

TOWNSHIP OF MONROE, MIDDLESEX COUNTY

ORDINANCE NO.: 0-2-2022-008

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
AUTHORIZING THE EXECUTION AND RECORDING OF A PERMANENT  
EASEMENT AGREEMENT TO JCP & L AND VERIZON IN CONNECTION  
WITH THE INSTALLATION OF ELECTRICAL EQUIPMENT AND POLES ON  
THE PROPERTY KNOWN AS 485 SPOTSWOOD-ENGLISHTOWN ROAD,  
BLOCK 77.01, LOT 3.01 IN MONROE, NEW JERSEY**

**WHEREAS**, Township of Monroe (hereinafter referred to as “Township”) owns 485 Spotswood-Englishtown Road, also known on the Tax Maps as Block 77.01, Lot 3.01 (hereinafter referred to as “the Property”); and

**WHEREAS**, JCP&L and Verizon have requested a permanent easement from the Township in order to construct, operate, replace, maintain, and repair electrical equipment or poles that would provide service to a new development located on 485 Spotswood-Englishtown Road, Block 77.01, Lot 3.01; and

**WHEREAS**, the Property is located in an accessible location in order to provide electrical services for the residents; and

**WHEREAS**, the Township has considered the request of the Company to grant a permanent easement on the Property to allow the installation of electrical equipment and poles for the new development and its residents, and the Township wishes to grant the easement for this purpose, as set forth in the attached Easement for Block 77.01, Lot 3.01, and;

**WHEREAS**, once the installation is completed by JCP & L and Verizon, the Township will receive a refund of its deposit in the amount of up to \$58,529.86.

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

The Mayor and Municipal Clerk are hereby authorized and directed to execute and record the attached Easement as to Block 77.013, Lots 3.01 in the form attached hereto, in order to facilitate the installation of electrical equipment and poles.

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

**BE IT FURTHER ORDAINED**, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

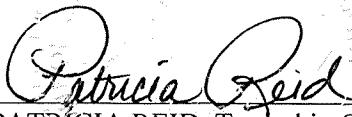
**SO, ORDAINED** as aforesaid.

  
MIRIAM COHEN, Council President

| RECORDED VOTE – INTRODUCTION – February 7, 2022 |        |        |     |     |         |        |
|---|--------|--------|-----|-----|---------|--------|
| COUNCIL   | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
| Councilman Dipierro                             |        | X      | X   |     |         |        |
| Councilwoman Schneider                          |        |        | X   |     |         |        |
| Councilwoman Siegel                             |        |        | X   |     |         |        |
| Council Vice Pres. Van Dzura                    | X      |        | X   |     |         |        |
| Council Pres. 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 February 7, 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 March 7, 2022, at 6:30 p.m. virtually via Zoom at <https://us04web.zoom.us/j/106827708>. 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

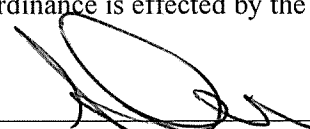
| RECORDED VOTE – SECOND READING & FINAL ADOPTION– March 7, 2022 |        |        |     |     |         |        |
|--|--------|--------|-----|-----|---------|--------|
| COUNCIL  | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
| Councilman Dipierro  |        | X      | X   |     |         |        |
| Councilwoman Schneider   |        |        | X   |     |         |        |
| Councilwoman Siegel  |        |        | X   |     |         |        |
| Council Vice Pres. Van Dzura                                   | X      |        | X   |     |         |        |
| Council Pres. Cohen  |        |        | X   |     |         |        |

**ORDINANCE NO.: 0-2-2022-008**

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
AUTHORIZING THE EXECUTION AND RECORDING OF A PERMANENT  
EASEMENT AGREEMENT TO JCP & L AND VERIZON IN CONNECTION  
WITH THE INSTALLATION OF ELECTRICAL EQUIPMENT AND POLES ON  
THE PROPERTY KNOWN AS 485 SPOTSWOOD-ENGLISHTOWN ROAD,  
BLOCK 77.01, LOT 3.01 IN MONROE, NEW JERSEY**

**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: 3/8/2022

**EASEMENT**

The undersigned, Monroe Township MTUD whose address is 143 Union Valley Rd Monroe NJ 08831 (the "Grantor"), is the owner of certain lands located in the Township of Monroe, County of Middlesex State of NJ, known and designated as Tax Block 77.01 , Lot 3.01 , and recorded in The Office of The Clerk of Middlesex County, on 9/1/2000, in Deed Book 9999 , page 9999, referred to as the property.

Grantor, hereby grants and conveys to Grantee Jersey Central Power & Light Company and Verizon of New Jersey Inc., both New Jersey Corporations, (the "Grantee") for valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, a permanent easement and uninterrupted right, from time to time, to construct, reconstruct, operate, inspect, renew, replace, improve, maintain, redesign, alter, relocate, extend and remove overhead, underground and ground level facilities described below (the "Facilities") as may be deemed necessary or convenient by Grantee for electric, CATV and communication purposes for the use and benefit of the Land and/or adjacent lands on, over, under and across along and beyond the property, the course of said facilities to run as follows:

**Generally in a Northerly direction from existing pole BT1233MNT located along the Easterly sideline of Spotswood -Englishtown Rd a distance of +/- 50' Verizon to set new 45/2 pole, JCP&L to install 3phase riser. Entering the lands of the Grantor traveling in a Northeasterly direction +/- 70' JCP&L to install 1/0al 3phase underground primary cable to new customer installed handhole (207800A55534), from handhole continuing in an Easterly direction +/- 90' install 1/0al 3phase underground cable to new 300kva 480v padmount transformer (207808A55535). No Recorded Deed found for the property.**

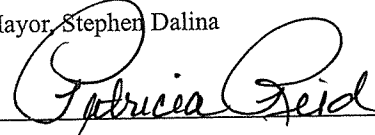
The Facilities may include, without limitation, poles (with or without crossarms), guy wires, guy stubs, anchors, street lights and standards, transformers, transformer pads, switching compartments, conduits, conductors, ducts, wires, cables, fibers, pedestals, terminal boxes, manholes, hand-holes and other related equipment and apparatus from time to time deemed necessary or convenient by Grantee to accomplish the above purpose.

Grantor gives full authority and unqualified right to the Grantee to trim, remove, clear, keep clear, and otherwise control (by such methods as Grantee, in its sole judgment, may deem necessary or proper, including but not limited to the use of herbicides) any and all trees, underbrush, or other vegetation located within the right of way. Grantee shall also have the full authority and right, in its sole discretion, to trim, remove, clear, keep clear, and otherwise control any or all trees or vegetation adjacent to said right of way, that, in the opinion of Grantee, may interfere or threaten to interfere with the construction, operation, maintenance, or repair of Grantee's Facilities or ingress or egress to, from, or along said right of way.

Grantor covenants not to construct, place, maintain or use structures of any kind, or plant shrubs or trees within eight feet of either side of the center line of the underground Facilities, if any, as installed, raise or lower the ground elevation of the land above or beneath the Facilities; grow beneath overhead Facilities any vegetation or trees, except farm crops or other compatible species identified by Grantee; or obstruct access to, remove structural support from, divert or impound water to or on, or otherwise interfere with, the Facilities.

The rights and obligations hereunder shall be binding upon and inure to the benefit of the Grantor and Grantee and their heirs, executors, administrators, successors and assigns, Licensees and Lessees, as the case may be.

Monroe Township MTUD

  
\_\_\_\_\_  
Mayor, Stephen Dalina  
\_\_\_\_\_  
Municipal Clerk, Patricia Reid

Municipality

STATE OF New Jersey

COUNTY OF Middlesex

I certify that on March 15, 2022, Stephen Dalina as Mayor and Patricia Reid as Municipal Clerk of Monroe Township MTUD personally appeared before me and acknowledged to my satisfaction that this person (or if more than one, each person) has the Legal Authority for the organization named within this instrument and being so authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the easement.

*Christine Robbins*

Notary Public of New Jersey

My commission expires: 7/6/2025

Dated: 3/15/2022

County: Middlesex

Order #: 16856387

W/R#: 61155787

**CHRISTINE M. ROBBINS**  
**NOTARY PUBLIC OF NEW JERSEY**  
**ID # 60018737**  
**My Commission Expires 7/06/2025**

**RECORD AND RETURN TO:**  
**JERSEY CENTRAL POWER AND LIGHT COMPANY**  
**RIGHT OF WAY DEPARTMENT**  
**P.O Box 1911**  
**MORRISTOWN, N.J. 07962-1911**

| REVISIONS |               |             |
|-----------|---------------|-------------|
| DATE      | NAME          | LICENSE NO. |
| 12/03     | JOHN J. BAKER | 24271       |
| 07/08     | JOHN J. BAKER | 34022       |
| 07/11     | JOHN J. BAKER | 34022       |
| 09/15     | JOHN J. BAKER | 34022       |
| 12/16     | JOHN J. BAKER | 34022       |

TOWNSHIP OF OLD BRIDGE  
MUNICIPAL BOUNDARY

THIS SHEET HAS BEEN REDRAWN USING  
COMPUTER AIDED DRAFTING/DESIGN (CAD)

TAX MAP

MONROE TOWNSHIP  
MIDDLESEX COUNTY, N.J.

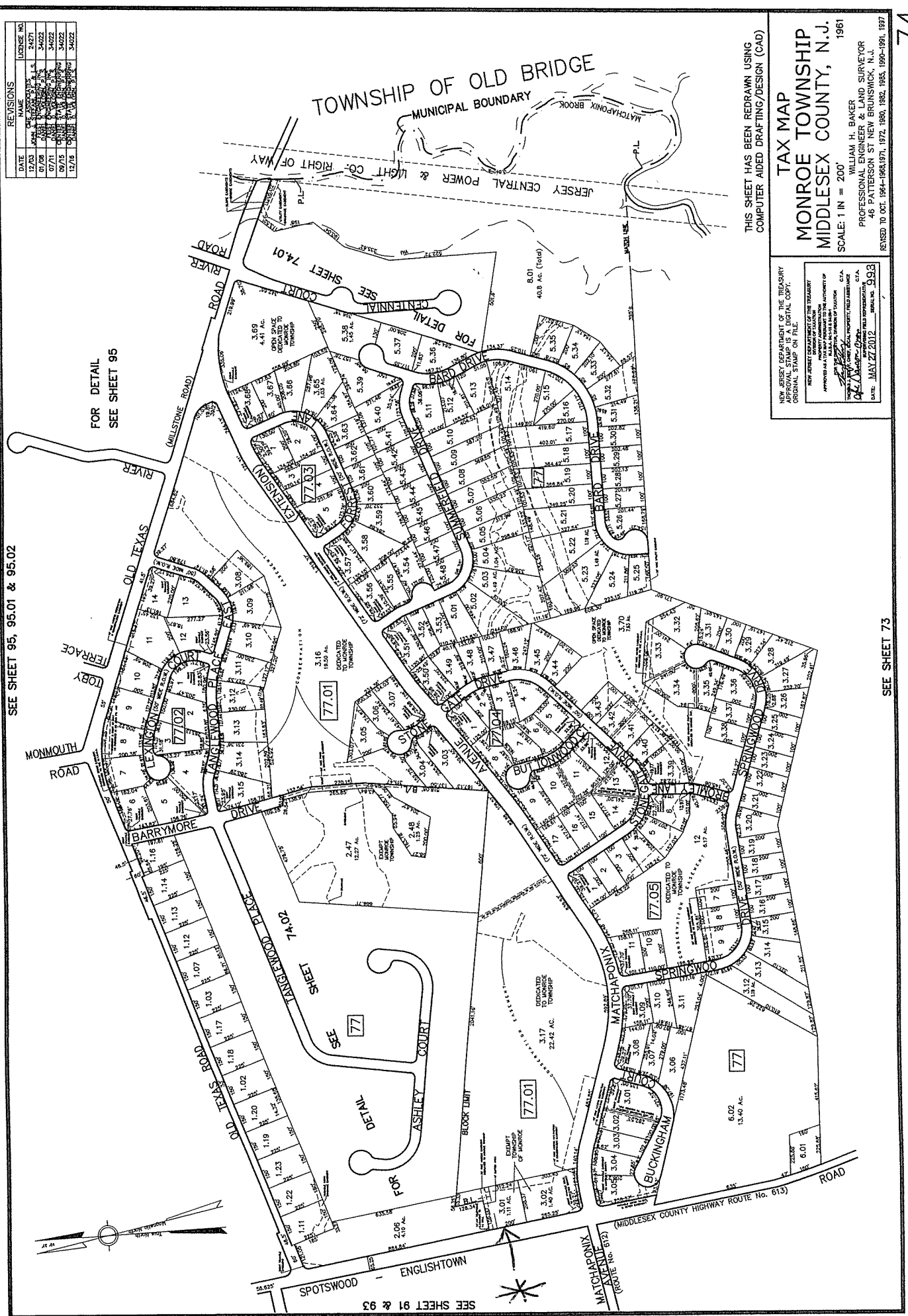
SCALE: 1 IN = 200'

WILLIAM H. BAKER  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
46 PATTERSON ST NEW BRUNSWICK, N.J.  
REVISED TO OCT. 1964-1981/971, 1972, 1980, 1982, 1983, 1985, 1989-1991, 1997

NEW JERSEY DEPARTMENT OF THE TREASURY  
OFFICE OF LAND USE AND PLANNING  
APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF  
THE TREASURY DEPARTMENT OF THE STATE OF NEW JERSEY  
DATE: MAY 22, 2012

NEW JERSEY DEPARTMENT OF THE TREASURY  
OFFICE OF LAND USE AND PLANNING  
APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF  
THE TREASURY DEPARTMENT OF THE STATE OF NEW JERSEY  
DATE: MAY 22, 2012

NEW JERSEY DEPARTMENT OF THE TREASURY  
OFFICE OF LAND USE AND PLANNING  
APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF  
THE TREASURY DEPARTMENT OF THE STATE OF NEW JERSEY  
DATE: MAY 22, 2012



FOR DETAIL  
SEE SHEET 95

SEE SHEET 95, 95.01 & 95.02

SEE SHEET 73