

**ORDINANCE AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED TO
RELEASE AFFORDABILITY CONTROLS ON BLOCK 2401, LOT 7311, A
RESIDENTIAL PROPERTY LOCATED AT 7311 TAMARRON DRIVE IN
PLAINSBORO, NEW JERSEY**

WHEREAS, the property located at 7311 Tamarron Drive in Plainsboro, New Jersey, identified on the tax map as block 2401, Lot 7311 (“property”) has a recorded affordability control deed restriction which, by its own terms and pursuant to Section 70A-4 of the Township Code, has expired and is no longer enforceable; and

WHEREAS, the affordability controls applicable to the property were in place prior to any laws or regulations governing same were in place at the State level; and

WHEREAS, due to the fact that the deed restriction is still recorded, it is difficult for a property owner to obtain title insurance when attempting to convey the property.

WHEREAS, the property owners, Michael and Mary Kendzierski, have requested that the Township formally release the expired affordability controls, in exchange for \$1.00, through the execution of a quitclaim deed; and

WHEREAS, it is not legally necessary to release the controls on the property, as they are already expired pursuant to its own terms and Section 70A-4 of the Township Code, the Township intends to avoid any hardships that may arise in the future with respect to a conveyance of the property; and

WHEREAS, in the interest of the property owner’s practical concerns, the Township has agreed to formally release the expired deed restriction, in exchange for \$1.00, so that the expired affordability restrictions are clearly removed and do not create confusion; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee for the Township of Plainsboro.

SECTION 1- The Township Administrator is hereby authorized, on behalf of the Township, to execute a quitclaim deed in exchange for \$1.00 that would formally release the expired affordability controls on 7311 Tamarron Drive in Plainsboro, New Jersey, identified on the tax map as block 2401, Lot 7311.

SECTION 2- The Township Administrator is hereby authorized to execute any and all documents necessary to release the affordability controls on 7311 Tamarron Drive in Plainsboro, New Jersey, identified on the tax map as block 2401, Lot 7311.