

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-8-2025-020

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION,  
REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3  
LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX  
COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN  
SPACE AND RECREATION PURPOSES**

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

**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 or by the acceptance of a donation; and

**WHEREAS**, the Township desires to acquire certain land known as and designated as Tax Block 2, Lot 1 by negotiated agreement and Block 3, Lot 25 by donation on the Official Tax Map of the Township of Monroe located on North Disbrow Hill Road (the "Property") from Federal Business Centers, Inc. or their affiliates for the purposes of open space and/or other recreation purposes.

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

1. The voluntary acquisition by negotiated agreement of the Property known as Block 2, Lot 1 located on North Disbrow Hill Road (the "Property") from Federal Business Centers, Inc., or their affiliates for the purpose of open space and/or recreation use in the Township of Monroe for a consideration of \$2,500,000.00 be and is hereby authorized.
2. The voluntary acquisition by the acceptance of a donation of the Property known as Block 3, Lot 25 located on North Disbrow Hill Road (the "Property") from Federal Business Centers, Inc., or their affiliates for the purpose of open space and/or recreation use in the Township of Monroe be and is hereby authorized.
3. The Township Attorney and Business Administrator are hereby authorized to take all actions necessary to acquire the Property through negotiation.
4. The Mayor and Clerk are hereby authorized to sign and witness, respectively, any contract of sale or other documents necessary to acquire the Property.

**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.

  
MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – August 4, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro	X		X			
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President Van Dzura			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 4, 2025. 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 3, 2025 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

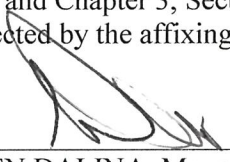
RECORDED VOTE – SECOND READING & FINAL ADOPTION – September 3, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President Van Dzura			X			
Council President Cohen			X			

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 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX  
 COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN  
 SPACE AND RECREATION PURPOSES.**

**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: 9/4/2025



# 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 9, 2025.

*Tanya Pannucci, Deputy Clerk*  
Tanya Pannucci, Deputy Township Clerk

Tuesday, September 09, 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 August 4, 2025. Furthermore, this Ordinance was adopted after a Public Hearing was held at the September 3, 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 September 4, 2025. MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-8-2025-020 "ORDINANCE TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES." CHRISTINE ROBBINS, R.M.C Township Clerk (\$19.11)



# Township of Monroe

County of Middlesex

**CHRISTINE ROBBINS**  
Township Clerk

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1 Municipal Plaza  
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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 August 8, 2025.

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

Friday, August 08, 2025

### **Notice Content**

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-8-2025-020 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on August 4, 2025 and will be further considered for final passage after a Public Hearing during a Council meeting to be held on September 3, 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 for the Township to acquire certain land known as and designated as Tax Block 2, Lot 1 by negotiated agreement and Block 3, Lot 25 by donation on the Official Tax Map of the Township of Monroe located on North Disbrow Hill Road (the "Property") from Federal Business Centers, Inc. or their affiliates for the purposes of open space and/or other recreation purposes. 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 8/8/25 (\$28.47)