

RESOLUTION R:195-2024

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 BLAZE MILL HOMEOWNERS ASSOCIATION, INC. C/O ASSOCIA MID-ATLANTIC CONCERNING REAL PROPERTY IDENTIFIED AS BLOCK(S) 14101 & 141.0602, LOT(S) 1 & 1.01

WHEREAS, BLAZE MILL DEVELOPMENT GROUP, LLC, having principal offices located at 701 Cooper Road, Suite 7, Voorhees, New Jersey (the “**Developer**”), is or intends to be the owner of the property known as Block(s) 14101, Lot 1 & Block 141.0602, Lot 1.01 on the Tax Map of the Township of Monroe (the “**Property**”) (A portion of the Property has been conveyed to JJCC LONGPORT, LLC, with an address of P.O. Box 295, Linwood, New Jersey 08221); and

WHEREAS, the Developer has agreed to develop the Property by subdividing a portion of the Property 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 on 48.42 acres of the existing 62.21 acre tract (61.54 acre net) to be developed within Phases 1-12 (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 July 18, 2023 (the “**Developer’s Agreement**”), requiring, among other things, the Developer to form a homeowners association for the Development; and

WHEREAS, the Developer has formed BLAZE MILL HOMEOWNERS ASSOCIATION, INC. C/O ASSOCIA MID-ATLANTIC (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.

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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.
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 June 26, 2024.

TOWNSHIP OF MONROE

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 26th day of June 2024 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. Fox				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Pres. Valcourt				
Tally:				