

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-1-2016-002

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
AUTHORIZING THE ACQUISITION OF A CERTAIN PARCEL  
OF LAND FOR OPEN SPACE LOCATED AT 156 PROSPECT  
PLAINS ROAD AND APPEARING ON THE OFFICIAL  
MUNICIPAL TAX MAPS AS BLOCK 27.02, LOT 17.01

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**WHEREAS**, Gerald J. Noonan and Tracy A. Noonan (the "Noonan's") own real property commonly known as 156 Prospect Plains Road, identified on the official Tax Maps of the Township of Monroe as Block 27.02, Lot 17.01 in the County of Middlesex and State of New Jersey ("the Property"); and

**WHEREAS**, the Township of Monroe Planning Board has included the Property in its Master Plan as property targeted for acquisition as Open Space; and

**WHEREAS**, in or about December, 2015, the Noonan's offered to sell the Property to the Township of Monroe; and

**WHEREAS**, the Noonan's have agreed to sell the Property to the Township of Monroe for consideration of Two Hundred Seventy-Five Thousand Dollars (\$275,000.00); and

**WHEREAS**, the Township's Chief Financial Officer has verified there are sufficient funds remaining from the issuance of bonds, pursuant to the Open Space Acquisition Bond Ordinance O-8-2000-026, to pay for the aforesaid acquisition;

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

**Section 1.** The Mayor, Township Clerk and Township Attorney are hereby authorized and directed to execute any and all documents as are reasonably necessary to acquire title to:

- (a) All portions of the parcel of land identified as Lot 17.01 in Block 27.02, on the official Tax Maps of the Township of Monroe, as more particularly described on Exhibit "A";
- (b) All improvements erected on, over and beneath aforesaid lands; and
- (c) All easements, rights-of-way or use, privileges, licenses, hereditaments, appurtenances, interests and other rights belonging to or inuring to the benefit of the lands and all right, title and interest of the owners in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front or abutting or adjoining aforesaid lands.

**Section 2.** The purchase price for the Property shall be Two Hundred Seventy Five Thousand Dollars (\$275,000.00), as determined through arm's length negotiations.

**Section 3.** The Mayor and Township Clerk are hereby authorized to accept the Deed transferring the Property for open space, provided the Deed is in a form satisfactory to the Township Attorney.

**Section 4.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**Section 5.** If any section, subdivision, sentence, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**Section 6.** This Ordinance shall take effect upon final passage and publication as provided by law.

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LESLIE KOPPEL, Council President

**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 January 4, 2016. 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 January 25, 2016 at 7:00 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.

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SHARON DOERFLER, Township Clerk

**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.

\_\_\_\_\_  
GERALD W. TAMBURRO, Mayor

Date signed: \_\_\_\_\_



**DEED DESCRIPTION  
LOT 17.01 BLOCK 27.02  
TOWNSHIP OF MONROE  
MIDDLESEX COUNTY**

Beginning at an iron bar found in the southerly line of Prospect Plains Road (a.k.a. Prospect Plains—Hoffman Station Road) at the terminus of a 40' radius curve connecting the southeasterly line of Half Acre Road (a.k.a. Middlesex County Highway Route No. 615, a.k.a. Cranbury—Half Acre Road) with the southerly line of Prospect Plains Road and running thence;

- 1) Along the southerly line of Prospect Plains Road in a easterly direction on a curve to the left having a radius of 3000.0', an arc length of 66.37' and a chord bearing and distance of S 70°-49'-17" E 66.37' to a point of reverse curvature thence;
- 2) Still along the southerly line of Prospect Plains Road in a easterly direction on a curve to the right having a radius of 1490.0', an arc length of 78.78' and a chord bearing and distance of S 69°-56'-25" E 78.77' to an iron bar found thence;
- 3) S 20°-55'-00" W 183.20' to a point thence;
- 4) N 71°-53'-50" W 195.00' to a point thence;
- 5) N 22°-29'-00" E 10.00' to an iron pipe found thence;
- 6) N 43°-46'-00" W 72.67' to an iron bar found in the southeasterly line of Half Acre Road thence;
- 7) Along the southeasterly line of Half Acre Road  
N 53°-12'-53" E 153.48' to a point of curvature thence;
- 8) In a northeasterly direction on a curve to the right having a radius of 40.0' and an arc length of 39.6' to the point and place of beginning.

Also subject to a Slope Easement running along the first, second, seventh and eighth courses of the above described property as per a prior survey.  
Subject to easements, covenants and/or restrictions of record, if any.  
Containing 39,931 square feet of land more or less.

The above description is drawn in accordance with a survey prepared by THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC. DATED: December 11, 2015.

A handwritten signature in black ink, appearing to read 'Thomas M. Ernst', written over a horizontal line.

**THOMAS M. ERNST  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE # GS 19000**