

**RESOLUTION R:78-2024**

**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 MALAGA MEADOWS, LLC CONCERNING REAL PROPERTY IDENTIFIED AS BLOCK(S) 2702, LOT(S) 11, 15, 17, 18, 40, AND 41**

**WHEREAS**, Philadelphia Suburban Development Corporation, having principal offices located at 100 Ross Road, Suite 200 King of Prussia, Pennsylvania 19406 and/or its assignee, Malaga Meadows, LLC, having principal offices located at 15 Engle Street, Suite 104, Englewood, New Jersey 07631 (the “**Developer**”), is or will be the owner of the property known as Block 2702, Lot 11, 15, 17, 18, 40, and 41 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, 102 single family residential dwelling lots, one pump station, and two stormwater management/open space lots (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 9, 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 Malaga Meadows, 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 March 13, 2024.

**TOWNSHIP OF MONROE**

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**CNCL. PRES. CHELSEA VALCOURT**

**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 13<sup>th</sup> day of March 2024 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

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

**ROLL CALL VOTE**

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