

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2023-012

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING DEED OF DEDICATION FOR DETENTION BASIN
BLOCK 68 LOT 48.12

WHEREAS, Monarch Woods, LLC, is the owner of the property known as Block 68, Lot 48.12 (the "Property") on the official tax map of the Township of Monroe ("Monroe") located on Shayna Court and is conveying the Property to Monroe for use as a detention basin; and

WHEREAS, the Township Attorney has reviewed the attached Deed transferring title to the Property for use as a detention basin and found it to be legally sufficient; and

WHEREAS, the Township Council has determined that accepting the aforesaid Deed is in the public interest; and

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

SECTION 1. The Mayor, Township Clerk and Township Attorney are hereby authorized and directed to take all steps and execute any documents which are reasonably necessary to accept the Deed transferring title to the Property located at Block 68 and Lot 48.12 located on Shayna Court for use as a detention basin.

SECTION 2. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.


SECTION 4. This Ordinance shall take effect upon final passage and publication as provided by law.

SO ORDAINED as aforesaid.


MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – April 3, 2023						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilwoman Schneider						
Councilwoman Siegel	X		X			
Council V. President VanDzura			X			
Council President Cohen			X			

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 April 3, 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 May 1, 2023 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

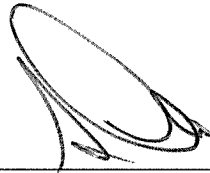
RECORDED VOTE – SECOND READING & FINAL ADOPTION– May 1, 2023						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

ORDINANCE NO.: O-4-2023-012

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING DEED OF DEDICATION FOR DETENTION BASIN
BLOCK 68 LOT 48.12**

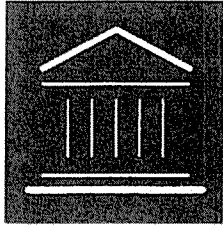
MAYORAL APPROVAL

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: 5/4/23



RAINONE
COUGHLIN
MINCHELLO
ATTORNEYS AT LAW

Louis N. Rainone
Craig J. Coughlin*
David L. Minchello
Ronald H. Gordon
Carol A. Berlen
John F. Gillick
Brian P. Trelease*
Claudia Marchese
Matthew R. Tavares*
Sapana Shah*^Δ
Michael R. Burns*⁺
John Harrington
Christopher D. Zingaro

Thomas Schoendorf
Nahimot A. Adedimeji*
Corissa L. Sherman
Frank J. Dvevoich*
Lonnie J. Hinton, Jr.
Harlynn A. Lack*
Aaron L. Rainone

* Also admitted in New York
+ Also admitted in Pennsylvania
Δ Also admitted in DC

Writer's Direct:
RGordon@NJRCMLAW.com

March 15, 2023

Via Email and Regular Mail

Terry Zuckerman, Esq.
Pollack Zuckerman
530 Boulevard
Kenilworth, New Jersey 07033

Re: Monarch Woods Corrective Deed

Dear Mr. Zuckerman:

Enclosed please find an original GIT/REP form in connection with the above-referenced matter. Please copy me on your filing with the County Clerk's office.

Very truly yours,

RAINONE COUGHLIN MINCHELLO, LLC

By: 
Ronald H. Gordon, Esq.

RHG/rmn
Enclosure

cc: Christine Robbins, Deputy Township Clerk, Township of Monroe

www.njrcmlaw.com

555 U.S. Highway One South
Suite 440
Iselin, New Jersey 08830

Tel: (732) 709-4182
Fax: (732) 791-1555

277404v1

State of New Jersey
Waiver of Seller's Filing Requirement of
GIT/REP Forms and Payment For Corrected Deed
With No Consideration
(C.55, P.L. 2004)

(Print or Type)

Owner's Information

Name(s)

Township of Monroe

Current Resident Address

1 Municipal Plaza

City, Town, Post Office

Monroe

State

NJ

ZIP Code

08831

Property Information (Brief Property Description)

Block(s)

68

Lot(s)

48.12

Qualifier

Street Address

City, Town, Post Office

Monroe

State

NJ

ZIP Code

08831

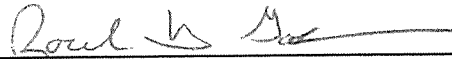
Owner(s) Declaration

The undersigned is (are) the title owner(s) of the real property identified under the "Property Information" section above. By presenting this declaration fully completed and signed by me (us), I (we) represent that the deed to which this form is attached is for corrective or confirmatory purposes only. In other words, the deed needs to be recorded or re-recorded solely due to a typographical, clerical, property description, or other scrivener error or omission and there is no consideration for the corrective or confirmatory deed. The county recording officer will accept this form for recording along with such deed. The recording officer may also, however, continue to accept the GIT/REP-4 form with the Division's raised seal in lieu of the GIT/REP-4A. By checking this box I certify that the 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.

This waiver form may be presented to the appropriate county recording officer for recording along with the deed of the owner as identified in the information above. Accordingly, the county recording officer is hereby authorized to accept this waiver form in lieu of any other GIT/REP form without any further payment of any tax on estimated income gain pursuant P.L. 2004, c. 55.

3/15/2023

Date



Signature (Owner)

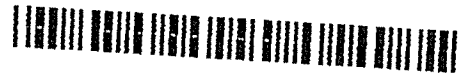
Indicate if Power of Attorney or Attorney in Fact

RONALD H. GORDON
An Attorney at Law of New Jersey

Date

Signature (Owner)

Indicate if Power of Attorney or Attorney in Fact



INSTR # 2020029526
0 BK 17830 PG 653 Pgs 653 - 658 (6 pgs)
RECORDED 03/30/2020 01:12:32 PM
ELAINE M. FLYNN, COUNTY CLERK BD
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$95.00

Official Use Only

Date of Document March 13, 2020	Type of Document Deed
First Party Name Monarch Woods, LLC	Second Party Name Township of Monroe
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block 68	Lot 48.01
Municipality Monroe <input checked="" type="checkbox"/>	Consideration \$1.00
Mailing Address of Grantee 1 Municipal Plaza Monroe, New Jersey 08831	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

Original Book	Original Page
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MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.



Deed

This Deed is made on March 13, 2020

BETWEEN **MONARCH WOODS, LLC.**, a New Jersey limited liability corporation.

doing business at Regal Plaza, 242 Route 79, Suite 9, Morganville, New Jersey 07751
referred to as the Grantor,

AND TOWNSHIP OF MONROE.

whose doing business at: 1 Municipal Plaza, Monroe, New Jersey
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 (called 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.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Monroe, County of Middlesex
Block No. 68 Lot No. 48.01

No Property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. **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:

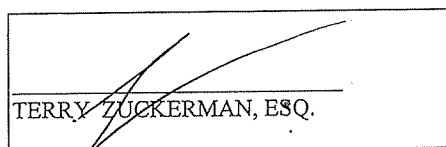
Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

SEE ATTACHED SCHEDULE.

THIS PURPOSE OF THIS DEED IS TO TRANSFER TITLE OF THE DETENTION BASIN TO GRANTEE.

BEING known and designated as Lot: 48.09 in Block: 68 as shown on a certain map entitled "Final Plat Major Subdivision, Monarch Woods", situated in the Township of Monroe, County of Middlesex, State of New Jersey, which map was filed in the Middlesex County Clerk's Office on August 14, 2008 as Map No. 6515.

BEING also the same premises conveyed to Grantor by Deed from Marie T. Zahner, dated April 10, 2006 and recorded April 25, 2006, in the Middlesex County Clerk's Office in Deed Book 5659, page 375.


TERRY ZUCKERMAN, ESQ.

CREST

Engineering Associates Inc.

July 19, 2006

Revised September 20, 2007

File No. N-4477 (4477-48.12)

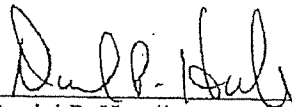
DESCRIPTION OF LOT 48.12 BLOCK 68, TO BE DEDICATED TO THE TOWNSHIP OF
MONROE, MIDDLESEX COUNTY, NEW JERSEY, FOR MUNICIPAL PURPOSES.

Beginning at a point along the westerly property line of existing Tax Map Lot 48.01 in Block 68, said point being located North 02° 49' 40" East distant 750.00 feet along same from the existing northerly right of way line of Grace Hill Road (20.625 feet from centerline) and from said beginning point running:

1. North 02° 49' 40" East along the westerly property line of existing Lot 48.01, 381.44 feet, more or less, to a point in the centerline of a tributary of Barclay's Brook; thence,
2. In an easterly direction along the centerline of same, 545 feet, more or less, (having a tie line for this course of North 70° 08' 31" East, 543.68 feet) to a point; thence,
3. South 10° 07' 20" East along the easterly property line of existing Lot 48.01, 606.56 feet, more or less, to a point; thence
4. North 87° 10' 20" West, 637.54 feet to the point and place of beginning.

Containing 282,292 square feet, more or less.

The above described lot is shown on a plan entitled "FINAL PLAT OF MAJOR SUBDIVISION, "MONARCH WOODS" LOT 48.01 - BLOCK 68, Monroe Township, Middlesex County, New Jersey" as prepared by Crest Engineering Assoc., Inc., dated 2/07/06 and revised to 9/20/07.



Daniel P. Hundley
Professional Land Surveyor
N.J. License No. 33174

100 Rike Drive
Millstone Township, NJ 08535
Ph 609-448-5550 • Fax 609-448-2157
crestnj@crestengineering.net www.crestengineering.net

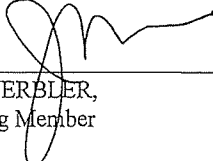
12 Robbins Parkway
Toms River, NJ 08753
Ph 732-244-0888 • Fax 732-244-0788
cresttr@crestengineering.net

As Landmark Land Consultants, Englewood, Florida 941-475-5651

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a covenant 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 making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** This Deed is signed by the Grantor's proper Member and witnessed to as of the date at the top of the first page.

MONARCH WOODS, LLC.

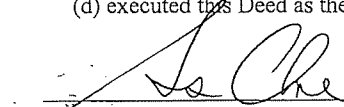
By: 

JACK WERBLER,
Managing Member

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:
I CERTIFY that on March 13, 2020

Jack Werbler
Personally came before me and stated to my satisfaction that this person (or if more than one person, each person):

- (d) was the maker of the attached Deed;
- (e) was authorized to and did execute this Deed as the Managing Member for Monarch Woods, LLC.
- (f) 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.); and
- (d) executed this Deed as the act of the entity..



SUSAN CHELDER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES: 8/22/21

SUSAN CHELDER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/21/2022

RECORD AND RETURN TO:

Terry Zuckerman, Esq.
Pollack and Zuckerman
530 Boulevard
Kenilworth, New Jersey 07033



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 April 10, 2023.

Christine Robbins, Deputy Township Clerk

**MONROE TOWNSHIP
NOTICE OF PENDING ORDINANCE
ORDINANCE NO.: O-4-2023-012**

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE ACCEPTING DEED OF DEDICATION FOR DETENTION BASIN - BLOCK 68, LOT 48.12", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on April 3, 2023 and will be further considered for final passage after a Public Hearing during the council meeting to be held on May 1, 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 accept a deed of dedication from Monarch Woods, LLC, the owner of the property known as Block 68, Lot 48.12 on the official tax map of the Township of Monroe, located on Shayna Court, to be conveyed to Monroe Township for use as a detention basin.

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
(\$22.62)



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 May 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 April 3, 2023. Furthermore, this Ordinance was adopted after a Public Hearing was held at the May 1, 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 May 2, 2023.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2023-012

"ORDINANCE ACCEPTING DEED OF DEDICATION FOR DETENTION BASIN - BLOCK 68, LOT 48.12"

CHRISTINE ROBBINS, R.M.C.
Monroe Township Deputy Municipal Clerk
(\$21.06)

1005689191-01