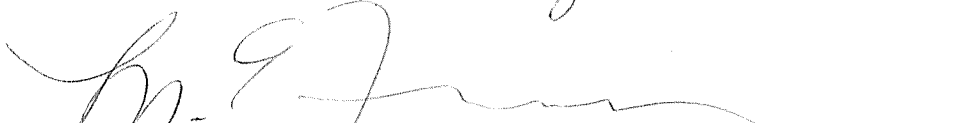
STATE OF NEW JERSEY :
: ss
COUNTY OF MIDDLESEX :

I CERTIFY that on February 17th 2022

Marisa Merrigan Robertazzi, Executor of the Last Will and Testament of Bruna Merrigan personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
 - (b) executed this Deed as his or her own act; and,
 - (c) made this Deed 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)

Sworn and subscribed to before me
This 17th day of February 2022


Mary Ellen Furlong, Esquire
Attorney at Law
State of New Jersey

6. **Marital History.** (Check where appropriate)

We are not married.

We are married to each other. We were married on _____.

The maiden name of _____ was _____.

This property has never been occupied as the principal matrimonial resident of any of us. (If it has, or if it was acquired before May 28, 1980, each spouse must sign the mortgage and affidavit N.J.S.A. 3A:35-5.)

Our complete marital history is listed above.

This property has never been occupied as the principal matrimonial resident of any of us. (If it has, or if it was acquired before, May 28, 1980, each spouse must sign the mortgage and affidavit N.J.S.A. 3A:35-5.)

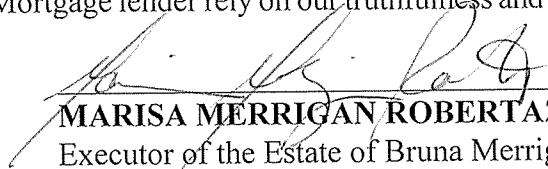
7. **Exceptions and Additions.** This following is a complete list of exceptions and additions to the above statements. This includes all liens or mortgages which are not being paid off as a result of this mortgage.

Deponent has never been the subject of an order or judgment requiring them to pay child support to any person. Deponent further certifies that there are no judgments, bankruptcies, or other liens of any kind against him under any name ever used by him. Deponent states that there are no mortgages of any kind against the property.

No recognizances have been filed against the Grantor of the property and deponents(s) state that the property has never been used as surety for bond or bail.

Deponent further states that neither Federal Estate tax nor New Jersey Estate tax are due.

8. **Reliance.** We make this Affidavit in order to induce the Grantee(s) to accept our Deed. We are aware that the Grantee(s) and their Mortgage lender rely on our truthfulness and statements made in this Affidavit.


MARISA MERRIGAN ROBERTAZZI, as
Executor of the Estate of Bruna Merrigan, deceased

Sworn and subscribed to before me
This 17th day of February, 2022

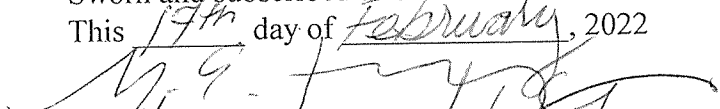

Mary Ellen Furberg
Attorney at Law
State of New Jersey

EXHIBIT A

“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:

Known as Block 43, Lots 1989, 1988, 1987, 1986, 1985, 1984, 2082, 2081, 2080, 2079, 2078 and 2077, on map of "Subdivision B", map entitled "Middlesex Downs, New Jersey, Subdivision B", which has been filed in the Office of the Clerk of the County of Middlesex.

NOTE FOR INFORMATION:

BEING known as Chestnut Street, Monroe Township, Middlesex County, State of New Jersey, Block 22.13, Lot 13 and Block 22.13, Lot 14 and Block 22.13, Lot 15 and Block 22.13, Lot 16 and Block 22.13, Lot 17 and Block 22.13, Lot 18 and Block 22.13, Lot 43 and Block 22.13, Lot 44 and Block 22.13, Lot 45 and Block 22.13, Lot 46 and Block 22.13, Lot 47 and Block 22.13, Lot 48 on the tax map of Monroe Township.

NOTE FOR INFORMATION: The mailing address of the premises is Chestnut Street, Monroe Township, NJ 08831.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(P.L.1968, c. 49, as amended through P.L. 2006, c. 33) (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

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.

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

Deponent, Marisa Merrigan Robertazzi, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Executor of the Estate of Bruna Merrigan, and Grantee in a deed dated 2022 transferring
real property identified as Block number 22.13 Lot number 13, Xlots 14-18, 43-48 located at
Chestnut Street, Monroe Township, NJ 08831 and annexed thereto.

(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. CLASS 1

(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 P.L. 1968, c. 49 as amended through P.L. 2004, c. 66 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
For consideration less than \$100; Additionally, conveyance by or to the United States of America, this State, or any instrumentality, agency, or subdivision (Township of Monroe).

(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 P.L. 1975, c. 176, P.L. 2004, c. 113 and P.L. 2004, c. 66 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 P.L. 1968, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me this 15th day of February, 2022
[Signature]
Attorney at Law
State of New Jersey

Signature of Deponent: Marisa Merrigan Robertazzi, Executor of the Estate of Bruna Merrigan
Deponent Address: 19 Sylvan Pl., Nutley NJ 07110
Last three digits in Grantor's Social Security Number: XXX-XX-X9069
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
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

Seller's Information

Name(s)
Marisa Merrigan Robertazzi, Executor of the Estate of Bruna Merrigan, deceased

Current Street Address
XXXXXX 19 Elm Place

City, Town, Post Office
XXXXXX North State NJ ZIP Code 07746

Property Information

Block(s)
22.13

Lot(s)
13, Xlots 14-18, 43-48

Street Address
Chestnut Street

City, Town, Post Office
Township of Monroe State NJ ZIP Code 08831

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	1.00	1.00	

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

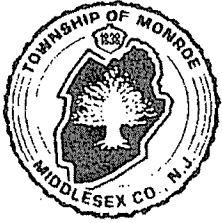
1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property 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.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

02/17/2022 Date [Signature] Signature (Seller) (POA-Executor) Indicate if Power of Attorney or Attorney in Fact

____ Date _____ Signature (Seller) _____ Indicate if Power of Attorney or Attorney in Fact



Township of Monroe

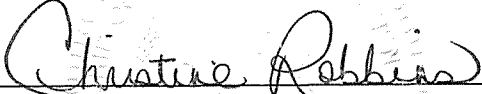
County of Middlesex

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, 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 June 7, 2021.



Christine Robbins, Deputy Township Clerk

Ad Number: 0004767024

Run Dates: 06/07/2021

MONROE TOWNSHIP
NOTICE OF PENDING
ORDINANCE

ORDINANCE NO.: O-6-2021-014

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE AUTHORIZING THE TOWNSHIP TO ACQUIRE, BY DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 22.13, LOT 13 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, FOR OPEN SPACE AND OTHER GOVERNMENTAL PURPOSES", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on June 2, 2021 and will be further considered for final passage after a Public Hearing during the council meeting to be held on June 28, 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 to acquire Block 22.13, Lot 13 which is a donated .69 acre parcel of land which is between James Monroe Parke and Federal Road and adjacent to Open Space property.

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
(\$24.94)

0004767024-01



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 July 5, 2021.

Christine Robbins, Deputy Township Clerk

Customer: MONROE TOWNSHIP CLERKS OFFICE

Address: 1 MUNICIPAL PLZ
MONROE TOWNSHIP NJ 08831
USA

Ad No.: 0004807176
Pymt Method: Invoice
Net Amt: \$21.50

Run Times: 1

No. of Affidavits: 0

Run Dates: 07/05/21

Text of Ad:

MONROE TOWNSHIP, MIDDLESEX COUNTY
NOTICE OF FINAL ADOPTION

Notice is hereby given that the following Ordinance was introduced and passed on First Reading at the regular meeting of the Monroe Township Council held on June 2, 2021. Furthermore, this Ordinance adopted after a Public Hearing was held at the June 28, 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 June 29, 2021.

MONROE TOWNSHIP, MIDDLESEX COUNTY
ORDINANCE NO.: O-6-2021-014

"ORDINANCE AUTHORIZING THE TOWNSHIP TO ACQUIRE, BY DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 22.13, LOT 13 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, FOR OPEN SPACE AND OTHER GOVERNMENTAL PURPOSES"

PATRICIA REID, R.M.C
Monroe Township Municipal Clerk
(\$21.50)

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