

RESOLUTION R:162-2023

RESOLUTION OF THE TOWNSHIP OF MONROE AUTHORIZING THE MAYOR OF THE TOWNSHIP OF MONROE TO ENTER INTO DEVELOPER'S AGREEMENT AMONG THE TOWNSHIP OF MONROE AND BLAZE MILL DEVELOPMENT GROUP, LLC CONCERNING REAL PROPERTY IDENTIFIED AS BLOCK(S) 14101 & 141.0602, LOT(S) 1 & 1.01

WHEREAS, BLAZE MILL DEVELOPMENT GROUP, LLC, (the "Developer") is the owner of the property known as Block(s) 14101 & 141.0602, Lot(s) 1 & 1.01 on the Tax Map of the Township of Monroe; and

WHEREAS, pursuant to Monroe Township Planning Board approvals memorialized by Resolutions PB-53-14 to PB-58-14 and PB-09-2021 and PB-16-22, the Developer has agreed to subdivide existing Lots 1 and 1.01 into 250 lots for the development of 244 single-family attached (townhouse) dwelling units, 4 open space lots and 1 sanitary sewer pump station lot located at 62.21 acre tract located at the southwest corner of Fries Mill Road (CR 655) as shown on the preliminary and final approved site plan or subdivision plan and supporting records on file with the Township; and

WHEREAS, the Developer is required to enter into a Developer's Agreement with the Township of Monroe setting forth the rights, duties, and obligations of the parties in connection with the Development; and

WHEREAS, the Developer and/or the proposed HOA of the approved development may be further required to enter into a Municipal Services Agreement ("MSA") with the Township of Monroe governing the terms of reimbursement of snow removal, street lighting, and removal of trash and recyclables to the extent such services are not being provided by the Township of Monroe, which terms shall include the commencement of reimbursements as may be required by and/or consistent with New Jersey's Municipal Services Act, N.J.S.A. 40:67-23.2 et seq.; and

WHEREAS, there has been prepared a Developer's Agreement by and between the Developer and the Township of Monroe and an MSA, as needed; and

WHEREAS, the Township hereby authorizes the execution of the Developer's Agreement and MSA, as applicable to the Development.

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

1. All terms and conditions of the attached Developer's Agreement and MSA by and between the Township of Monroe and the Developer are hereby approved, ratified and confirmed by the Township of Monroe.
2. The Mayor of the Township of Monroe be authorized to enter into and execute said Developer's Agreement and MSA subsequent to the execution by the Developer and together with other appropriate officers and employees of the Township are hereby authorized to take all steps necessary effectuate the purposes of this Resolution.

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3. The Township hereby authorized and approves any non-substantive modification to the Developer's Agreement and associated agreements, including but not limited to an MSA, if necessary, as may be recommended and approved by the Township Engineer and Township Solicitor prior to execution of the Developer's Agreement.
4. This Resolution shall take effect immediately.

ADOPTED at a meeting of the Township Council of the Township of Monroe on June 26, 2023.

TOWNSHIP OF MONROE

CNCL. PRES. CAROLANN FOX

ATTEST:

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

CERTIFICATION OF CLERK

The foregoing Resolution was duly adopted at a meeting of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, held on the 26th day of June 2023 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Valcourt				
Cncl. Pres. Fox				
Tally:				