

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO. O-9-2021-021

**ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE  
TO ACQUIRE TITLE TO PROPERTY BY DEED OF DEDICATION  
TO BLOCK 35.03, LOT 27.01 LOCATED ON MOUNTS MILLS ROAD**

---

**WHEREAS**, MMR Real Estate Holdings, LLC (“MMR”) is the owner of property identified on the Township of Monroe (the “Township”) Official Tax Map as Block 35.03, Lot 27.01 (hereinafter referred to as the “Property”); and

**WHEREAS**, MMR received preliminary subdivision approval with bulk variances by Resolution of the Monroe Township Planning Board on June 22, 2006 and Final Subdivision approval by Resolution dated March 22, 2007 (the "approvals"); and

**WHEREAS**, a condition of the approvals required the dedication of the newly designated Block 35.03 Lot 27.01 to the Township for municipal and drainage purposes; and

**WHEREAS**, the Township seeks to acquire fee simple ownership of the Property for municipal and drainage purposes; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-13(b)(1) of the Local Lands and Buildings Law, the Township is authorized to acquire any real property, or interests therein, by ordinance, to any political subdivision, board or body corporate and politic of the State of New Jersey; and

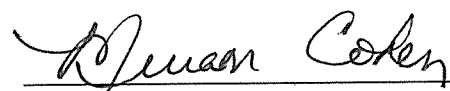
**WHEREAS**, a Deed of Dedication from MMR has been prepared and executed by the property owner which grants the Township with fee simple ownership of the Property as described in the Deed of Dedication appended hereto as Attachment A; and

**WHEREAS**, after analysis and review, the Township Engineer has determined it is in its best interest to accept the aforementioned Deed of Dedication in a form substantially similar to the forms attached hereto as Attachment A; and

**WHEREAS**, the Township Attorney has reviewed the aforementioned Deed of Dedication and agreed that it is in the best interests of the Township to accept the Deed of Dedication and acquire the Property; and

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

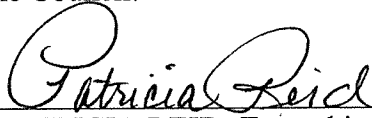
1. The Township of Monroe is hereby authorized to accept the Deed of Dedication to Block 35.03 lot 27.01 for municipal and drainage purposes and the Mayor and Clerk are hereby authorized to execute all documents necessary for the acceptance of the Property as described in substantially the forms appended hereto as Attachment A, which set forth the terms and conditions pertaining to the acquisition of the Property.
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.

  
MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – September 1, 2021						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin		X	X			
Councilman Dipierro					X	
Councilman Van Dzura	X		X			
Council V. President Schneider			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 September 1, 2021. 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 October 4, 2021 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.

  
 PATRICIA REID, Township Clerk

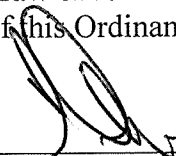
RECORDED VOTE – SECOND READING & FINAL ADOPTION– October 4, 2021						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilman Dipierro					X	
Councilman Van Dzura	X		X			
Council V. President Schneider		X	X			
Council President Cohen			X			

**ORDINANCE NO. O-9-2021-021**

**ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE  
TO ACQUIRE TITLE TO PROPERTY BY DEED OF DEDICATION  
TO BLOCK 35.03, LOTS 27.01 LOCATED ON MOUNTS MILLS ROAD**

**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: 10/5/2021

**ATTACHMENT A**  
(MMR – Deed of Dedication)

# Deed

This Deed is made on August ,2021

**BETWEEN**                    **Charles Diperro, Managing Member of MMR Real Estate Holdings, LLC**

residing at                    404 Spotswood-Gravel Hill Road, Monroe, NJ 08831

referred to as the Grantors,

**AND**                            **Township of Monroe**

whose address is about to be George Allen Court

referred to as the Grantees.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE (\$1.00) DOLLARS-----**

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Township of Monroe  
Block No. 35.03            Lot No. 27.01            Qualifier No.            Account No.

No lot and block or account number is available on the date of this Deed. (Check box)

**Property:** The property consists of the land and all the buildings and structures on the land in the **Township of Monroe, County of Middlesex and State of New Jersey**

The legal description is:

See legal description attached hereto and made a part hereof.

**BEING** the same premises conveyed to MMR Real Estate Holdings, LLC by Deed from Anna M. Gaborski, unmarried, dated February 9, 2007, recorded February 26, 2007 in the Middlesex County Clerk/Register's Office in Deed Book 5788, Page 367.

MMR Real Estate Holdings, LLC by Deed from Helen M. Szczepanik, dated May 20, 2004, recorded June 23, 2004 in the Middlesex County Clerk/Register's Office in Deed Book 5340, Page 655.

<i>Prepared by: (print signer's name below signature)</i>	<i>(For Recorder's Use Only)</i>
<hr/> HENRY CHUDZIK, ESQ.	

The street address of the Property is: George Allen Court, Lot: 27.01, Block: 35.03

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).
5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed by:

\_\_\_\_\_ (Seal)  
*Charles Diperro, Managing Member of  
MMR Real Estate Holdings, LLC*

\_\_\_\_\_ (Seal)

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS:

I CERTIFY that on August ,2021

*Charles Diperro, Managing Member of MMR Real Estate Holdings, LLC*

Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) this deed was made for \$1.00 the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and,
- (d) the subscribing witness signed this proof under oath to attest to the truth of these facts.

\_\_\_\_\_

**Record and Return to:  
Henry Chudzik, Esq.  
3-G Auer Court  
East Brunswick, NJ 08816**