

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2024-012

ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A STORM SEWER MANAGEMENT EASEMENT OVER PROPERTY LOCATED AT REMINGTON AVENUE KNOWN AS BLOCK 13.01, PART OF LOTS 4 AND 5 ON THE TOWNSHIP OF MONROE TAX MAP

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, Stratford Developers, LLC c/o Atlantic Realty (the “Grantors”) are the owners of that certain parcel of land identified on the Township of Monroe’s (the “Township”) Official Tax Map as Block 13.01, part of Lots 4 and 5 (hereinafter referred to as the “Property”); and

WHEREAS, the Township seeks to acquire a storm sewer management easement in perpetuity consisting of a 15 foot easement containing 1,465 sq. ft. of land (the “Easement”); and

WHEREAS, the Grantor has executed a Storm Sewer Easement providing the Township with a storm sewer management easement in the property as described in the Storm Sewer Easement appended hereto as Attachment A; and

WHEREAS, the Township Attorney and Township Engineer have reviewed the aforementioned Storm Sewer Easement and agreed that it is in the best interests of the Township to acquire the Storm Sewer Easement in a form substantially similar to the form attached hereto as Exhibit 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 accept the Storm Sewer Easement in substantially the form appended hereto as Exhibit A, subject to the review of the Township Attorney, which sets forth the terms and conditions pertaining to the Storm Sewer Easement, 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 All ordinances or part of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.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

RECORDED VOTE – INTRODUCTION – JUNE 26, 2024						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro	X		X			
Councilman Markel			X			
Councilwoman Siegel			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 June 26, 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 August 5, 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 – AUGUST 5, 2024						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel			X			
Council V. President Van Dzura	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: 8/6/24

EXHIBIT A
(STORM SEWER EASEMENT)



Township of Monroe

County of Middlesex

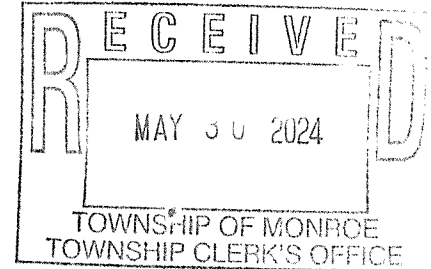
MARK J. RASIMOWICZ, PE, PP, CME, CPWM
Township Engineer

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

May 28, 2024

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

Re: Stratford Developers, LLC c/o Atlantic Realty
PB-1230-20
Block 13.01, Lots 4 and 5
15' Wide Storm Sewer Easement



Dear Ms. Robbins:

I have reviewed the metes and bounds description which accompanies the deed to be executed for the dedication of a portion of Lots 4 and 5 in Block 13.01 from Stratford Developers LLC to the Township of Monroe for the purpose of maintaining surface and subsurface drainage facilities. I have found the descriptions to correspond to the "15' Wide Storm Sewer Easement" plan prepared by Amertech Engineering, Inc. and dated May 8, 2024, and as such we have no objection to the metes and bounds description.

If you have any questions regarding this matter, please do not hesitate to contact me.

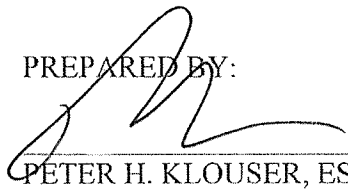
Sincerely,
Center State Engineering Associates

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

MJR/red

cc: Alan Weinberg, Business Administrator
Louis Rainone, Esq., Township Attorney

PREPARED BY:


PETER H. KLOUSER, ESQ.

STORM SEWER EASEMENT

THIS EASEMENT is made this 14 DAY OF June, 2024, by and between **Stratford Developers, LLC c/o Atlantic Realty**, a New Jersey Limited Liability Company, with offices at 90 Woodbridge Center Drive, Woodbridge, New Jersey 07095, hereinafter referred to as "GRANTOR" AND Township of Monroe, with offices at 1 Municipal Plaza, Monroe Township, New Jersey 08831 hereinafter referred to as "GRANTEE".

WITNESSETH

FOR AND IN CONSIDERATION of the sum of **ONE (\$1.00) DOLLAR** and all other good and valuable consideration paid by the Grantee, receipt of which is hereby acknowledged, the Grantor does hereby grant, transfer and convey unto the Grantee, its successors and assigns, permanent open and unobstructed storm sewer management easement, over, under and across the lands described in **EXHIBIT "A" (legal description) and EXHIBIT "B" (sketch)** attached hereto and made a part hereof.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Monroe, affecting a portion of lands known as Lots 4 and 5, Block 13.01.

SAID PERMANENT EASEMENT shall and is intended to provide in perpetuity access under and across the Grantor's property as described herein for the purpose of maintaining surface drainage and/or installing and maintaining surface and subsurface drainage facilities; said easement is intended to be an uninterrupted and unobstructed easement, under, across and over the area described, consisting of the right to erect, construct, install, use, inspect, repair, replace, remove, maintain and preserve drainage facilities of any kind, and any other appurtenances which may, in the opinion of the Township of Monroe, become necessary in the future. And the said Grantor does covenant with the said Grantee as follows:

1. That the said Grantor is seized of the said easement and has good right to convey the same.
2. That the Grantee shall quietly enjoy the said easement.
3. The Grantee shall have quiet possession of the easement free from all encumbrances.
4. The Grantor will execute such further assurances of the said lands as may be

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

EXHIBIT A

**METES & BOUNDS DESCRIPTION
OF A 15' WIDE STORM SEWER EASEMENT**

May 8, 2024
Tax Map Block 13.01 Lots 4 & 5
Township of Monroe
Middlesex County, New Jersey

Job No. 21-072

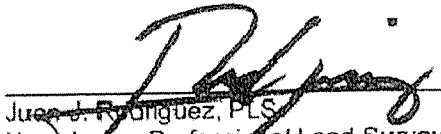
Being known and designated as a portion of Lots 4 and 5 in Block 13.01 as shown on a certain map titled "Final Plat Stratford at Monroe Section 7B Final Plat – Major Subdivision Tax Map Lot 84 Block 13, Tax Map Lot 20 Block 13.01, Tax Map Lot 61 Block 13.02 Monroe Township, Middlesex County, N.J." dated April 4, 2020, last revised June 7, 2021 and prepared by Amertech Engineering Inc. Filed in the Middlesex County Clerk's office on July 12, 2023 as Map No. 6679 in File No. 9894 and is further described as follows:

BEGINNING at a point on the intersection of the westerly right of way line of Remington Avenue (50' Wide R.O.W.) and the southerly line of the 15' Wide Storm Sewer Easement, said point being distant an arc length of 78.37' on a curve to the right having a radius of 150.00' from the intersection of the hereinafter described Lot 5 and Lot 6 in Block 13.01, and from said point of **BEGINNING**; running thence:

1. Along the southerly line of said storm sewer easement over and through said Lot 5, S. 82° 53' 40" W., a distance of 99.09' to a point on the corner of an existing 15' storm sewer easement; thence,
2. Along the easterly line of said existing storm sewer easement, N. 06° 47' 38" E., a distance of 15.45' to a point and easement corner; thence,
3. Along northerly line of said storm easement over and through said Lot 5 and crossing into said Lot 4 in Block 13.01, N. 82° 53' 40" E., a distance of 96.44' to the aforementioned westerly right of way line of Remington Avenue; thence
4. Along the said right of way line of Remington Avenue on a non-tangent curve to the left having a Radius of 150.00', an Arc Length of 15.04', a Delta angle of 05° 44' 46" and a Chord Bearing & Distance of S. 03° 04' 05" E. – 15.04' to the point and place of **BEGINNING**.

Containing 1,465 sq. ft. of land as surveyed by Amertech Engineering, Inc., 757 Ridgewood Avenue. North Brunswick, N.J. 08902.

Being further shown on a plan titled "15' Storm Sewer Easement on Tax Map Lots 4 & 5 in Block 13.01 situated in Monroe Township, Middlesex County, New Jersey" dated May 8, 2024 and prepared by Amertech Engineering, Inc., File No. 21-072.



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

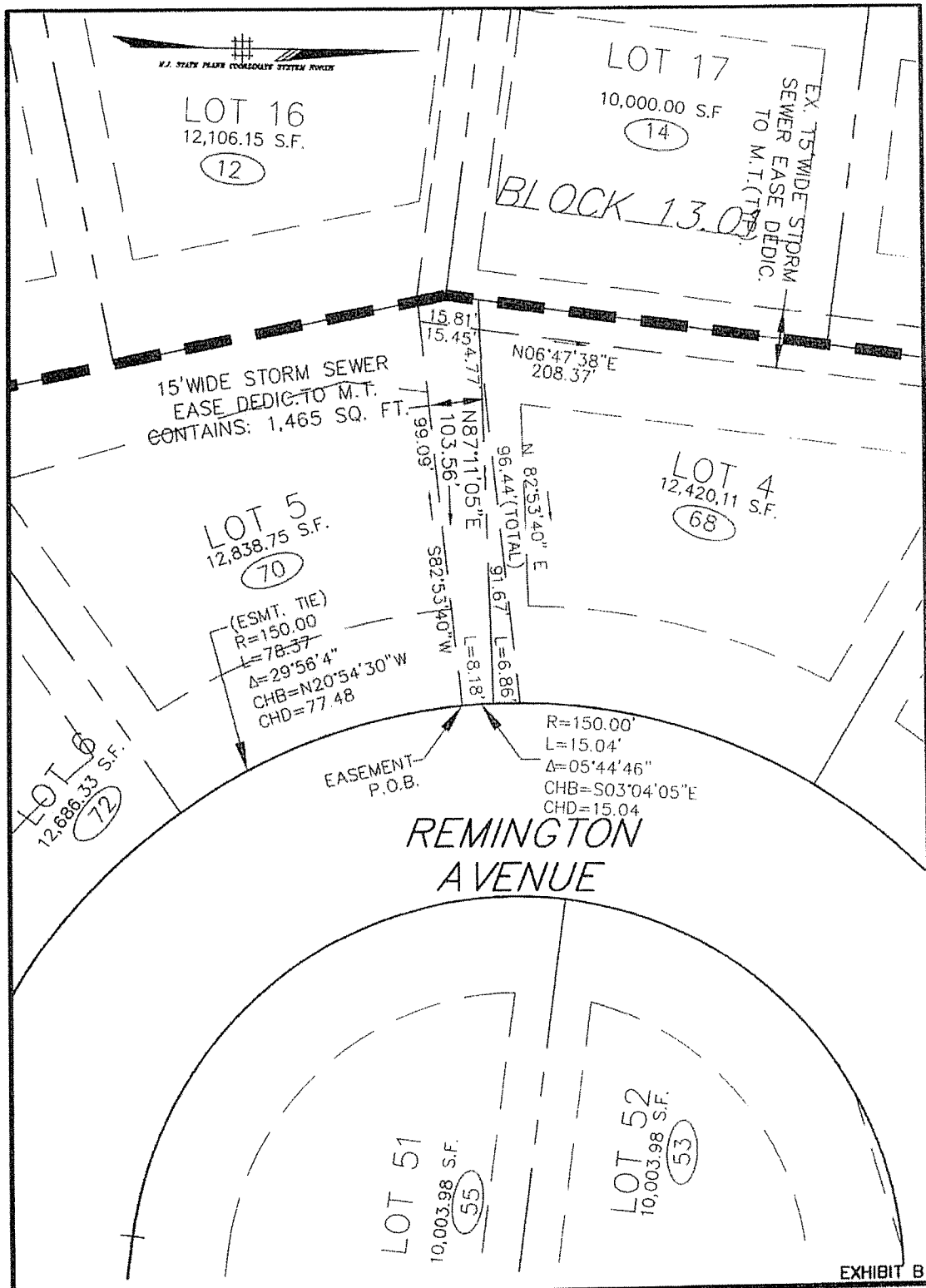


EXHIBIT B

NOTE:
SEE APPROVED MAJOR SUBDIVISION PLAN OF "STRATFORD AT MONROE" SHEETS 1/91, DATED NOV. 7, 1998, & REVISED TO 10/06/2003 PREPARED BY AMERTECH ENGINEERING, INC. FOR FINAL DETAILED GRADING, UTILITIES & SHADE TREE INFORMATION.

PROPERTY SHOWN HEREON IS FURTHER SHOWN ON A PLAN ENTITLED "FINAL PLAT STRATFORD AT MONROE SECTION 7B, FINAL PLAT - MAJOR SUBDIVISION TAX MAP LOT 84 BLOCK 13, TAX MAP LOT 20 BLOCK 13.01, TAX MAP LOT 61 BLOCK 13.02 MONROE TOWNSHIP, MIDDLESEX COUNTY, N.J." DATED APRIL 4, 2020 LAST REVISED JUNE 7, 2021 AND PREPARED BY AMERTECH ENGINEERING, INC. FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON JULY 12, 2023 AS MAP #6679 IN FILE #989

**15' STORM SEWER EASEMENT
ON TAX MAP LOTS 4 & 5 IN BLOCK 13.01**

SITUATED IN
**MONROE TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY**

SCALE: 1" = 30'	
DATE: MAY 8, 2024	
REVISION	DATE

AMERTECH ENGINEERING INC.
ENGINEERING, LAND SURVEYING & PLANNING
757 RIDGEWOOD AVE.
NORTH BRUNSWICK, N.J. 08902
TEL: (732) 249-2215 828-3535
CORPORATE OF MIDDLESEX CO. 24051620100

Juan J. Rodrigue
JUAN J. RODRIGUE
PROFESSIONAL LAND SURVEYOR N.J. Lic. No. 65-45230

DRWN. _ _ _ _ _ VLD. _ _ _ _ _ CHKD. _ _ _ _ _ WR. _ _ _ _ _ BOOK _ _ _ _ _ FILE 98-119
5/8/2024 7:58 AM JOB 21-022



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 August 9, 2024.

Tanya Pannucci

Tanya Pannucci, Deputy Township Clerk

Friday, August 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 June 26, 2024. Furthermore, this Ordinance was adopted after a Public Hearing was held at the August 5, 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 August 6, 2024. MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-6-2024-012 "ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A STORM SEWER MANAGEMENT EASEMENT OVER PROPERTY LOCATED AT REMINGTON AVENUE KNOWN AS BLOCK 13.01, PART OF LOTS 4 AND 5 ON THE TOWNSHIP OF MONROE TAX MAP" CHRISTINE ROBBINS, R.M.C Township Clerk (\$21.06)



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 July 3, 2024.



Tanya Pannucci, Deputy Township Clerk

Wednesday, July 03, 2024

Notice Content

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-6-2024-012 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A STORM SEWER MANAGEMENT EASEMENT OVER PROPERTY LOCATED AT REMINGTON AVENUE KNOWN AS BLOCK 13.01, PART OF LOTS 4 AND 5 ON THE TOWNSHIP OF MONROE TAX MAP", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on June 26, 2024 and will be further considered for final passage after a Public Hearing during the council meeting to be held on August 5, 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 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)