

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-011

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACCEPTANCE OF A DEED OF PERMANENT
EASEMENT BY THEODORE WALKER AND JENNIFER WALKER
CONCERNING PROPERTY AT BLOCK 6, LOT 30**

WHEREAS, pursuant to N.J.S.A. 40A:12-4(a) of the Local Lands and Buildings Law, a municipality is authorized to acquire any real property, or interests therein, by duly adopted ordinance; and

WHEREAS, Theodore Walker and Jennifer Walker (the “Grantors”) are the owners of a tract of land identified on the Official Tax Map of the Township of Monroe (the “Township”) as Block 6, Lot 30 (the “Property”); and

WHEREAS, the Grantors have previously granted a Temporary, Non-exclusive Construction easement to JSM at Route 33, LLC and SCM @ Rt 33 North, LLC (“Developer”), the developer of a mixed use residential and commercial development at Block 6, Lots 12.6, 13.2, 13.3, 15.1, 23.1, and 27.1, to permit the Developer to install water and sewer piping on Grantor’s Property; and

WHEREAS, the Temporary Construction Easement was to terminate after the completion of the construction of the piping and the acceptance thereof by the Township at which time the Township and the Grantors would enter into a Deed of Permanent Easement granting the Township with rights necessary to use, maintain, repair, replace and access the water and sewer piping to ensure the proper functioning of the water and sewer supply system and sanitary sewerage; and

WHEREAS, Township has agreed to enter into said Deed of Permanent Easement to permit the Grantors to grant and convey to the Township the rights and obligations to the Property as set forth therein; and

WHEREAS, after analysis and review and approval by the Township Attorney, the Township has determined it is in its best interest to accept the aforementioned Deed of Permanent Easement in a form substantially similar to that which is attached hereto as 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, County of Middlesex, State of New Jersey, as follows:

1. The Mayor and Clerk are hereby authorized to execute the Deed of Permanent Easement in a form substantially similar to Exhibit A attached hereto, which has been reviewed and approved by the Township Attorney, for the property known as Block 6, Lot 30 on the Tax Map of the Township of Monroe, as more particularly described in the attached Deed of Permanent Easement, and to execute any and all additional documents necessary to effectuate said conveyance.
2. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
3. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

SO, ORDAINED as aforesaid.

RUPA P. SIEGEL, Council President

RECORDED VOTE – INTRODUCTION – June 29, 2026						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman Van Dzura						X
Council V. President Markel			X			
Council President Siegel			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 29, 2026. 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 3, 2026, 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.

CHRISTINE ROBBINS, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – August 3, 2026						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen						
Councilman Dipierro						
Councilman Van Dzura						
Council V. President Markel						
Council President Siegel						

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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: _____

ATTACHMENT A

(Deed of Easement)