

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-11-2023-026

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
AUTHORIZING THE TOWNSHIP OF MONROE TO CONVEY  
A DEED OF EASEMENT OVER PROPERTY AT 210 CRANBURY HALF ACRE ROAD  
KNOWN AS BLOCK 41, LOT 14 ON THE OFFICIAL TAX MAP  
OF THE TOWNSHIP OF MONROE

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**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 of Monroe (hereinafter referred to as the “Grantor”) is the owner of a certain parcel of land identified on the Official Tax Map of the Township of Monroe’s (hereinafter referred to as the “Township”) as Block 41, Lot 14, more commonly known as 210 Cranbury Half Acre Road (hereinafter referred to as the “Property”); and

**WHEREAS**, the Township seeks to convey an easement in perpetuity to Jersey Central Power and Light Company (“JCP&L”) and Verizon of New Jersey Inc. (hereinafter referred to as the “Grantees”) for the purpose of constructing and maintaining utility facilities along the eastern side of Cranbury Half Acre Road that will connect to a new JCP&L transformer located within the property of the Grantor to service the new Veterans housing project being constructed by Conifer; and

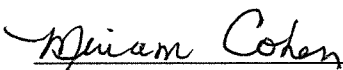
**WHEREAS**, the Grantor has been asked to execute a Deed of Easement on the property providing the Grantees with an easement over the Property as described in the Deed of Easement appended hereto as Attachment A; and

**WHEREAS**, the Township Attorney and Township Engineer have reviewed the Deed of Easement and agreed that it is in the best interests of the Township to convey the easement in a form substantially similar to the form attached hereto as Attachment A, subject to the review of the Township Attorney.

**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 the Deed of Easement in substantially the form appended hereto as Attachment A, subject to the review of the Township Attorney, which sets forth the terms and conditions pertaining to the conveyance of an easement to Jersey Central Power and Light Company and Verizon of New Jersey Inc., and all documents necessary for the acceptance.
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

1 Municipal Plaza  
Monroe, NJ 08331

**Re: Block:** 41

**Lot:** 14

**Work Request:** 62526404

**Tax District, County:** Monroe, Middlesex

Dear :

Enclosed, herewith, is a right of way agreement to be signed where indicated, as well as, the associated acknowledgement(s) required for recording. The easement language has been approved and authorized by Jersey Central Power and Light Company's (JCP&L or "the Company") Legal Department. As a regulated utility JCP&L must adhere to the requirements of the "Tariff for Service" (Part II Sect. 11.02) which states that, "*The Company shall not be required to extend or relocate its facilities for the purpose of rendering New Extension Service to Applicants until rights-of-way or easements satisfactory to the Company have been obtained*".

One of the two documents must be signed, notarized and returned prior to scheduling. Please retain **ONE** original of the signed easement for records.

In order to properly execute the recording of this document, please take note of the following items:

- Sign and notarize in **BLACK or BLUE** ink only.
- Please return document on 1 page double-sided.
- The notary stamp should be 'next to' but not 'on top' of the notary signature.
- Notary date and acknowledgement date must be the same.
- Do **NOT** stamp, seal or notarize on the front page.
- There shouldn't be any blank spaces within this document.
- Do **NOT** make any changes to the language of this document.
- Verify the document recites your information correctly.
- Hand written revisions or corrections will negate this document.

Please be aware that any additional fees or charges incurred by the Company in obtaining necessary easement(s), such as attorney fees or easement modification requests, shall be paid for by the Applicant or Customer (Tariff Part II Sect. 11.02). All rights must be obtained and provided JCP&L prior to scheduling the installation of the requested extension of service. In order to avoid possible delays and additional charges, please return the agreement in whole and return it as soon as possible. Please also be aware that third party rights (e.g., easements or rights of way for electrical facilities which will traverse or be installed on other's property) are the responsibility of the customer and are to be in a form approved by JCP&L (Ref: NJAC 14:3-8.3c).

Thank you for your cooperation and prompt attention to this matter. If you have any questions, please call me at the number listed below.


Manzi, Louis  
Layout Tech  
732-212-4120

**JERSEY CENTRAL POWER & LIGHT**

RECORDED VOTE – INTRODUCTION – November 8, 2023						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Siegel	X		X			
Councilman Dipierro			X			
Councilman Markel			X			
Council V. President Van Dzura		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 November 8, 2023. 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 December 4, 2023 at 6:30 p.m. 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 – December 4, 2023						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Siegel			X			
Councilman Dipierro	X		X			
Councilman Markel		X	X			
Council V. President Van Dzura			X			
Council President Cohen			X			

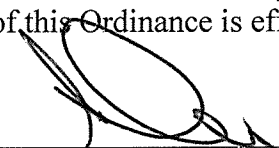
**MONROE TOWNSHIP, MIDDLESEX COUNTY**

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 KNOWN AS BLOCK 41, LOT 14 ON THE OFFICIAL TAX MAP  
 OF THE TOWNSHIP OF MONROE**

**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: 10/5/2023

**EASEMENT**

On this 2nd, day of October, 2023. The undersigned, TOWNSHIP OF MONROE whose address is 1 Municipal Plaza Monroe NJ 08331 (the "Grantor"), is the owner of certain lands located in the Town of Monroe, County of Middlesex State of NJ, known and designated as Tax Block 41 , Lot 14.02 , and recorded in The Office of The Clerk of Middlesex County, on 6/1/2023, in Deed Book 19221 , page 1562, referred to as the property.

Grantor, hereby grants and conveys to Grantee Jersey Central Power & Light Company and Verizon of New Jersey Inc., both New Jersey Corporations, (the "Grantee") for valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, a permanent easement and uninterrupted right, from time to time, to construct, reconstruct, operate, inspect, renew, replace, improve, maintain, redesign, alter, relocate, extend and remove overhead, underground and ground level facilities described below (the "Facilities") as may be deemed necessary or convenient by Grantee for electric, CATV and communication purposes for the use and benefit of the Land and/or adjacent lands on, over, under and across along and beyond the property, the course of said facilities to run as follows:

**Generally, in a Northernly direction from Existing Pole 205320A53948 located along the Eastern side of Cranbury Half Acre Road thence entering the land of the grantor traveling a distance of 56' ± to a new JCP&L Padmount transformer 205317A54008.**

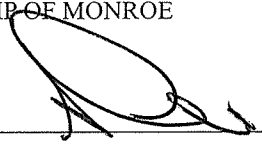
The Facilities may include, without limitation, poles (with or without crossarms), guy wires, guy stubs, anchors, street lights and standards, transformers, transformer pads, switching compartments, conduits, conductors, ducts, wires, cables, fibers, pedestals, terminal boxes, manholes, hand-holes and other related equipment and apparatus from time to time deemed necessary or convenient by Grantee to accomplish the above purpose.

Grantor gives full authority and unqualified right to the Grantee to trim, remove, clear, keep clear, and otherwise control (by such methods as Grantee, in its sole judgment, may deem necessary or proper, including but not limited to the use of herbicides) any and all trees, underbrush, or other vegetation located within the right of way. Grantee shall also have the full authority and right, in its sole discretion, to trim, remove, clear, keep clear, and otherwise control any or all trees or vegetation adjacent to said right of way, that, in the opinion of Grantee, may interfere or threaten to interfere with the construction, operation, maintenance, or repair of Grantee's Facilities or ingress or egress to, from, or along said right of way.

Grantor covenants not to construct, place, maintain or use structures of any kind, or plant shrubs or trees within eight feet of either side of the center line of the underground Facilities, if any, as installed, raise or lower the ground elevation of the land above or beneath the Facilities; grow beneath overhead Facilities any vegetation or trees, except farm crops or other compatible species identified by Grantee; or obstruct access to, remove structural support from, divert or impound water to or on, or otherwise interfere with, the Facilities.

The rights and obligations hereunder shall be binding upon and inure to the benefit of the Grantor and Grantee and their heirs, executors, administrators, successors and assigns, Licensees and Lessees, as the case may be.

TOWNSHIP OF MONROE

  
\_\_\_\_\_  
Mayor, Stephen Dalina

Municipality

STATE OF New Jersey  
COUNTY OF Middlesex

I certify that on December 5, 2023 Stephen Dalina as Mayor of TOWNSHIP OF MONROE personally appeared before me and acknowledged to my satisfaction that this person (or if more than one, each person) has the Legal Authority for the organization named within this instrument and being so authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the easement.

Christine Robbins

Notary Public of New Jersey

My commission expires: 7/6/2025

Dated: December 5, 2023

County: Middlesex

Order #: 17679324

W/R#: 62526404

**CHRISTINE M. ROBBINS**  
**NOTARY PUBLIC OF NEW JERSEY**  
**ID # 50018737**  
**My Commission Expires 7/6/2025**

**RETURN TO:**  
**JERSEY CENTRAL POWER AND LIGHT COMPANY**  
**RIGHT OF WAY DEPARTMENT**  
**P.O Box 1911**  
**MORRISTOWN, N.J. 07962-1911**



# 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 November 15, 2023.

Christine Robbins, Deputy Township Clerk

MONROE TOWNSHIP  
NOTICE OF PENDING ORDINANCE  
ORDINANCE NO.: O-11-2023-026

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE TOWNSHIP OF MONROE TO CONVEY A DEED OF EASEMENT OVER PROPERTY AT 210 CRANBURY HALF ACRE ROAD KNOWN AS BLOCK 41, LOT 14 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on November 8, 2023 and will be further considered for final passage after a Public Hearing during the council meeting to be held on December 4, 2023 at 6:30 p.m. in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831. 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 convey a deed of easement over Block 41, Lot 14, in perpetuity to Jersey Central Power and Light Company ("JCP&L") and Verizon of New Jersey Inc. for the purpose of constructing and maintaining utility facilities along the eastern side of Cranbury Half Acre Road that will connect to a new JCP&L transformer located within the property to service the new Veterans Housing project.

The proposed Ordinance in its entirety can be viewed on the Township website, [www.monroetwp.com](http://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

11/15/2023 (\$23.79)



# 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 December 8, 2023.

  
Christine Robbins, Deputy Township Clerk

## 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 November 8, 2023. Furthermore, this Ordinance was adopted after a Public Hearing was held at the December 4, 2023 meeting of the Monroe Township Council which was held in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831 and was thereafter approved and signed by the Mayor on December 5, 2023.

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CHRISTINE ROBBINS, R.M.C  
Monroe Township Deputy Municipal Clerk  
(\$17.16)