

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2025-014

ORDINANCE OF THE TOWNSHIP OF MONROE  
AUTHORIZING THE CONVEYANCE OF AN ACCESS EASEMENT OVER  
PROPERTY KNOWN AS BLOCK 52, LOT 2.05

WHEREAS, pursuant to the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., the Township has the power to acquire and convey interests in real property; and

WHEREAS, pursuant to N.J.S.A. 40A: 12-5, the Township has the power to acquire and convey any interest in real property for a public purpose through a negotiated agreement process; and

WHEREAS, the Monroe Township Board of Education transferred a certain parcel of land in fee simple to the Township identified on the Township's Official Tax Map as Block 52, Lot 2.05 (the "Property") by way of quitclaim deed attached hereto as Attachment A; and

WHEREAS, the Township ("Grantor") wishes to grant an access easement over Block 52, Lot 2.05 for governmental use, including but not limited to allowing Fire District No. 3 ("Grantee") to use the Property for ingress/egress of Grantee's fire trucks; and

WHEREAS, the Grantor and Grantee have negotiated an Easement in the form attached hereto as Attachment B permitting Grantee to use the Property for the ingress/egress of Grantee's fire trucks; and

WHEREAS, the Township wishes to convey an easement over the Property and to authorize the execution of the Easement in forms substantially similar to those attached hereto as Attachment B subject to the review and approval of the Township Attorney.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe as follows:

1. The Mayor and Clerk are hereby authorized to convey an access easement over the property known as Block 52, Lot 2.05, to Fire District #3, in substantially the form appended hereto as Attachment B subject to the review of the Township Attorney.
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 All ordinances or part of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.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.

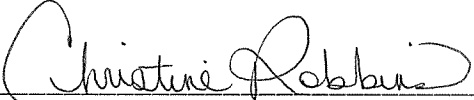
SO, ORDAINED as aforesaid.

  
MIRIAM COHEN, Council President

RECORDED VOTE-INTRODUCTION- June 16, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro					X	
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**NOTICE**

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the regular meeting of the Monroe Township Council held on June 16, 2025 and will be further considered for final passage after a Public Hearing during the council meeting to be held on June 30 2025 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.

  
CHRISTINE ROBBINS, Township Clerk


RECORDED VOTE - SECOND READING & FINAL ADOPTION - June 30, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro					X	
Councilman Markel				X		
Councilwoman Siegel		X		X		
Council V. President VanDzura	X			X		
Council President Cohen				X		

**ORDINANCE NO.: O-6-2025-014**

**ORDINANCE OF THE TOWNSHIP OF MONROE  
AUTHORIZING THE CONVEYANCE OF AN ACCESS EASEMENT OVER  
PROPERTY KNOWN AS BLOCK 52 LOT 2.05**

**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: 7/1/25

Prepared By: Sarah E. Fitzpatrick, Esq.

**ACCESS EASEMENT**

This Access Easement is made this 1<sup>st</sup> day of July, 2025, by and between  
**TOWNSHIP OF MONROE**, whose principal address is One Municipal Plaza, Monroe Township,  
New Jersey 08831 (hereinafter referred to as “Grantor”); and

**MONROE TOWNSHIP FIRE DISTRICT #3**, whose principal address is 16 Centre Dr, Monroe  
Township, New Jersey 08831 (hereinafter referred to as “Fire District”).

**W I T N E S S E T H:**

**WHEREAS**, the Grantor is the owner of property known and designated as Lot 2.05 in Block 52,  
as shown on the Tax Map of the Township of Monroe, Middlesex County, New Jersey (the “Property”);  
and

**WHEREAS**, the Grantor wishes to grant an Access Easement over Block 52, Lot 2.05 for  
governmental use, including but not limited to allowing Fire District #3 to use the Property for  
ingress/egress of Grantee’s fire trucks and associated apparatus and equipment (the “Access Easement”);

**IT IS THEREFORE AGREED** as follows:

1. That the Grantor, in consideration of the sum of One Dollar and 00/100 (\$1.00) does hereby  
grant and convey to the Grantee, its successors and assigns, a non-exclusive Access Easement upon, over  
and through the Property, said Access Easement being more particularly described on **Schedule A** attached  
hereto and made apart here, for the purpose of allowing the Grantee to use the Property for ingress/egress  
of Grantee’s fire trucks and associated apparatus and equipment.

2. The parties shall not, in any way, restrict or prevent free and ready passage upon, over and through the Access Easement area as depicted on **Schedule A**.

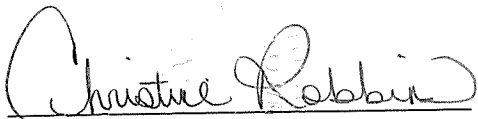
3. Grantor and Grantor's successors and assigns reserve the right to use the Property for any purpose not inconsistent with the terms of this Access Easement.

4. The Access Easement herein conveyed shall terminate only at such time as the intents and purposes of said Access Easement cease to exist, or the rights granted to the Grantee under this Access Easement are abandoned or waived by the Grantee.

7. The provisions of the within Access Easement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this document as of the date and year first above written.

ATTESTED TO:



By: Christine Robbins  
Clerk, Monroe Township

TOWNSHIP OF MONROE



By: Stephen Dalina  
Mayor, Monroe Township

ATTESTED TO:

By:  
Title:

FIRE DISTRICT #3

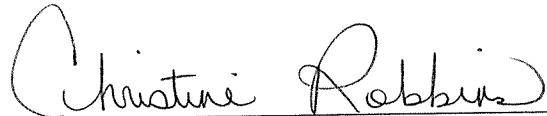


By: Leslie Barta  
Title: Commissioner

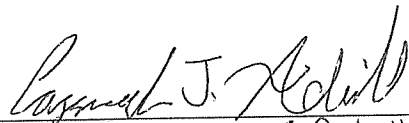
STATE OF NEW JERSEY )  
 ) SS.:  
COUNTY OF MIDDLESEX )

I CERTIFY that on June 30<sup>th</sup>, 2025, Christine Robbins, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Clerk of Monroe Township, the entity named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper officer who is Stephen Dalina, Mayor of Monroe Township;
- (c) this Deed was signed and delivered as the voluntary act duly authorized by the proper resolution of the Monroe Township Council;
- (d) this person signed this proof to attest to the truth of these facts; and
- (e) the full and actual consideration paid or to be paid for the transfer of title is \$1.00 and other good and valuable consideration. (Such consideration is defined in N.J.S.A. 46:15-5.)



Christine Robbins  
Clerk, Monroe Township

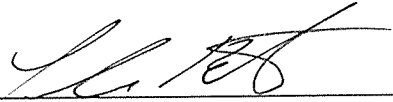


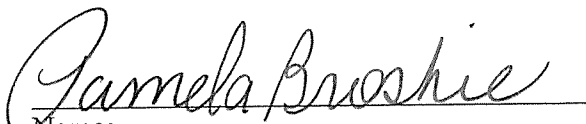
Name: Cassandra J. Achille  
A Notary Public of New Jersey  
My Commission Expires: November 4, 2027

STATE OF NEW JERSEY )  
 ) SS.:  
COUNTY OF MIDDLESEX )

I CERTIFY that on Aug-13, 2025, Les Barta, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Commissioner of Monroe Township Fire District #3, the entity named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper officer, who is Les Barta, Commissioner of Monroe Township Fire District #3;
- (c) this Deed was signed and delivered as the voluntary act duly authorized by the proper resolution of Monroe Township Fire District #3;
- (d) this person signed this proof to attest to the truth of these facts; and
- (e) the full and actual consideration paid or to be paid for the transfer of title is \$1.00 and other good and valuable consideration. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
By: Leslie Barta  
Title: Commissioner

  
Name:

A Notary Public of New Jersey  
My Commission Expires:

**PAMELA L. BROSKIE**  
**ID No. 2393321**  
**NOTARY PUBLIC OF NEW JERSEY**  
**Commission Expires 2/09/2030**

**RECORD AND RETURN TO:**

*Sarah E. Fitzpatrick*  
*Rainone Coughlin Minchello LLC*  
*150 Morristown Rd., Suite 105*  
*Bernardsville, NJ 07924*

**THOMAS M. ERNST  
& ASSOCIATES, INC.**  
Professional Land  
Surveyors & Planners



Mail to:

P. O. Box 221 • Jamesburg, NJ 08831  
Office: (732) 251-1001 • Fax: (723) 251-9470  
website: [www.tmernstlandsurveyors.com](http://www.tmernstlandsurveyors.com)

**DEED DESCRIPTION  
LOT 2.05 BLOCK 52  
TOWNSHIP OF MONROE  
MIDDLESEX COUNTY**

Beginning at a point in the widened southerly line of Schoolhouse Road distant easterly 292.92' from the intersection of the widened southerly line of Schoolhouse Road extended with the widened northeasterly line of Buckelew Avenue (a.k.a. Middlesex County Route No. 522) (a.k.a. Jamesburg – Englishstown Road) extended and running thence;

- 1) Along the widened southerly line of Schoolhouse Road  
N 60°-00'-50" E            70.00' to a point, thence;
- 2) S 29°-59'-10" E            377.44' to a point, thence;
- 3) N 40°-09'-35" E            255.05' to a point, thence;
- 4) S 16°-21'-47" E            175.71' to a cap found, thence;
- 5) S 37°-43'-54" W            341.11' to a point in the northeasterly line of Buckelew Avenue, said point being distant northeasterly 36' as measured at right angles from the centerline thereof and running thence;
- 6) Along the said northeasterly line of Buckelew Avenue  
N 52°-34'-15" W            451.86' to a point, thence;
- 7) N 60°-00'-50" E            220.67' to a point, thence;
- 8) N 29°-59'-10" W            173.70' to the point and place of beginning.

Containing 2.9736 Acres.

Property subject to easements, covenants and/or restrictions of record, if any.

The above description is drawn in accordance with a Minor Subdivision Map, prepared by CENTER STATE ENGINEERING, DATED: Jan. 25, 2017.

A handwritten signature in black ink, appearing to read "Michael S. Lynch".

**MICHAEL S. LYNCH  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 35382**

457 Spotswood Englishstown Road • Monroe, NJ 08831

MIDDLESEX COUNTY CLERK

Return To:

SHAIN SCHAFFER PC  
150 MORRISTOWN ROAD SUITE 105  
BERNARDSVILLE NJ 07924

MONROE TOWNSHIP OF

Index DEED BOOK

Book 07029 Page 0198

No. Pages 0007

Instrument DEED EXEMPT

Date : 8/22/2017

Time : 12:22:41

Control # 201708220193

INST# DE 2017 014266

Employee ID ODOIG

RECORDING	\$	55.00
EXEMPT	\$	.00
DARM	\$	18.00
NJPRPA	\$	12.00
DARM 3.00	\$	3.00
NJPRPA	\$	2.00
GRANTEE TX	\$	.00
- - - - -	\$	.00
- - - - -	\$	.00
All Other	\$	3.00
Total:	\$	93.00

STATE OF NEW JERSEY  
MIDDLESEX COUNTY CLERK

PLEASE NOTE  
DO NOT REMOVE THIS COVERSHEET  
IT CONTAINS ALL RECORDING INFORMATION

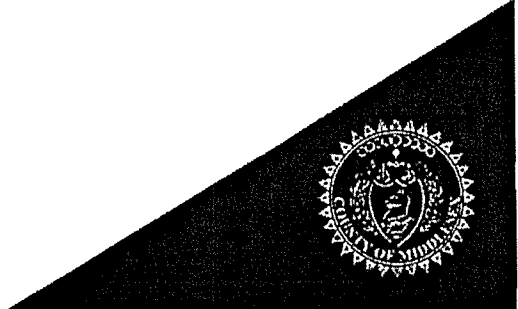
ELAINE FLYNN  
COUNTY CLERK



201708220193

**DO NOT REMOVE THIS PAGE.  
TO ACCESS THE IMAGE OF  
THE DOCUMENT RECORDED  
HEREUNDER BY BOOK AND  
PAGE NUMBER, USE THE BOOK  
AND PAGE NUMBER ABOVE.**

**Cover sheet is part of Middlesex County filing  
record. Retain this page for future reference  
Not part of the original submitted document.**



3

<b>MIDDLESEX</b> COUNTY • N J	Elaine M. Flynn Middlesex County Clerk Recording Data Cover Page Pursuant to N.J.S.A. 46:26A-5	<i>Official Use Only: Recording Label</i>
	<i>Official Use Only</i>	

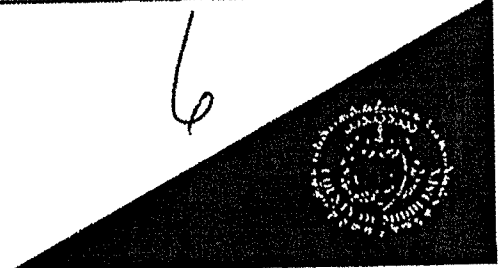
<i>Official Use Only</i>	
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<b>Date of Document</b> August 21, 2017	<b>Type of Document</b> Deed
<b>First Party Name</b> Monroe Township	<b>Second Party Name</b> Monroe Township Board of Education
<b>Additional First Parties</b>	<b>Additional Second Parties</b>

<b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.</b>	
<b>Block</b> 52	<b>Lot</b> 2.05
<b>Municipality</b> Monroe	<b>Consideration</b> \$1.00
<b>Mailing Address of Grantee</b> 423 Buckelew Avenue, Monroe, New Jersey 08831	

<b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.</b>	
<b>Original Book</b>	<b>Original Page</b>

<b>MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.</b> <b>This cover page is for use in Middlesex County, New Jersey only.</b> Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.	
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RECORDED  
ELAINE M. FLYNN  
MIDDLESEX CTY CLERK  
2017 AUG 22 PM 12:31  
BOOK # \_\_\_\_\_  
PAGE # \_\_\_\_\_

Prepared by:

Sarah E. Fitzpatrick  
Sarah E. Fitzpatrick, Esq.

DEED

This Deed is made on Aug. 21, 2017

**BY AND BETWEEN**

MONROE TOWNSHIP, a Municipal Corporation of the State of New Jersey,  
whose principal address is at 1 Municipal Plaza, Monroe Township, New Jersey 08831,  
referred to as the Grantor,

**AND**

MONROE TOWNSHIP BOARD OF EDUCATION, whose principal address is 423  
Buckelew Avenue, Monroe, New Jersey 08831,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) all of its right, title and interest which it may have in the real property (the "Property") known as Lot 2.05 in Block 52 in the Township of Monroe, County of Middlesex and State of New Jersey, to the Grantee. This transfer is made for the sum of one dollar (\$1.00) and other good and valuable consideration.

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Monroe Township, Block No. 52, Lot 2.05.

**3. Property.** The Property consists of land in the Township of Monroe, County of Middlesex, and State of New Jersey. The legal description is:

See attached Legal Description, Schedule A hereto.

**BEING KNOWN AS** Lot 2.05 in Block 52.

Subject to Easements and Restrictions of record.

**4. 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 judgment to be entered against the Grantor) subject to easements and restrictions of record, and all encumbrances shown on the subdivision plat and an accurate survey of the property.

Schedule A

**THOMAS M. ERNST  
& ASSOCIATES, INC.**  
Professional Land  
Surveyors & Planners



Mail to:

P. O. Box 221 • Jamesburg, NJ 08831  
Office: (732) 251-1001 • Fax: (723) 251-9470  
website: [www.tmernstlandsurveyors.com](http://www.tmernstlandsurveyors.com)

**DEED DESCRIPTION  
PROPOSED LOT 2.05 BLOCK 52  
TOWNSHIP OF MONROE  
MIDDLESEX COUNTY**

Beginning at a point in the widened southerly line of Schoolhouse Road distant easterly 292.92' from the intersection of the widened southerly line of Schoolhouse Road extended with the widened northeasterly line of Buckelew Avenue (a.k.a. Middlesex County Route No. 522) (a.k.a. Jamesburg – Englishtown Road) extended and running thence;

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N 60°-00'-50" E            70.00' to a point, thence;
- 2) S 29°-59'-10" E            377.44' to a point, thence;
- 3) N 40°-09'-35" E            255.05' to a point, thence;
- 4) S 16°-21'-47" E            175.71' to a cap found, thence;
- 5) S 37°-43'-54" W            341.11' to a point in the northeasterly line of Buckelew Avenue, said point being distant northeasterly 36' as measured at right angles from the centerline thereof and running thence;
- 6) Along the said northeasterly line of Buckelew Avenue  
N 52°-34'-15" W            451.86' to a point, thence;
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Property subject to easements, covenants and/or restrictions of record, if any.

The above description is drawn in accordance with a Minor Subdivision Map, prepared by CENTER STATE ENGINEERING, DATED: Jan. 25, 2017.

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**MICHAEL S. LYNCH  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 35382**

457 Spotswood Englishtown Road • Monroe, NJ 08831

B07029 P0201

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, 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

COUNTY Middlesex } SS. County Municipal Code 1212

MUNICIPALITY OF PROPERTY LOCATION Monroe Township

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

\*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, Sarah E. Fitzpatrick Esq. being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative in a deed dated August, 2017 transferring real property identified as Block number 52 Lot number 2.05 located at Schoolhouse Road, Monroe Township and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) [X] 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. For consideration of less than \$100.00.

(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)

- [ ] 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)

- [ ] 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)

- [ ] 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) 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 21 day of August, 2017

Jennifer S. Clark
JENNIFER S. CLARK
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 12/27/2016

Sarah E. Fitzpatrick
Signature of Deponent

Township of Monroe
Grantor Name

Shain Schaffer PC
150 Morristown Road, Suite 105
Bernardsville, New Jersey 07924

One Municipal Plaza
Monroe Township, New Jersey 08831

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-616

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 www.state.nj.us/treasury/taxation/ipt/localtax.htm



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

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)  
The Township of Monroe

Current Street Address  
One Municipal Plaza

City, Town, Post Office Box  
Monroe Township

State  
NJ

Zip Code  
08831

**PROPERTY INFORMATION**

Block(s)  
52

Lot(s)  
2.05

Qualifier

Street Address  
Schoolhouse Road

City, Town, Post Office Box  
Monroe Township

State  
NJ

Zip Code  
08831

Seller's Percentage of Ownership 100%	Total Consideration \$1.00	Owner's Share of Consideration \$1.00	Closing Date
--	-------------------------------	--	--------------

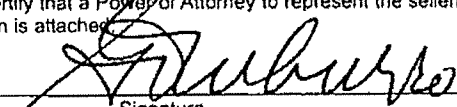
**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)**

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.

8/21/17  
Date

  
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





# 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 June 20, 2025.

  
Tanya Pannucci, Deputy Township Clerk

## Public Notices

06/20/2025

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MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-6-2025-014 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE TOWNSHIP OF MONROE AUTHORIZING THE CONVEYANCE OF AN ACCESS EASEMENT OVER PROPERTY KNOWN AS BLOCK 52, LOT 2.05", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on June 16, 2025 and will be further considered for final passage after a Public Hearing during a Council meeting to be held on June 30, 2025 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 purpose of this Ordinance is to authorize the conveyance of an access easement on Block 52, Lot 2.05, for governmental use, including but not limited to allowing Fire District No. 3 (Grantee) to use the Property for ingress/egress of Grantee's fire trucks. 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 (\$18.33)



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## 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 July 8, 2025.

Tanya Pannucci, Deputy TMC  
Tanya Pannucci, Deputy Township Clerk

Tuesday, July 08, 2025

## **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 June 16, 2025. Furthermore, this Ordinance was adopted after a Public Hearing was held at the June 30, 2025 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 July 1, 2025. MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-6-2025-014 "ORDINANCE OF THE TOWNSHIP OF MONROE AUTHORIZING THE CONVEYANCE OF AN ACCESS EASEMENT OVER PROPERTY KNOWN AS BLOCK 52, LOT 2.05" CHRISTINE ROBBINS, R.M.C  
Township Clerk (\$15.21)