

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-8-2024-022

AN ORDINANCE OF THE TOWNSHIP OF MONROE  
AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A RIGHT-OF-WAY  
DEDICATION OVER PROPERTY AT 45 LOWER MATCHAPONIX ROAD KNOWN  
AS BLOCK 68, LOT 41.29, A 10' WIDE STREET TREE EASEMENT AT 43, 45, AND 47  
LOWER MATCHAPONIX ROAD KNOWN AS BLOCK 68, LOTS 41.34, 41.35, 41.36,  
AND A CONSERVATION EASEMENT AT 43, 45, AND 47 LOWER MATCHAPONIX  
ROAD KNOWN AS BLOCK 68, LOTS 41.34, 41.35, 41.36 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, Lucille DiPasquale (the "Grantor") is the owner of that certain parcel of land identified on the Township of Monroe's (the "Township") Official Tax Map as Block 68, Lots 41.29, 41.34, 41.35, 41.36 (hereinafter referred to as the "Property or Properties"); and

WHEREAS, the Township seeks to acquire an easement in perpetuity for the purpose of dedicating a right-of-way consisting of a portion of the property along the property's frontage for a right of way dedication, 10' wide street tree easement, and conservation easement (the "Easements"); and

WHEREAS, the Grantor has executed Easement Agreements providing the Township with a right of way dedication, 10' wide street easement, and conservation easements on the properties as described in the legal description appended hereto as Attachment A which includes the pertinent Schedules from the Surveyor; and

WHEREAS, the Township Attorney and Township Engineer have reviewed the aforementioned and agreed that it is in the best interests of the Township to acquire the Right of Way Dedication, 10' Wide Street Tree Easement, and Conservation 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 accept a Deed of Right-of-Way Dedication, 10' Wide Street Tree Easement, and Conservation Easement subject to the review of the Township Attorney, which sets forth the terms and conditions pertaining to the Right-of-Way dedication, 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.

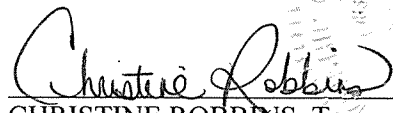
SO, ORDAINED as aforesaid.

  
MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – August 5, 2024						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro					X	
Councilman Markel			X			
Councilwoman Siegel		X	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 August 5, 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 September 4, 2024 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

<b>RECORDED VOTE – SECOND READING &amp; FINAL ADOPTION – September 4, 2024</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>					<b>X</b>	
<b>Councilman Markel</b>		<b>X</b>	<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President Van Dzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			


**MONROE TOWNSHIP, MIDDLESEX COUNTY**

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DEDICATION OVER PROPERTY AT 45 LOWER MATCHAPONIX ROAD KNOWN  
AS BLOCK 68, LOT 41.29, A WIDE STREET TREE EASEMENT AT 43, 45, AND 47  
LOWER MATCHAPONIX ROAD KNOWN AS BLOCK 68, LOTS 41.34, 41.35, 41.36,  
AND A CONSERVATION EASEMENT AT 43, 45, AND 47 LOWER MATCHAPONIX  
ROAD KNOWN AS BLOCK 68, LOTS 41.34, 41.35, 41.36 ON THE TOWNSHIP OF  
MONROE TAX MAP**

**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: 9/5/2024

**ATTACHMENT A**



*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

July 29, 2024

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

**Re: Lucille Dipasquale**  
**Description of Easements for Proposed Lots 41.34, 41.35, 41.36, Block 68**  
**BA-5209-21**  
**Third Review**

Dear Ms. Robbins:

The following three Easements have been submitted to our office for review by Mrs. Lucille Dipasquale with assistance from Van Cleef Engineering Associates.

- A proposed "Right of Way Dedication" on existing Lot 41.29 Block 68. Dated 5/21/2024 with revisions on 6/21/2024.
- A "10' Wide Street Tree Easement" on proposed Lots 41.34, 41.35 & 41.36 Block 68. Dated 5/21/2024 with revisions on 6/21/2024.
- A "Conservation Easement" on proposed Lots 41.34, 41.35 & 41.36 Block 68. Dated 5/21/2024 with revisions on 6/21/2024.

After completion of our latest review, we have no objections to the descriptions of the easements.

Please see the enclosed legal descriptions of the easements and dedications to the Township of Monroe, as well as the applicable deeds dated 3/28/24 and 3/29/24.

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: Louis Rainone, Esq., Township Attorney  
Alan Weinberg, Business Administrator  
Lucille Dipasquale, Owner

**DESCRIPTION OF**  
A Proposed Right-of-Way Dedication Situated on  
Existing Lot 41.29 Block 68  
Township of Monroe  
Middlesex County New Jersey

Beginning at a point in the division line between Lots 41.29 and 41.28, said point being where the same is intersected by the existing southerly line of Lower Matchaponix Avenue (R.O.W. varies, 16.5' from centerline), and running; thence

- 1) Along said division line between Lots 41.29 and 41.28 South 09° 42' 57" East, 8.59 feet to a point; thence
- 2) Along the proposed line of Lower Matchaponix Avenue (25' from centerline), South 88° 40' 03" West, 424.36 feet to a point; thence
- 3) Along the division line between Lots 41.29 and 40, North 5° 40' 03" East, 8.56 feet to a point; thence
- 4) Along said existing southerly line of Lower Matchaponix Avenue, North 88° 40' 03" East, 422.07 feet to the point and place of Beginning.  
Containing 3,597 Square Feet (0.083 acres)

Subject to easements and restrictions of record, if any.

Intended to describe a 8.' Right of Way Dedication as shown on a plan entitled "Right of Way Dedication Easement for Existing Lot 41.29, Block 68, Monroe Township, Middlesex County, New Jersey" prepared by Van Cleef Engineering Associates, LLC dated 5/21/2024 and revised through 6/21/2024.

Prepared by:  
**VAN CLEEF ENGINEERING ASSOCIATES**

**Joseph  
Canada**

Digitally signed by  
Joseph Canada  
Date: 2024.06.21  
13:15:06 -04'00'

Joseph Canada, P.L.S.  
New Jersey License No. 24GS04333300

**OFFICE LOCATIONS**

[www.vancleefengineering.com](http://www.vancleefengineering.com)

Hillsborough, NJ  
908-359-8291

Mt. Arlington, NJ  
862-284-1100

Phillipsburg, NJ  
908-454-3080

Doylestown, PA  
215-345-1876

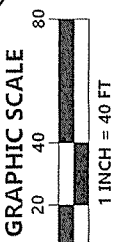
Pottstown, PA  
610-323-4040

Hamilton, NJ  
609-689-1100

Toms River, NJ  
732-573-0490

Freehold, NJ  
732-303-8700

Bethlehem, PA  
610-332-1772



REV.	DESCRIPTION	DATE
1	REV. FOR TOWNSHIP REVIEW LETTER	05/21/24

PLAN NOTATION:  
 ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED INK SEAL OF THE SURVEYOR ARE VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED FOR USE ON A DIGITAL DEVICE. NO OTHER WRITTEN OR PRINTED STATEMENT OR SIGNATURE OF THE SURVEYOR OR OTHER THAN THAT WHICH IS INTENDED SHALL BE RELIANCE ON THIS PLAN FOR ANY PURPOSES APPLICABLE PARTY.

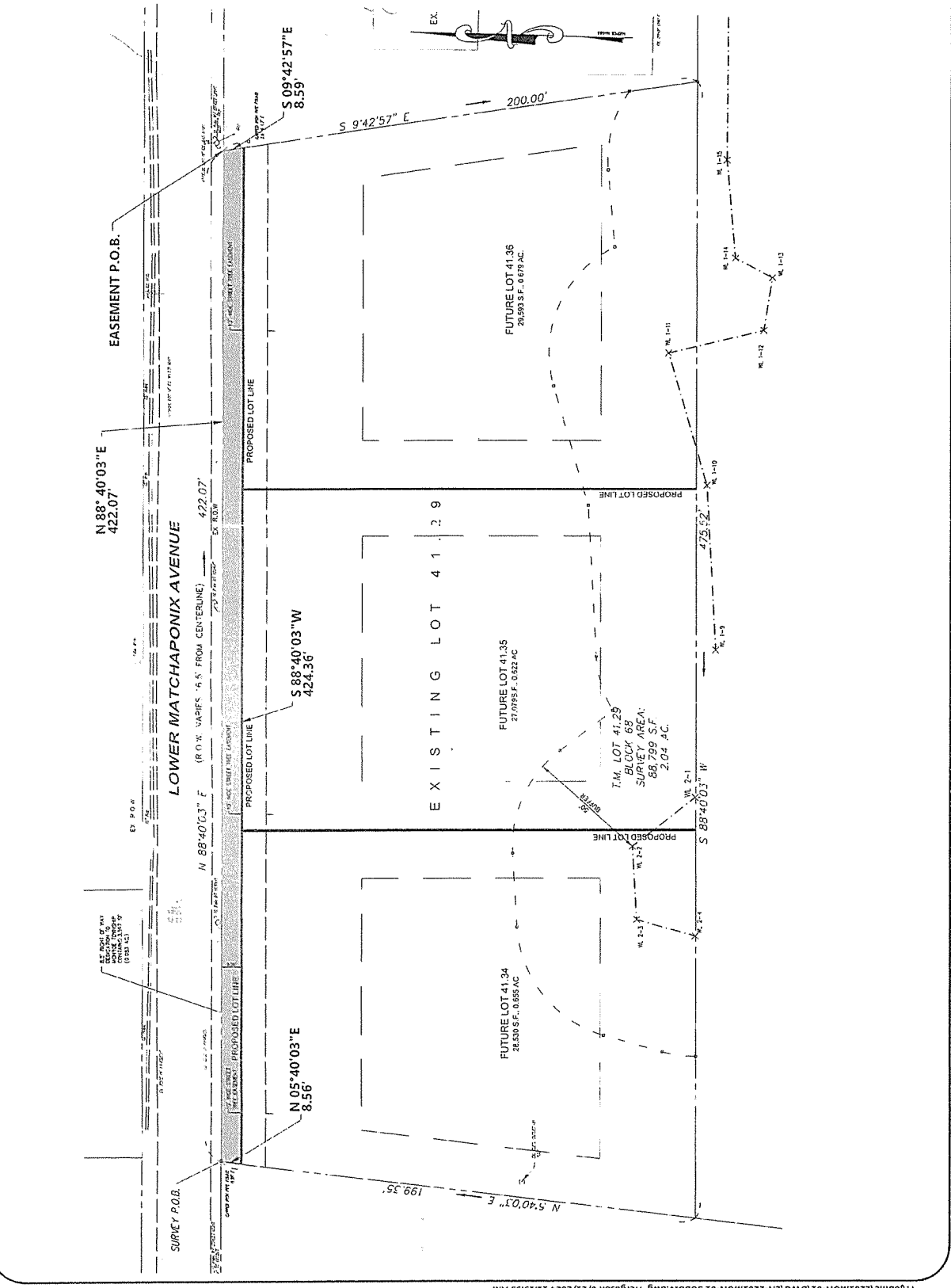
Digitally signed  
 by Joseph Canada  
 Date: 2024.05.21  
 12:52:15 -04'00'

JOSEPH CANADA  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 2455043330

**Van Cleef**  
 ENGINEERING WITH FOCUS  
 VAN CLEEF ENGINEERING ASSOCIATES, LLC  
 PHONE (609) 691-1100  
 WEB: WWW.VANCLEEFENGINEERING.COM  
 CERT. OF AUTHORIZATION NO. 2455043330

RIGHT OF WAY DEDICATION  
 FOR  
**EXISTING LOT  
 41.29, BLOCK 68**  
 MONROE TOWNSHIP  
 MIDDLESEX COUNTY, NEW JERSEY

DATE: MAY 21, 2024  
 SCALE: 1"=40'  
 DESIGNED BY: J.A.B.  
 DRAWN BY: R.R.F.  
 CHECKED BY: J.A.B.  
 JOB NUMBER: 2201MON-01



*Official Use Only*

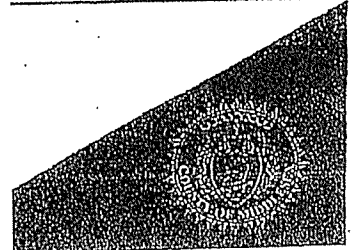
<b>Date of Document</b> March 29, 2024	<b>Type of Document</b> DEED
<b>First Party Name</b> LUCILLE DIPASQUALE	<b>Second Party Name</b> TOWNSHIP OF MONROE
<b>Additional First Parties</b>	<b>Additional Second Parties</b>

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.**

<b>Block</b>	<b>Lot</b>
<b>Municipality</b>	<b>Consideration</b>
<b>Mailing Address of Grantee</b>	

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

<b>Original Book</b>	AT&T Roadside Assistance	
	L M Rd.	GE.
	Row Dedication	only.
		rd.



RIGHT-OF-WAY DEDICATION  
BLOCK 68, EXISTING LOT 41.29  
MIDDLESEX COUNTY NEW JERSEY

THIS DEED is made on March 29, 2024.

BETWEEN LUCILLE DIPASQUALE, whose address is 1700 SARAKINIS PATH, THE VILLAGES, FL 32163, referred to as GRANTOR,

AND THE TOWNSHIP OF MONROE, whose address is ONE MUNICIPAL PLAZA MONROE TOWNSHIP, NEW JERSEY 08831, referred to as GRANTEE.

TRANSFER OF OWNERSHIP. The GRANTOR grants and conveys (transfers ownership of) the property described below to the GRANTEE. This transfer is made for the sum of one (1) dollar.

The GRANTOR acknowledges receipt of this consideration.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1): MUNICIPALITY:  
TOWNSHIP of MONROE: BLOCK 68 LOT 41.29

PROPERTY. The property consists of the land in the TOWNSHIP of MONROE, COUNTY OF MIDDLESEX and STATE OF NEW JERSEY.

THIS DEED intends to convey and show a RIGHT-OF-WAY Dedication: SCHEDULE B

The LEGAL description is attached as SCHEDULE A.

GRANTOR does covenant with the said GRANTEE that she has legal possession of the land upon which said dedication is granted and has good and lawful right to convey any part thereof.

PROMISES BY GRANTOR. The Grantor promises that the GRANTOR has done NO act to encumber the property. This promise is called 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 by making a mortgage or allowing a judgement to be entered against the Grantor).





State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s) LUCILLE DIPASQUALE  
 Current Street Address 1700 Sarakinis Path  
 City, Town, Post Office Box The Villages, State Fl Zip Code 32163

**PROPERTY INFORMATION**

Block(s) 68 Lot(s) 41.28 Qualifier \_\_\_\_\_  
 Street Address 45 Lower Matchaponix Road  
 City, Town, Post Office Box Monroe Township State NJ Zip Code 08831  
 Seller's Percentage of Ownership \_\_\_\_\_ Total Consideration \_\_\_\_\_ Owner's Share of Consideration \_\_\_\_\_ Closing Date \_\_\_\_\_

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.  
 Seller did not receive non-like kind property.
8.  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.
9.  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.
10.  The deed is dated prior to August 1, 2004, and was not previously recorded.
11.  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.
12.  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.
13.  The property transferred is a cemetery plot.
14.  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.

**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.

March 29, 2024  
Date

Lucille DiPasquale  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L.1988, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 46:15-6 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY MIDDLESEX 1212  
SS. County Municipal Code

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

MUNICIPALITY OF PROPERTY LOCATION Monroe Township \*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Lucille DiPasquale being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the GRANTOR in a deed dated \_\_\_\_\_ transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 68 Lot number 41.29 located at  
45 LOWER MATCHAPONIX RD., MONROE TWP. 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). Mere reference to exemption symbol is insufficient. Explain in detail.  
\$1.00 Full Consideration

(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. 176, 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 #10 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 H.U.D. standards.
- Reserved for occupancy.
- Meets income requirements of region.
- Subject to resale controls.

(6) NEW CONSTRUCTION (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, #12, #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 NU ID number (Required) \_\_\_\_\_

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me  
this 29 day of MARCH, 2024

Lucille DiPasquale  
Signature of Deponent

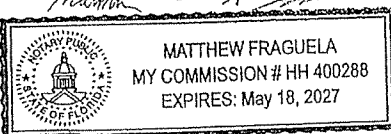
LUCILLE DIPASQUALE  
Grantor Name

1700 Sarakinis Rath The Villages, Fl 32163  
Deponent Address Grantor Address at Time of Sale

XXX-XX-782  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

By Means of  
 physical presence or  
 online notarization

Attest  
Fla:02  
State of  
Sumter



FOR OFFICIAL USE ONLY	
Instrument Number	County _____
Deed Number	Book _____ Page _____
Deed Dated	Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251  
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: <https://www.state.nj.us/treasury/taxation/pt/localtax.shtml>

**DESCRIPTION OF**

10' Wide Street Tree Easement Situated on  
Proposed Lots 41.34, 41.35, & 41.36 Block 68  
Township of Monroe  
Middlesex County New Jersey

Beginning at a point in the division line between Lots 41.36 and 41.28, said point being where the same is intersected by the southerly line of Lower Matchaponix Avenue (R.O.W. varies, 25' from centerline), and running; thence

- 1) Along said division line between Lots 41.36 and 41.28 South 09° 42' 57" East, 10.11 feet to a point; thence
- 2) Over and through Lots 41.34, 41.35 and 41.36, South 88° 40' 03" West, 427.06 feet to a point; thence
- 3) Along the division line between Lots 41.34 and 40, North 5° 40' 03" East, 10.08 feet to a point; thence
- 4) Along said line of Lower Matchaponix Avenue, North 88° 40' 03" East, 424.36 feet to the point and place of Beginning.  
Containing 4,257 Square Feet (0.098 acres)

Subject to easements and restrictions of record, if any.

Intended to describe a Proposed 10' Wide Street Tree Easement as shown on a plan entitled "10' Wide Street Tree Easement for, Block 68 Prop. Lots 41.34, 41.35 & 41.36, Monroe Township, Middlesex County, New Jersey" prepared by Van Cleef Engineering Associates, LLC dated 5/21/2024 and revised through 6/21/2024.

Prepared by:  
**VAN CLEEF ENGINEERING ASSOCIATES**

Joseph  
Canada

Digitally signed by  
Joseph Canada  
Date: 2024.06.21  
13:15:23 -04'00'

Joseph Canada, P.L.S.  
New Jersey License No. 24GS04333300

**OFFICE LOCATIONS**

[www.vancleefengineering.com](http://www.vancleefengineering.com)

Hillsborough, NJ  
908-359-8291

Mt. Arlington, NJ  
862-284-1100

Phillipsburg, NJ  
908-454-3080

Doylestown, PA  
215-345-1876

Pottstown, PA  
610-323-4040

Hamilton, NJ  
609-689-1100

Toms River, NJ  
732-573-0490

Freehold, NJ  
732-303-8700

Bethlehem, PA  
610-332-1772

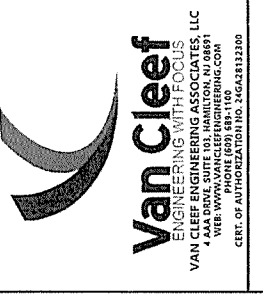


NO.	REVISION	DATE
1	REV. PER TOWNSHIP REVIEW LETTER	05/21/24

PLAN NOTATION: THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED HEREON. THE DESIGNER SHALL BE CONSIDERED RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY WORK NOT SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE CLIENT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL BE CONSIDERED RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY WORK NOT SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE CLIENT.

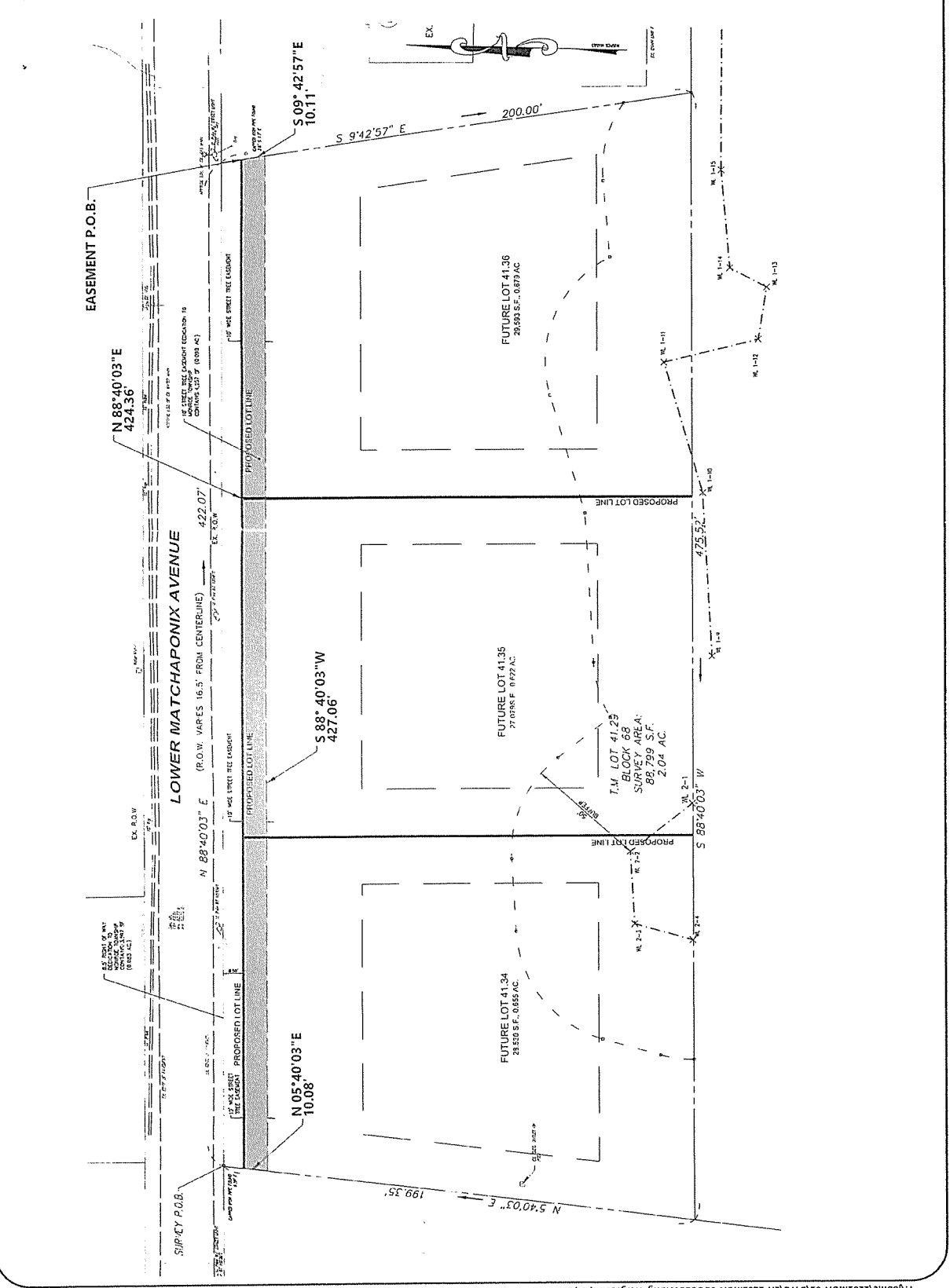
Digitally signed  
**Joseph Canada**  
 Date: 2024.05.24  
 14:25:18 -04'00'

JOSEPH CANADA  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 2652433330



10' WIDE STREET TREE EASEMENT  
 FOR  
**BLOCK 68**  
**PROP. LOTS 41.34,**  
**41.35 & 41.36**  
 MONROE TOWNSHIP  
 MIDDLESEX COUNTY, NEW JERSEY  
 DATE: MAY 21, 2024  
 SCALE: 1"=40'  
 DESIGNED BY: J.A.B.  
 DRAWN BY: R.R.F.  
 CHECKED BY: J.A.B.  
 JOB NUMBER: 2201MON-01

**01 OF 01**



*Official Use Only*

Date of Document 3/29/24	Type of Document Easement
First Party Name Lucille DiPasquale	Second Party Name Township of Monroe
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

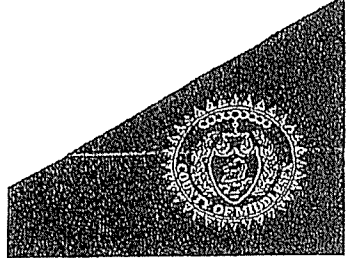
Block	Lot
Municipality	Consideration
Mailing Address of Grantee	

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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_____	<b>AT&amp;T Roadside Assistance</b>	_____
_____		GE. only.

*Lower Matchaponx Rd  
Street tree  
easement*



10' WIDE STREET TREE EASEMENT

BLOCK 68, PROPOSED LOTS 41.34, 41.35 & 41.36

**BACKGROUND**

A. This Property Easement Agreement (hereinafter referred to as the "Easement") is entered into and made effective as of 3/29/24 (hereinafter referred to as the "Effective Date") by and between the Grantor of the Easement (hereinafter referred to as the "Grantor"), of the following address:

LUCILLE DIPASQUALE  
of  
1700 Sarakinis Path  
The Villages, FL 32163

and the following Grantee of the Easement (hereinafter referred to as the "Grantee"), of the following address:

TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NJ  
One Municipal Plaza  
Monroe Township, NJ 08831

B. *WHEREAS*, the Grantor is the owner of certain real property at the following address:

Block 68 Lots / 41.34 - 43 Lower Matchaponix Road  
41.35 - 45 Lower Matchaponix Road  
41.36 - 47 Lower Matchaponix Road

Said property is more fully described as follows:

Schedule C

C. *WHEREAS*, the Grantee desires to acquire certain rights in the Servient Estate and the Grantor wishes to provide those rights.

*NOW, THEREFORE*, in consideration of the obligations and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do contract and agree as follows:

## **I. GRANT OF EASEMENT.**

1. For valuable consideration, Grantor hereby grants to Grantee an easement on and across the following-described portion of the Servient Estate:

10' Wide Easement Situated on Proposed Lots 41.34, 41.35, 41.36/BL 68  
Township of Monroe, Middlesex County,  
New Jersey

2. Attached hereto as an Exhibit is the following described document showing the location of the Easement area: SCHEDULE D

## **II. CHARACTER OF EASEMENT.**

3. It is the intention of the Parties that the Easement be granted appurtenant to the Dominant Estate, in that the Easement benefits the use and enjoyment of the Dominant Estate by the Grantee.

## **III. EASEMENT PURPOSE.**

4. The Easement will benefit the Grantee in the following manner:

Grantee will use easement if necessary to maintain Township Shade Trees

## **IV. LIMITATIONS.**

5. It is expressly agreed that the easement, rights, and privileges conveyed to Grantee are limited in the following manner:

Grantee May use easement only during normal business hours Monday through Friday.

## **V. PAYMENT.**

6. In full consideration of Grantor's permission to Grantee for Grantee to have access to this Easement, the Grantee agrees to pay the Grantor a fixed fee of **\$0 (zero US dollar)**

(the "Fee").

7. The Grantee shall pay the Grantor's fixed fee in the form of one lump sum payment, due upon the termination of this Agreement.

**VI. DURATION, BINDING EFFECT, AND TERMINATION.**

8. This Easement shall begin on 3/29/24

9. This Easement will continue until the Parties agree in writing to terminate this Agreement.

10. The Easement shall terminate if the purposes of the Easement cease to exist, are abandoned by the Grantee, or become impossible to perform.

11. This Agreement is made expressly for the benefit of, and shall be binding on, the heirs, personal representatives, successors in interest, and assigns of the respective Parties.

**VII. EXCLUSIVITY OF EASEMENT.**

12. The easement, rights, and privileges granted by this Easement are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the area covered by this grant.

**VIII. GRANTOR'S RIGHTS AND DUTIES.**

13. Grantor retains, reserves, and shall continue to enjoy the use of the surface of the land subject to this Easement for any and all purposes that do not interfere with or prevent the use by Grantee of the Easement.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called 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 by making a mortgage or allowing a judgement to be entered against the Grantor).

SUBJECT to easements and restrictions of record, if any, and such state of facts as an accurate survey of the premises may reveal.

SIGNATURES. The Grantor signs this Deed as of the date on top of the first page.

*Lucille DiPasquale*

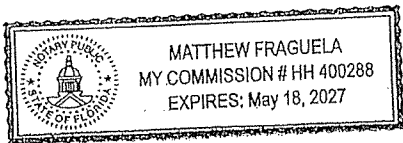
LUCILLE DIPASQUALE

STATE OF FLORIDA )  
COUNTY OF SUMTER ) SS:

I CERTIFY that on MARCH 29<sup>th</sup> 2014

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):  
(a) was the maker of this Deed;  
(b) executed this Deed as his or her own act; and  
(c) made this Deed for \$1.00 actual consideration paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

*Matthew Fraguela*  
Notary Signature



STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L. 1988, 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 1212 SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION Monroe Township \*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Lucille DiPasquale being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the GRANTOR in a deed dated \_\_\_\_\_ transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 68 Lot number 41.34, 41.35, 41.36  
43, 45 AND 47 LOWER MATCHAPONIX RD., MONROE TWP. located at  
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. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
\$1.00 Full Consideration

(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. 178, 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 H.U.D. standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

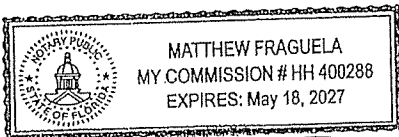
(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.  
 Entirely new improvement  Not previously occupied.  
 Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #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 NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 29 day of March, 2024  
Signature of Deponent: Lucille DiPasquale Grantor Name: LUCILLE DIPASQUALE  
Deponent Address: 1700 Sarakinis Path The Villages, Fl 32163 Grantor Address at Time of Sale



Matthew Fraguela  
County of Summit

000000782  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251  
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 <https://www.state.nj.us/treasury/taxation/rtf/localtax.html>

By Means of  
 physical presence or  
 online notarization



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s) LUCILLE DIPASQUALE
Current Street Address 1700 Sarakinis Path
City, Town, Post Office Box The Villages, FL 32163
State Zip Code

PROPERTY INFORMATION

Block(s) 68 Lot(s) 41.34, 41.35 & 41.36 Qualifier
Street Address 43 Lower Matchaponix Rd., 45 Lower Matchaponix Rd., 47 Lower Matchaponix Rd.
City, Town, Post Office Box Monroe Township NJ 08831
State Zip Code
Seller's Percentage of Ownership 100% Total Consideration \$1.00 Owner's Share of Consideration 100% Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

- 1. Seller is a resident taxpayer...
2. The real property sold or transferred is used exclusively as a principal residence...
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure...
4. Seller, transferor, or transferee is an agency or authority of the United States of America...
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...
8. The real property is being transferred by an executor or administrator of a decedent...
9. The real property being sold is subject to a short sale...
10. The deed is dated prior to August 1, 2004...
11. The real property is being transferred under a relocation company transaction...
12. The real property is being transferred between spouses or incident to a divorce...
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale.

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.

March 29, 2024 Date
Lucille DiPasquale Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

**DESCRIPTION OF**

10' Wide Street Tree Easement Situated on  
Proposed Lots 41.34, 41.35, & 41.36 Block 68  
Township of Monroe  
Middlesex County New Jersey

Beginning at a point in the division line between Lots 41.36 and 41.28, said point being where the same is intersected by the southerly line of Lower Matchaponix Avenue (R.O.W. varies, 25' from centerline), and running; thence

- 1) Along said division line between Lots 41.36 and 41.28 South 09° 42' 57" East, 10.11 feet to a point; thence
- 2) Over and through Lots 41.34, 41.35 and 41.36, South 88° 40' 03" West, 427.06 feet to a point; thence
- 3) Along the division line between Lots 41.34 and 40, North 5° 40' 03" East, 10.08 feet to a point; thence
- 4) Along said line of Lower Matchaponix Avenue, North 88° 40' 03" East, 424.36 feet to the point and place of Beginning.  
Containing 4,257 Square Feet (0.098 acres)

Subject to easements and restrictions of record, if any.

Intended to describe a Proposed 10' Wide Street Tree Easement as shown on a plan entitled "10' Wide Street Tree Easement for, Block 68 Prop. Lots 41.34, 41.35 & 41.36, Monroe Township, Middlesex County, New Jersey" prepared by Van Cleef Engineering Associates, LLC dated 5/21/2024 and revised through 6/21/2024.

Prepared by:

**VAN CLEEF ENGINEERING ASSOCIATES**

Joseph  
Canada

Digitally signed by  
Joseph Canada  
Date: 2024.06.21  
13:15:23 -04'00'

Joseph Canada, P.L.S.  
New Jersey License No. 24GS04333300

**OFFICE LOCATIONS**

[www.vancleefengineering.com](http://www.vancleefengineering.com)

Hillsborough, NJ  
908-359-8291

Mt. Arlington, NJ  
862-284-1100

Phillipsburg, NJ  
908-454-3080

Doylestown, PA  
215-345-1876

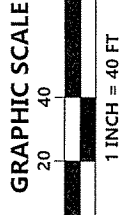
Pottstown, PA  
610-323-4040

Hamilton, NJ  
609-689-1100

Toms River, NJ  
732-573-0490

Freehold, NJ  
732-303-8700

Bethlehem, PA  
610-332-1772



REV.	PER TOWNSHIP REVIEW LETTER	DATE	DESCRIPTION
1		5/21/24	

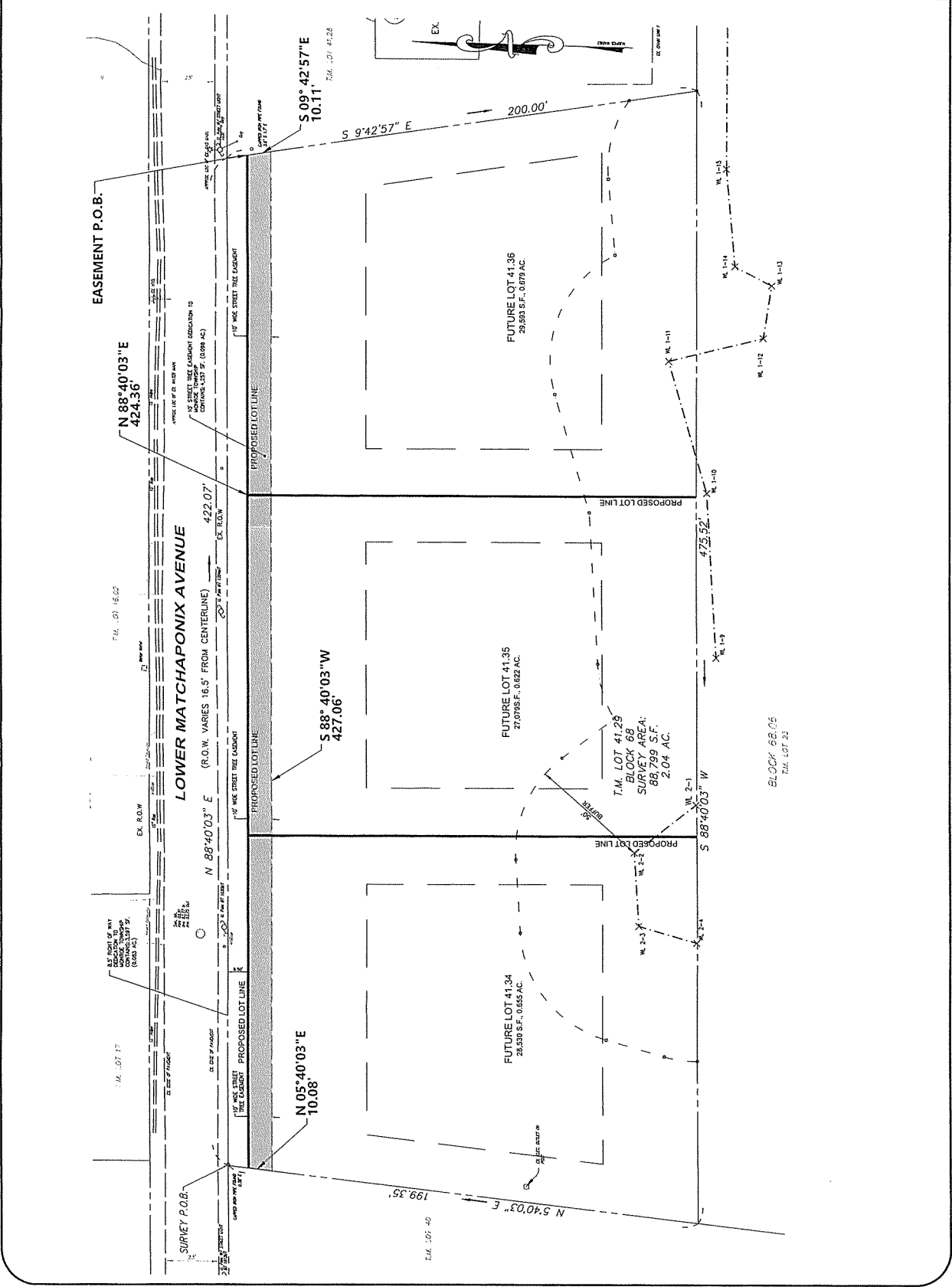
PLAN NOTATION WHICH CONTAIN A DIGITAL IMPRESSED OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SURVEYOR SHALL BE CONSIDERED VALID FOR THE OWNER DESIGNATED HEREON, AND ANY ATTEMPT TO ALTER, REMOVE, REPRODUCE, OR OTHERWISE MIMIC THE WRITTEN OR DIGITAL SIGNATURE OF THE ENGINEERING ASSOCIATES IS PROHIBITED. THE PROFESSIONAL SURVEYOR'S LIABILITY IS LIMITED TO THE SERVICE PROVIDED AND SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Digitally signed  
**Joseph** by Joseph  
 Canada  
 Date: 2024.06.24  
 14:25:18 -04'00'

JOSEPH CANADA  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 246504333300  
 DATE 5/21/24

**Van Cleef**  
 ENGINEERING WITH FOCUS  
 VAN CLEEF ENGINEERING ASSOCIATES, LLC  
 1000 ROUTE 100, SUITE 100  
 PHONE (609) 689-1100  
 WEB: WWW.VANCLEEFENGINEERING.COM  
 CERT. OF AUTHORIZATION NO. 240428333300

10' WIDE STREET TREE EASEMENT  
 FOR  
**BLOCK 68**  
**PROP. LOTS 41.34,**  
**41.35 & 41.36**  
 MONROE TOWNSHIP  
 MIDDLESEX COUNTY, NEW JERSEY  
 DATE: MAY 21, 2024  
 SCALE: 1"=40'  
 DESIGNED BY: J.A.B.  
 DRAWN BY: R.R.F.  
 CHECKED BY: J.A.B.  
 JOB NUMBER: 2201MON-01  
**01 OF 01**



*Official Use Only*

Date of Document March 28, 2024	Type of Document CONSERVATION EASEMENT
First Party Name Lucille DiPasquale	Second Party Name Township of Monroe
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

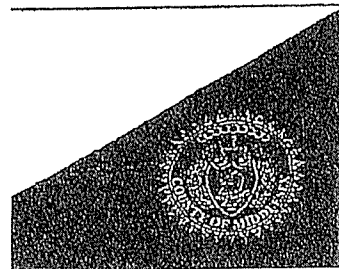
Block	Lot
Municipality	Consideration
Mailing Address of Grantee	

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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	GE. only. d.
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AT&T Roadside Assistance  
L-M. Rd  
Conservation  
EASEMENT



CONSERVATION EASEMENT  
LOTS 41.34, 41.35 & 41.36, BLOCK 68  
TOWNSHIP OF MONROE  
MIDDLESEX COUNTY NEW JERSEY

This EASEMENT IS made MARCH 28, 2024

BETWEEN

LUCILLE DIPASQUALE, married, whose address is 1700 Sarakinis Path, The Villages, Fl 32163, referred to as the GRANTOR,

AND

LUCILLE DIPASQUALE, married, whose address is 1700 Sarakinis Path, The Villages, Fl 32163, referred to as the GRANTEE.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00).

TAX MAP REFERENCE. (N.J.S.A.46:26A-3). In the Township of Monroe, Block 68; Lots 41.34, 41.35 & 41.36

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Township of Monroe Township, County of Middlesex, and State of New Jersey.

The legal description is: See SCHEDULE A  
The map is: See SCHEDULE B

BEING the same premises conveyed to LUCILLE DIPASQUALE BY Deed from LUCILLE DIPASQUALE, dated January 7, 2019, and being recorded in the Middlesex County Clerk's Office on January 7, 2019 in Deed Book 17393, Page 694..

This deed was recorded to meet the requirements of the New Jersey Department of Environmental Protection, "Letter of Interpretation", dated September 5, 2018, File No.:FWW180001 with metes and bounds for two wetland areas(.031 ac.), map including width and location of transition areas and the restriction for these areas. The renewal, updated application, was approved, without modifications, until September 4, 2028. Be advised that the State of New Jersey has determined that certain activities in wetlands and transition areas are regulated by the NJDEP and some activities may be prohibited in this area or may first require a freshwater wetland permit.

**DESCRIPTION OF**

Conservation Easement Situated on  
Proposed Lots 41.34, 41.35, & 41.36 Block 68  
Township of Monroe  
Middlesex County New Jersey

Beginning at a point in the division line between Lots 41.36 and 41.28, said point being distant 171.14 feet southerly along same from where the same is intersected by the southerly line of Lower Matchaponix Avenue (R.O.W. varies, 16.5' from centerline), and running; thence

- 1) Along said division line between Lots 41.36 and 41.28 South 09° 42' 57" East, 28.86 feet to a point; thence
- 2) Along the division line between Lots 41.34, 41.35 & 41.36 with Lot 23, South 88° 40' 03" West, 407.49 feet to a point in a curve; thence
- 3) Over and through Lot 41.34, northeasterly, on a curve bearing to the right, having a radius of 50.00 feet, an arc length of 14.18 feet, a central angle of 16° 15' 10", a chord bearing of North 6° 27' 36" East and a chord length of 14.14 feet to a point of tangency; thence over and through same the following three (3) courses:
  - 4) North 14° 35' 11" East, 25.47 feet to a point of curvature; thence
  - 5) Northeasterly, on a curve bearing to the right, having a radius of 50.00 feet, an arc length of 61.74 feet, a central angle of 70° 44' 37", a chord bearing of North 49° 57' 29" East and a chord length of 57.89 feet to a point of tangency; thence
  - 6) North 85° 19' 48" East, 30.54 feet to a point of curvature; thence
- 7) Over and through Lots 41.34 and 41.35, southeasterly, on a curve bearing to the right, having a radius of 50.00 feet, an arc length of 48.84 feet, a central angle of 55° 58' 02", a chord bearing of South 66° 41' 12" East and a chord length of 46.92 feet to a point of tangency; thence
- 8) Over and through Lot 41.35, South 38° 42' 11" East, 27.66 feet to a point on a curve; thence
- 9) Over and through same, northeasterly, on a curve to the right, having a radius of 50.00 feet, an arc length of 23.99 feet, a central angle of 27° 29' 22", a chord bearing of North 71° 50' 32" East and a chord length of 23.76 feet to a point of tangency; thence
- 10) Over and through same, North 85° 35' 13" East, 63.68 feet to a point; thence
- 11) Over and through Lots 41.35 and 41.36, North 72° 18' 37" East, 51.66 feet to a point of curvature; thence
- 12) Over and through Lot 41.36, southeasterly, on a curve bearing to the right, having a radius of 50.00 feet, an arc length of 69.33 feet, a central angle

**OFFICE LOCATIONS**

[www.vancleefengineering.com](http://www.vancleefengineering.com)

Hillsborough, NJ 908-359-8291	Mt. Arlington, NJ 862-284-1100	Phillipsburg, NJ 908-454-3080	Doylestown, PA 215-345-1876	Pottstown, PA 610-323-4040
Hamilton, NJ 609-689-1100	Toms River, NJ 732-573-0490	Freehold, NJ 732-303-8700	Bethlehem, PA 610-332-1772	

- of 79° 26' 24", a chord bearing of South 67° 58' 11" East and a chord length of 63.90 feet to a point of non-tangency; thence
- 13) Over and through same, North 83° 39' 51" East, 32.06 feet to a point of curvature; thence
  - 14) Over and through same, easterly, on a curve bearing to the right, having a radius of 50.00 feet, an arc length of 34.60 feet, a central angle of 39° 39' 10", a chord bearing of South 76° 30' 34" East and a chord length of 34.88 feet to the point and place of Beginning.  
Containing 21,110 Square Feet (0.485 acres)

Subject to easements and restrictions of record, if any.

Intended to describe a Proposed Conservation Easement Area as shown on a plan entitled "Conservation Easement for Block 68 Prop. Lots 41.34, 41.35 & 41.36, Monroe Township, Middlesex County, New Jersey" prepared by Van Cleef Engineering Associates, LLC dated 5/21/2024 and revised through 6/21/2024.

Prepared by:

**VAN CLEEF ENGINEERING ASSOCIATES**

Joseph  
Canada

Digitally signed by  
Joseph Canada  
Date: 2024.06.21 13:15:40  
-04'00'

---

Joseph Canada, P.L.S.  
New Jersey License No. 24GS04333300



PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called 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 by making a mortgage or allowing a judgement to be entered against the Grantor).

SUBJECT to easements and restrictions of record, if any, and such state of facts as an accurate survey of the premises may reveal.

SIGNATURES. The Grantor signs this Deed as of the date on top of the first page.

*Lucille DiPasquale*

LUCILLE DIPASQUALE

STATE OF Florida )  
COUNTY OF Sumter ) SS:

I CERTIFY that on 3/28/2024

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):  
(a) was the maker of this Deed;  
(b) executed this Deed as his or her own act; and  
(c) made this Deed for 1.00 actual consideration paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

RECORD AND RETURN

LUCILLE DIPASQUALE  
1700 SARA KINIS PATH  
THE VILLAGES, FL 32163

STATE OF FLORIDA  
COUNTY OF Sumter

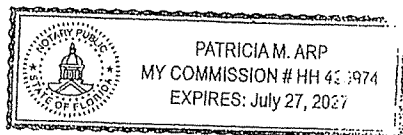
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of March, 2024, by Lucille Pasquale, who is personally known to me or who has produced Florida Drivers License as identification.

*Patricia M. Arp*

Signature of Notary Public - State of Florida

Patricia M. Arp

Name of Notary typed, printed or stamped



STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 48:15-3 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 _____

SS. County Municipal Code  
COUNTY MIDDLESEX 1212

MUNICIPALITY OF PROPERTY LOCATION Monroe Township \*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Lucille DiPasquale being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the GRANTOR in a deed dated \_\_\_\_\_ transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 68 Lot number 41.34, 41.35, 41.36 located at  
43, 45 AND 47 LOWER MATCHAPONIX RD., MONROE TWP. 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. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
\$1.00 Full Consideration

(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. 176, 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 H.U.D. standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

(6) NEW CONSTRUCTION (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.

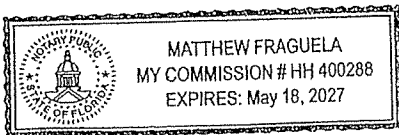
(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.  
 No prior mortgage assumed or to which property is subject at time of sale.  
 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged 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 NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 29 day of March, 2024  
Signature of Deponent: Lucille DiPasquale Grantor Name: LUCILLE DIPASQUALE  
Deponent Address: 1700 Sarakinis Path Grantor Address at Time of Sale: The Villages, Fl 32163

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



*Matthew Fraguela*

State of FLORIDA  
County of Sumter

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

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

By Means of  
 physical presence or  
 online notarization

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: <https://www.state.nj.us/treasury/taxation/rtf/localtaust.html>



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s) LUCILLE DIPASQUALE
Current Street Address 1700 Sarakinis Path
City, Town, Post Office Box The Villages, FL 32163

PROPERTY INFORMATION

Block(s) 68 Lot(s) 41.34, 41.35 & 41.36 Qualifier
Street Address 43 Lower Matchaponix Rd., 45 Lower Matchaponix Rd., 47 Lower Matchaponix Rd.
City, Town, Post Office Box Monroe Township NJ 08831
Seller's Percentage of Ownership 100% Total Consideration \$1.00 Owner's Share of Consideration 100% Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

- 1. Seller is a resident taxpayer...
2. The real property sold or transferred is used exclusively as a principal residence...
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure...
4. Seller, transferor, or transferee is an agency or authority of the United States of America...
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...
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir...
9. The real property being sold is subject to a short sale instituted by the mortgagee...
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction...
12. The real property is being transferred between spouses or incident to a divorce decree...
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale.

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.

3/28/24 Date

Lucille DiPasquale Signature

Date

Signature



# 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 September 10, 2024.

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

Tuesday, September 10, 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 August 5, 2024. Furthermore, this Ordinance was adopted after a Public Hearing was held at the September 4, 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 September 5, 2024. MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-8-2024-022 "AN ORDINANCE OF THE TOWNSHIP OF MONROE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A RIGHT-OF-WAY DEDICATION OVER PROPERTY AT 45 LOWER MATCHAPONIX ROAD KNOWN AS BLOCK 68, LOT 41.29, A WIDE STREET TREE EASEMENT AT 43, 45, AND 47 LOWER MATCHAPONIX ROAD KNOWN AS BLOCK 68, LOTS 41.34, 41.35, 41.36, AND A CONSERVATION EASEMENT AT 43, 45, AND 47 LOWER MATCHAPONIX ROAD KNOWN AS BLOCK 68, LOTS 41.34, 41.35, 41.36 ON THE TOWNSHIP OF MONROE TAX MAP" CHRISTINE ROBBINS, R.M.C Township Clerk 9/10/24 (\$21.45)



# 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 NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-8-2024-022 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "AN ORDINANCE OF THE TOWNSHIP OF MONROE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A RIGHT-OF-WAY DEDICATION OVER PROPERTY AT 45 LOWER MATCHAPONIX ROAD KNOWN AS BLOCK 68, LOT 41.29, A WIDE STREET TREE EASEMENT AT 43, 45, AND 47 LOWER MATCHAPONIX ROAD KNOWN AS BLOCK 68, LOTS 41.34, 41.35, 41.36, AND A CONSERVATION EASEMENT AT 43, 45, AND 47 LOWER MATCHAPONIX ROAD KNOWN AS BLOCK 68, LOTS 41.34, 41.35, 41.36 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 August 5, 2024 and will be further considered for final passage after a Public Hearing during the council meeting to be held on September 4, 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 (\$25.74)