

RESOLUTION R:243-2023

RESOLUTION OF THE TOWNSHIP OF MONROE AUTHORIZING THE MAYOR OF THE TOWNSHIP OF MONROE TO ENTER INTO MUNICIPAL SERVICES AGREEMENT AMONG THE TOWNSHIP OF MONROE AND 385 NORTH TUCKAHOE HOA LLC CONCERNING REAL PROPERTY IDENTIFIED AS BLOCK 12901, LOT 18

WHEREAS, 385 North Tuckahoe LLC, having principal offices located at 259 Kings Highway W, Haddonfield, NJ 08033 (the “**Developer**”), is or will be the owner of the property known as Block 12901, Lot 18 on the Tax Map of the Township of Monroe (the “**Property**”); and

WHEREAS, the Developer has agreed to construct certain improvements at the Property, specifically, 38 single family attached residential units, one (1) open space/stormwater management lot, and associated site improvements to be known as the Woodview Court Development (the “**Development**”), as shown on the preliminary and final approved site plan or subdivision plan (the “**Plans**”) and the records before the Monroe Township Planning Board(s), (the “**Township Boards**”), as the case may be; and

WHEREAS, the Township and Developer have entered into a Developer’s Agreement dated November 8, 2021 (the “**Developer’s Agreement**”), requiring, among other things, the Developer to form a homeowners association for the Development; and

WHEREAS, the Developer has formed 385 North Tuckahoe HOA LLC (the “**HOA**”), and the HOA appears to meet the definition of a “qualified private community” under New Jersey’s Municipal Services Act (MSA), N.J.S.A. 40:67-23.2 et seq.; and

WHEREAS, the HOA is 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 an MSA by and between the HOA and the Township of Monroe; and

WHEREAS, the Township hereby authorizes the execution of the MSA, as required for 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 MSA by and between the Township of Monroe and the HOA 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 MSA and together with other appropriate officers and employees of the Township are here by authorized to take all steps necessary effectuate the purposes of this Resolution.

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- 3. The Township hereby authorizes and approves any non-substantive modification to the MSA, if necessary, as may be recommended and approved by the Township Engineer and Township Solicitor prior to execution of the MSA.
- 4. This Resolution shall take effect immediately.

ADOPTED at a meeting of the Township Council of the Township of Monroe on September 25, 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 25th day of September 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:				