

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-11-2022-023

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACCEPTANCE FROM 94 UNION VALLEY ROAD,
LLC OF A CONSERVATION EASEMENT CONCERNING PROPERTY
AT LOT 7, BLOCK 18 AND A ROAD WIDENING DEED CONCERNING
PORTIONS OF PROPERTY AT LOTS 7.01 AND 7.02, BLOCK 18**

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

WHEREAS, 94 Union Valley Road, LLC (the “Grantor”) is the owner of a certain tract of land identified on the Township’s Official Tax Map as Block 18, Lots 7, 7.01, and 7.02; and

WHEREAS, the Grantor has agreed to dedicate to the Township of Monroe (the “Township”) a Conservation Easement under, across, and over portions of Lot 7, as specifically described in the Schedules A through E to the Conservation Easement attached hereto as Attachment A (the Conservation Easement Area”); and

WHEREAS, the terms of the proposed form of a Easement Agreement appended hereto as Attachment A will preserve the Conservation Easement Area to prevent the removal of trees and ground cover, subject to certain conditions, and maintain open space in as close to its natural state as possible; and

WHEREAS, after analysis and review, the Township has determined it is in its best interest to accept the Conservation Easement over Lot 7 and enter into the aforementioned Easement Agreement in a form substantially similar to the form attached hereto as Attachment A, subject to the review and approval of the Township Attorney; and

WHEREAS, Grantor has also agreed to dedicate to the Township a portion of Block 18, Lots 7.01 and 7.02, as specifically described in Schedule A to the Road Widening Deed attached hereto as Attachment B (the “Lots 7.01 and 7.02 Premise”); and

WHEREAS, the terms of the proposed form of Road Widening Deed will dedicate the Lots 7.01 and 7.02 Premise for any and all lawful public purposes including but not limited to widening of public rights of way and installation and maintenance of improvements; and

WHEREAS, after analysis and review, the Township has determined it is in its best interest to accept the Conservation Easement over Lot 7, Block 18, as well as the Road Widening Deed conveying a portion of Lots 7.01 and 7.02, Block 18, and to enter into the aforementioned Easement Agreement and Road Widening Deed in forms substantially similar to the forms attached hereto as Attachment A and B, subject to the review and approval of the Township Attorney; and

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 all documents necessary for the conveyance of the Conservation Easement, which shall include a Conservation Easement Agreement setting forth the terms and conditions pertaining to the Conservation Easement, in substantially the form appended hereto as Attachment A, subject to the Township Attorney’s review and approval.
2. The Mayor and Clerk are hereby authorized to execute all documents necessary for the conveyance of the Lots 7.01 and 7.02 Premises, which shall include a Road Widening Deed, in substantially the form appended hereto as Attachment B, subject to the Township Attorney’s review and approval.
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 – November 2, 2022						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Siegel	X		X			
Councilman Dipierro			X			
Councilman Schneider			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 November 2, 2022. 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 December 5, 2022 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.

PATRICIA REID, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – December 5, 2022						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Siegel						
Councilman Dipierro						
Councilman Schneider						
Council V. President Van Dzura						
Council President Cohen						

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ORDINANCE AUTHORIZING THE ACCEPTANCE FROM 94 UNION VALLEY ROAD, LLC OF A CONSERVATION EASEMENT CONCERNING PROPERTY AT LOT 7, BLOCK 18 AND A ROAD WIDENING DEED CONCERNING PORTIONS OF PROPERTY AT LOTS 7.01 AND 7.02, BLOCK 18

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
(Conservation Easement Agreement)

ATTACHMENT B
(Road Widening Deed)