

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-11-2024-025

**ORDINANCE OF THE TOWNSHIP OF MONROE, COUNTY OF MIDDLESEX  
AUTHORIZING THE ACCEPTANCE OF A PORTION OF ONE PROPERTY ON  
OR APPROXIMATE TO UNION HILL ROAD KNOWN AS BLOCK 37, LOT 12  
FOR THE WIDENING OF THE PUBLIC RIGHT OF WAY AND THE  
INSTALLATION OF VARIOUS IMPROVEMENTS**

**WHEREAS**, pursuant to the Local Lands 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**, Brasusa Properties, LLC (the “Grantor”) is the owner of a certain parcel of land identified on the Township’s Official Tax Map as Block 37 Lot 12 (the “Property”); and

**WHEREAS**, the Township wishes to acquire a portion of Block 37, Lot 12, as further described in the property description incorporated in Attachment “A” attached hereto, for all lawful public purposes including but not limited to the purpose of widening the public right of way and the installation of various improvements; and

**WHEREAS**, the Township and Grantor have negotiated a Deed of Dedication in the form attached hereto as Attachment “A” transferring a portion of the Parcel to the Township for the purchase price of \$1.00; and

**WHEREAS**, the Township wishes to accept the Dedication of the Parcel and to authorize the execution of the Deed of Dedication in a form substantially similar to Attachment “A” subject to the review and approval of the Township Attorney.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Monroe as follows:

1. The Mayor and Clerk are hereby authorized to accept the Deed of Dedication conveying ownership of a portion of the property known as Block 37, Lot 12 located on or approximate to Union Hill Road, in substantially the form appended hereto as Attachment “A” subject to the review of the Township Attorney.
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 All ordinances or part of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.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 – November 6, 2024 |        |        |     |     |         |        |
|---|--------|--------|-----|-----|---------|--------|
| 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   |     |         |        |

**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 6, 2024. 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 2, 2024 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, Township Clerk

| RECORDED VOTE – SECOND READING & FINAL ADOPTION – December 2, 2024 |        |        |     |     |         |        |
|--|--------|--------|-----|-----|---------|--------|
| COUNCIL  | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
| Councilman Siegel  |        |        | X   |     |         |        |
| Councilman Dipierro  |        |        | X   |     |         |        |
| Councilman Markel  |        | X      | X   |     |         |        |
| Council V. President Van Dzura                                     | X      |        | X   |     |         |        |
| Council President Cohen  |        |        | X   |     |         |        |

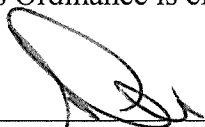
**MONROE TOWNSHIP, MIDDLESEX COUNTY**

**ORDINANCE NO.: O-11-2024-025**

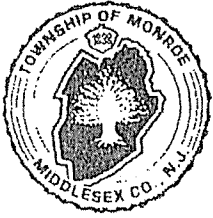
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**MAYORAL APPROVAL**

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: 12/3/2024



*Township of Monroe*  
County of Middlesex

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

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

September 20, 2024

Monroe Township  
Office of Planning and Development  
1 Municipal Plaza  
Monroe Township, NJ 08831

Attn: Kevin McGowan, Director

Re: *Brasusa Construction, Inc.*  
*Block 37, Lot 12*

*BA-5184-19 Phase 1 – Amended Use Variance, Amended Preliminary and Final  
Major Site Plan; Phase 2 – Final Major Site Plan  
Second Resolution Compliance Review – (Not Compliant)*

Dear Mr. McGowan:

We have reviewed the materials submitted for the referenced application, including:

- A. Plans entitled "Amended Preliminary Phase I & II Final Major Site Plan Phase – II Lot 12, Block 37, Monroe Township Middlesex County, New Jersey T.M. Sheet #53", sheets 1-7 of 7, prepared by Amertech Engineering, Inc. dated May 3, 2016 and last revised May 16, 2024.

Following our review of May 10, 2024, and mindful of the Board's Resolution of approval, we offer the following:

1. This application has gained use variance together is amended preliminary and final major site plan approval for Phase I and final major site plan approval for Phase II. Approval has been gained to increase the size of the office space in the new 4,100 sq. ft. building to 2,256 sq. ft. for the landscaping and hardscaping business in Phase I and to use the Phase II site for two 14,000 sq. ft. mini-warehouses and associated parking. The Applicant will have 10 employees for the landscape/hardscape business and 32 employees in the mini-warehouses. The 17.49 acre tract is in the NC-Neighborhood Commercial District, the FHC Flood Hazard/Conservation District and the ASOZ Airport Safety Overlay Zone with frontage on Union Hill Road. The southeast property line is the municipal boundary between Monroe Township and Manalapan Township and the County boundary between Middlesex and Monmouth Counties.
2. The filed deed with the legal description of the right-of-way dedication of Union Hill Road shall be submitted to the Township Clerk for the Township Council's acceptance of the dedication.

3. The Operations and Maintenance Manual shall be filed with the property deed in the office of the Middlesex County Clerk.

4. Permits and/or approvals shall be provided from the following:

- a. NJDEP Freshwater Wetlands LOI (LOI has expired)
- b. ~~Performance Guarantee (submit to the Township Clerk)~~
- c. ~~Certificate of Liability Insurance (submit to the Township Clerk)~~

Subject to the additional information requested and subsequent revisions to the plans, this office reserves the right to provide additional comments. If you have any questions, please contact our office at 732-605-9440.

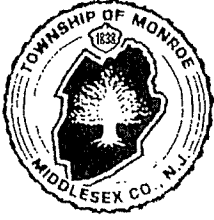
Sincerely,  
Center State Engineering Associates



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

MJR/

- cc: Laura Zalewski, Planning and Zoning Department (Original and Email)  
Peter A. Vignuolo, Zoning Board Attorney (Email)  
Malvika Apte, PP, Zoning Board Planner (Email)  
Brasusa Construction, Inc., Applicant  
Sharif Aly, PE, Amertech Engineering Inc., Applicant's Engineer  
Lou Buonocore, Construction Official



# 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

November 1, 2024

Christine Robbins, RMC, CMR, Township Clerk  
1 Municipal Plaza  
Monroe Township, NJ 08831


Re: **Brasusa Construction, Inc.**  
**Block 37, Lot 12**  
**BA-5184-19**  
**Deed of Dedication Review**

Dear Ms. Robbins:

We have reviewed the right of way dedication deed and deed description forwarded to this office. We have found these to correspond to the "33' Wide Right of Way Dedication Sketch, T.M. Lot 12 in Block 37", sheet 1 of 1, prepared by Amertech Engineering Inc. dated October 17, 2018.

If you have any questions regarding this matter, please contact our office.

Sincerely,  
Center State Engineering Associates



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

cc: Brasusa Construction, Inc, Applicant  
Peter Klouser, Esq., Applicant's Attorney  
Laura Zalewski, Planning and Zoning Department (EMAIL ONLY)



**Middlesex County  
Document Summary Sheet**

MIDDLESEX COUNTY CLERK NJ  
PO BOX 1110  
NEW BRUNSWICK NJ 08903

INSTR # 2024013895  
O BK 19416 PG 1193  
RECORDED 03/12/2024 08:28:33 AM  
NANCY J. PINKIN, COUNTY CLERK  
MIDDLESEX COUNTY, NEW JERSEY  
RECORDING FEES \$85.00

**Official Use Only**

|   |                            |   |         |
|---|----------------------------|---|---------|
| <b>Transaction Identification Number</b>      |                            | 7054876   | 8616473 |
| <b>Submission Date(mm/dd/yyyy)</b>            | 03/07/2024                 | <b>Return Address (for recorded documents)</b><br>HEILBRUNN PAPE, LLC<br>516 STATE ROUTE 33<br>MILLSTONE TOWNSHIP, NJ 08535 |         |
| <b>No. of Pages (excluding Summary Sheet)</b> | 6                          |   |         |
| <b>Recording Fee (excluding transfer tax)</b> | \$95.00                    |   |         |
| <b>Realty Transfer Tax</b>                    | \$0.00                     |   |         |
| <b>Total Amount</b>                           | \$95.00                    |   |         |
| <b>Document Type</b>                          | DEED - NO CONSIDERATION    |   |         |
| <b>Municipal Codes</b>                        |                            |   |         |
| MONROE  | MNR                        |   |         |
| <b>Batch Type</b>                             | L2 - LEVEL 2 (WITH IMAGES) |   |         |
| 769086  |                            |   |         |

**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.  
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

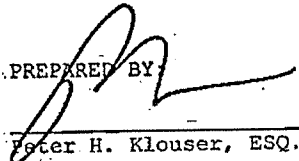


**Middlesex County  
Document Summary Sheet**

|  |                       |                         |                       |                       |                                     |                     |
|--|-----------------------|-------------------------|-----------------------|-----------------------|-------------------------------------|---------------------|
| <b>DEED - NO<br/>CONSIDERATION</b>   | <b>Type</b>           | DEED - NO CONSIDERATION |                       |                       |                                     |                     |
|  | <b>Consideration</b>  | \$0.00                  |                       |                       |                                     |                     |
|  | <b>Submitted By</b>   | HEILBRUNN PAPE          |                       |                       |                                     |                     |
|  | <b>Document Date</b>  | 03/06/2024              |                       |                       |                                     |                     |
|  | <b>Reference Info</b> |                         |                       |                       |                                     |                     |
|  | <b>Book ID</b>        | <b>Book</b>             | <b>Beginning Page</b> | <b>Instrument No.</b> | <b>Recorded/File</b>                |                     |
|  |                       |                         |                       |                       |                                     |                     |
|  | <b>GRANTOR</b>        | <b>Name</b>             |                       |                       | <b>Address</b>                      |                     |
|  |                       | BRASUSA PROPERTIES LLC  |                       |                       | 3 LAILA COURT, MONROE, NJ 08831     |                     |
|  | <b>GRANTEE</b>        | <b>Name</b>             |                       |                       | <b>Address</b>                      |                     |
|  |                       | TOWNSHIP OF MONROE      |                       |                       | 1 MUNICIPAL PLAZA, MONROE, NJ 08831 |                     |
|  | <b>Parcel Info</b>    |                         |                       |                       |                                     |                     |
|  | <b>Property Type</b>  | <b>Tax Dist.</b>        | <b>Block</b>          | <b>Lot</b>            | <b>Qualifier</b>                    | <b>Municipality</b> |
|  |                       | MN                      | 37                    | 12                    |                                     | MNR                 |
| <p><i>* DO NOT REMOVE THIS PAGE.<br/>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.<br/>RETAIN THIS PAGE FOR FUTURE REFERENCE.</i></p> |                       |                         |                       |                       |                                     |                     |

BRASUSA/7054876 8616473

PREPARED BY

  
Peter H. Klouser, ESQ.

DEED

THIS DEED is made on March 6 2024,

**BETWEEN**

BRASUSA PROPERTIES LLC, whose address is 3 Laila Court, Monroe, NJ 08831, hereinafter referred to as "GRANTOR"

**AND**

TOWNSHIP OF MONROE, a Municipal Corporation of the State of New Jersey, whose post office address is Monroe Township Municipal Building, 1 Municipal Plaza, Monroe Township, 08831, hereinafter referred to as "GRANTEE".

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

**Transfer of Ownership.** The Grantor grants and conveys (a dedication) the property described below to the Grantee. This transfer is made for the sum of ONE (\$1.00) DOLLAR.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Monroe, portion of Lot 12, Block 37.

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Middlesex and State of New Jersey. The legal description is:

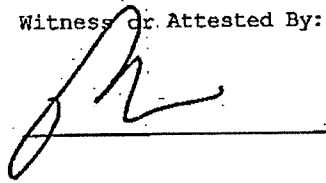
**SEE SCHEDULES "A-1" (METES AND BOUNDS) AND "A-2" (SKETCH) ATTACHED HERETO AND MADE A PART HEREOF.**

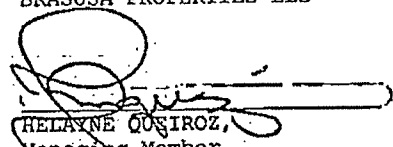
This dedication is being conveyed to the Township of Monroe for the express and limited purpose of any and all lawful public purposes including but not limited to widening of public rights of way and installation of maintenance of improvements.

**Signatures.** The Grantor signs this Deed of Easement as of the date at the top of the first page.

Witness or Attested By:

BRASUSA PROPERTIES LLC



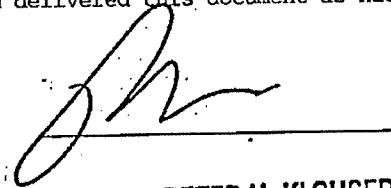
By:   
HELAYNE QUEIROZ,  
Managing Member

STATE OF NEW JERSEY, COUNTY OF Monmouth SS.:

I CERTIFY that on 3/6, 2024, Helayne Queiroz personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is named in and personally signed the attached document; and

(b) signed, sealed and delivered this document as his or her act and deed.



PETER H. KLOUSER  
ATTORNEY AT LAW OF NEW JERSEY

**RECORD & RETURN TO:**  
Heilbrunn Pape  
516 Route 33  
Millstone, NJ 08535

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

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

COUNTY Middlesex } SS, County Municipal Code 1212

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

MUNICIPALITY OF PROPERTY LOCATION Monroe

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)  
Deponent, Brasusa Properties LLC, being duly sworn according to law upon his/her oath,  
deposes and says that he/she is the Grantor in a deed dated March 6, 2023 transferring  
real property identified as Block number 37 Lot number 12 located at  
Union Hill Road, Monroe 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:  
(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 C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). More reference to exemption symbol is insufficient. Explain in detail.  
Consideration less than \$100.00

(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. 17B, 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) IF APPLIES ALL BOXES MUST BE CHECKED.  
 Affordable according to HUD standards  Retained for occupancy  
 Meets income requirements of region  Subject to resale controls

(6) NEW CONTRIBUTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED  
 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, #7, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.  
 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED (Instruction #15 on reverse side)  
 Intercompany transfer between combined group members as part of the unitary business  
 Combined group HUD number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register to record the deed and accept the fee (as determined hereon) 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 6 day of March 2023  
[Signature]  
Notary Public  
3 Latta Court  
Monroe, NJ 08831  
Deponent Address

Brasusa Properties LLC  
Grantor Name  
3 Latta Court  
Monroe, NJ 08831  
Grantor Address at Time of Sale

Free digits in Grantor's Social Security Number \_\_\_\_\_ Name/Company of Settlement Officer \_\_\_\_\_

PETER H. KLOUSER  
ATTORNEY AT LAW OF NEW JERSEY

| FOR OFFICIAL USE ONLY |               |
|-----------------------|---------------|
| Instrument Number     | County        |
| Deed Number           | Book          |
| Deed Dated            | Date Recorded |

County recording officers shall forward one copy of each RTF-1 form whose Section 3A is completed to: STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08646-0251  
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: <http://www.state.nj.us/treasury/taxation/rtflocatexa.html>

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Brasusa Properties LLC -  
Current Street Address  
3 Laila Court  
City, Town, Post Office  
Monroe State NJ ZIP Code 08831

**Property Information**

Block(s) 37 Lot(s) 12 Qualifier  
Street Address  
Union Hill Road  
City, Town, Post Office  
Monroe State NJ ZIP Code 08831

Seller's Percentage of Ownership 100% Total Consideration \$1.00 Owner's Share of Consideration 100% Closing Date March 6, 2023

**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.
8.  Seller did not receive non-like kind property.
9.  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.
10.  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.
11.  The deed is dated prior to August 1, 2004, and was not previously recorded.
12.  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.
13.  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.
14.  The property transferred is a cemetery plot.
15.  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.
16.  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.
17.  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.

3/6/24 Date  
Brasusa Properties LLC Signature (Seller) Indicate if Power of Attorney or Attorney In Fact  
By: Helayne Queiroz, Managing Member.

A-1

**AMERTECH ENGINEERING, INC.**  
ENGINEERS, SURVEYORS AND PLANNERS

757 RIDGEWOOD AVENUE  
NORTH BRUNSWICK, NJ 08902  
(732) 828-3535 • FAX (732) 249-0859 • E-MAIL [main@amertechengineering.com](mailto:main@amertechengineering.com)

**DEED DESCRIPTION**  
**33' WIDE RIGHT OF WAY DEDICATION**

July 19, 2017  
Revised October 18, 2018  
Revised January 8, 2019  
Tax Map Block 37, Lot 12  
Monroe Township  
Middlesex County, New Jersey

Job No. 15-052

BEGINNING at a point in the centerline of Union Hill Road where the same intersects the County Boundary line between Middlesex and Monmouth Counties and being the original point of beginning described in Deed Book 6596, Page 523 of Lot 12 Block 37, Monroe Township and from said BEGINNING point running, thence;

1. Along said Municipal Line S. 43° 54' 34" W., a distance of 34.46' to a point in the proposed right of way line of said Union Hill Road, thence;
2. Along said proposed right of way line of Union Hill Road N. 82° 50' 57" W., a distance of 43.61' to a point of curvature in same, thence;
3. Continuing along said proposed right of way line of Union Hill Road on a curve to the left having a radius of 500.00', an arc length of 179.17' and a delta angle of 20°31'53" to a point of tangency in the same, thence;
4. Still along said proposed right of way line of Union Hill Road, N. 83°22'50" W., a distance of 602.94' to an angle point in same, thence;
5. Further along said right of way line of Union Hill Road, N. 83°18'26" W., a distance of 40.67' to a point in the approximate center line of Matchaponix Brook, thence;
6. Along the centerline of said Matchaponix Brook, N. 06°41'34" E., a distance of 33.00' to a point in the center line of said Union Hill Road, thence;
7. Along the centerline of said Union Hill Road, S. 83°18'26" E., a distance of 40.65' to an angle point in same, thence;
8. Continuing along the centerline of said Union Hill Road, S. 83°22'50" E., a distance of 699.45' to an angle point in same, thence;
9. Further along the centerline of said Union Hill Road, S. 62°50'57" E., a distance of 150.08' to the point and place of BEGINNING.

Containing 29,501 sq. ft. (0.677 Ac.) of land more or less.

All as shown on a certain Plan entitled "33' Wide Right of Way Dedication Sketch T.M. Lot 12 in Block 37 situated in Township of Monroe, Middlesex County, New Jersey" dated October 17, 2018 prepared Ameritech Engineering, Inc., File No. 15-052.

\_\_\_\_\_  
Juan J. Rodriguez, PLS  
New Jersey Professional Land Surveyor  
License No. 24GS04323000





# Township of Monroe

County of Middlesex

**CHRISTINE ROBBINS**  
Township Clerk

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

## Affidavit of Publication

I, Tanya Pannucci, 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 9, 2024.

*Tanya Pannucci, Deputy RMC*  
\_\_\_\_\_  
Tanya Pannucci, Deputy Township Clerk

Monday, December 09, 2024

## **Notice Content**

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 6, 2024. Furthermore, this Ordinance was adopted after a Public Hearing was held at the December 2, 2024 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 3, 2024. MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-11-2024-025 "ORDINANCE OF THE TOWNSHIP OF MONROE, COUNTY OF MIDDLESEX AUTHORIZING THE ACCEPTANCE OF A PORTION OF ONE PROPERTY ON OR APPROXIMATE TO UNION HILL ROAD KNOWN AS BLOCK 37, LOT 12 FOR THE WIDENING OF THE PUBLIC RIGHT OF WAY AND THE INSTALLATION OF VARIOUS IMPROVEMENTS", CHRISTINE ROBBINS, R.M.C Township Clerk (\$21.84)

Ad Preview

MONROE TOWNSHIP  
NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-12-2024-026

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED:  
"ORDINANCE OF THE TOWNSHIP OF MONROE, COUNTY OF MIDDLESEX  
AUTHORIZING THE ACCEPTANCE OF A CONSERVATION EASEMENT FROM  
BRASUSA PROPERTIES, LLC AS TO PROPERTY LOCATED AT BLOCK 37, LOT  
12", has been introduced and passed on first reading at the regular meeting of the  
Monroe Township Council held on December 2, 2024 and will be further considered for  
final passage after a Public Hearing during the council meeting to be held on December  
18, 2024 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 opportu-  
nity to be heard concerning this Ordinance prior to its consideration for adoption by  
Council.

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.

Christine Robbins, Municipal Clerk  
(\$22.62)



# Township of Monroe

County of Middlesex

**CHRISTINE ROBBINS**  
Township Clerk

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

## Affidavit of Publication

I, Tanya Pannucci, 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, 2024.

Tanya M. Pannucci, Deputy TMC  
Tanya Pannucci, Deputy Township Clerk

Friday, November 15, 2024

## **Notice Content**

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-11-2024-025 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE TOWNSHIP OF MONROE, COUNTY OF MIDDLESEX AUTHORIZING THE ACCEPTANCE OF A PORTION OF ONE PROPERTY ON OR APPROXIMATE TO UNION HILL ROAD KNOWN AS BLOCK 37, LOT 12 FOR THE WIDENING OF THE PUBLIC RIGHT OF WAY AND THE INSTALLATION OF VARIOUS IMPROVEMENTS", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on November 6, 2024 and will be further considered for final passage after a Public Hearing during the council meeting to be held on December 2, 2024 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 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. Christine Robbins, Municipal Clerk (\$17.94)

*Page 1 of 1*

MONROE TOWNSHIP  
NOTICE OF PENDING ORDINANCE  
ORDINANCE NO.: O-11-2024-025  
NOTICE IS HEREBY GIVEN THAT  
AN ORDINANCE ENTITLED:  
"ORDINANCE OF THE TOWNSHIP  
OF MONROE, COUNTY OF  
MIDDLESEX AUTHORIZING THE  
ACCEPTANCE OF A PORTION OF  
ONE PROPERTY ON OR  
APPROXIMATE TO UNION HILL  
ROAD KNOWN AS BLOCK 37, LOT 12  
FOR THE WIDENING OF THE  
PUBLIC RIGHT OF WAY AND THE  
INSTALLATION OF VARIOUS  
IMPROVEMENTS", has been  
introduced and passed on first reading at  
the regular meeting of the Monroe  
Township Council held on November 6,  
2024 and will be further considered for  
final passage after a Public Hearing  
during the council meeting to be held on  
December 2, 2024 at 6:30 p.m. in the  
Monroe Twp. Municipal Building, One  
Municipal Plaza, Monroe Twp., N.J.  
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hours of 8:30am and 4:30pm. Monday  
through Friday.  
Christine Robbins, Municipal Clerk  
(\$17.94)