

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-010

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE
ENTITLED, "FEES"**

BE IT ORDAINED by the Council of the Township of Monroe, County of Middlesex, State of New Jersey that Chapter 39 of the Code of the Township of Monroe is hereby amended as follows: (new text is in **red and underlined**, text to be deleted is ~~struck~~)

Chapter 39 FEES

§ 39-2. Fees enumerated by Department.

The following fees shall be charged by the Township for services rendered or licenses or permits issued. All license fees shall be annual unless otherwise noted.

N. Monroe Township Utility Department fees and charges.

N1. Rate Schedule.

Part I. Sewer Service.

Section D. Sewer Connection Fees and Charges.

B. The connection fee for each unit shall be \$~~3,781~~ **4,018**. Connection fees for single-family homes not part of a real estate development are payable at the option of the applicant in two installments with the initial installment paid prior to the time of the connection and the second payment due within one year. Interest shall accrue and be due to the Utility Department at 1% per month on the unpaid balance. In the case where the system is under construction but not yet available for connection, connection fees can be paid at the option of the applicant in two installments without interest.

In the case of real estate developers, the connection fees for any development of 10 or less units shall be payable at the time of final approval.

In any single-family home development of more than 10 units, connection fees for the first 10 units shall be payable at the time of final approval with the balance of connection fees payable in groups of 10 units at a time in advance of the building permit. For townhome, condominium or apartment unit construction, connection fees shall be payable prior to start of any work on each individual structure.

C. For a user other than residential with estimated sewage flows in excess of ~~171~~ **169** gallons per day, the connection fee shall be based on the number of units as defined in Subsection A(1)(c) above. Fractional number of units shall be calculated to the next- highest unit.

Part II. Water Service

Section A. Definitions:

A. "UNIT" shall be defined as follows:

1. Residential:

- a) Each single-family dwelling.
- b) Each single-family apartment dwelling in a multiple-family structure or structures.

2. Other than residential: includes each tenant in a nonresidential building, one equivalent dwelling unit of potable water shall equal ~~173~~ **171** gallons per day of estimated water consumption or fraction thereof. In a building with more than one tenant or occupant, each separate tenant or occupant shall be calculated separately. Example: ~~173~~ **171** gal/day x 365 days = ~~63,145~~ **62,415** gal/year or ~~15,786~~ **15,604** gallons per quarter= one unit.

Section L. Potable Water Connection Fees and Charges.

B. The potable water connection fee for each equivalent unit shall be ~~\$3,241~~ 3,437, and the irrigation connection fee using potable water with a separate meter shall be \$1,000 per equivalent unit. Connection fees for single-family homes not part of a real estate development are payable at the option of the applicant in two installments with the initial installation paid prior to the time of the connection and the second payment due within one year. Interest shall accrue and be due to the Utility Department at 1% per month on the unpaid balance. In case the system is under construction but not yet available for connection, connection fees can be paid at the option of the applicant in two installments without interest. In the case of real estate developers, the connection fees for the development shall be payable at the time of final approval.

In any development of more than 10 units, connection fees for the first 10 units shall be payable at the time of final approval with the balance of connection fees payable in groups of 10 units at a time in advance of the building permit.

All new structures constructed within the Utility Department's potable water system shall use this system for on-site irrigation unless prior approved by the Utility Department due to a limited water supply. All outside hose bibs on any new structure shall use a separate irrigation service and meter for outside watering needs where available and appropriate backflow devices installed and tested.

C. For a user other than residential with estimated potable water consumption in excess of ~~473~~ 171 gallons per day and/or 483 gallons per day for nonpotable irrigation water, then the connection fee shall be based on the number of units as defined in Subsection A(2) above. Fractional number of units shall be calculated to the next highest unit.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 3. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

SECTION 4. This ordinance shall take effect twenty days after final passage, adoption and publication as provided by law.

SO ORDAINED, as aforesaid.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-011

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACCEPTANCE OF A DEED OF PERMANENT
EASEMENT BY THEODORE WALKER AND JENNIFER WALKER
CONCERNING PROPERTY AT BLOCK 6, LOT 30**

WHEREAS, pursuant to N.J.S.A. 40A:12-4(a) of the Local Lands and Buildings Law, a municipality is authorized to acquire any real property, or interests therein, by duly adopted ordinance; and

WHEREAS, Theodore Walker and Jennifer Walker (the “Grantors”) are the owners of a tract of land identified on the Official Tax Map of the Township of Monroe (the “Township”) as Block 6, Lot 30 (the “Property”); and

WHEREAS, the Grantors have previously granted a Temporary, Non-exclusive Construction easement to JSM at Route 33, LLC and SCM @ Rt 33 North, LLC (“Developer”), the developer of a mixed use residential and commercial development at Block 6, Lots 12.6, 13.2, 13.3, 15.1, 23.1, and 27.1, to permit the Developer to install water and sewer piping on Grantor’s Property; and

WHEREAS, the Temporary Construction Easement was to terminate after the completion of the construction of the piping and the acceptance thereof by the Township at which time the Township and the Grantors would enter into a Deed of Permanent Easement granting the Township with rights necessary to use, maintain, repair, replace and access the water and sewer piping to ensure the proper functioning of the water and sewer supply system and sanitary sewerage; and

WHEREAS, Township has agreed to enter into said Deed of Permanent Easement to permit the Grantors to grant and convey to the Township the rights and obligations to the Property as set forth therein; and

WHEREAS, after analysis and review and approval by the Township Attorney, the Township has determined it is in its best interest to accept the aforementioned Deed of Permanent Easement in a form substantially similar to that which is attached hereto as Attachment A, subject to the review and approval of the Township Attorney.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, as follows:

1. The Mayor and Clerk are hereby authorized to execute the Deed of Permanent Easement in a form substantially similar to Exhibit A attached hereto, which has been reviewed and approved by the Township Attorney, for the property known as Block 6, Lot 30 on the Tax Map of the Township of Monroe, as more particularly described in the attached Deed of Permanent Easement, and to execute any and all additional documents necessary to effectuate said conveyance.
2. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
3. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

SO, ORDAINED as aforesaid.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-012

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE ACCEPTANCE OF A DEED OF PERMANENT EASEMENT
BY LOUIS S. DAVINO CONCERNING PROPERTY AT BLOCK 6, LOT 27.3**

WHEREAS, pursuant to N.J.S.A. 40A:12-4(a) of the Local Lands and Buildings Law, a municipality is authorized to acquire any real property, or interests therein, by duly adopted ordinance; and

WHEREAS, Louis S. Davino (the “Grantor”) is the owner of a certain tract of land identified on the Official Tax Map of the Township of Monroe (the “Township”) as Block 6, Lot 27.3 (the “Property”); and

WHEREAS, the Grantor has previously granted a Temporary, Non-exclusive Construction easement to JSM at Route 33, LLC and SCM @ Rt 33 North, LLC (“Developer”), the developer of a mixed use residential and commercial development at Block 6, Lots 12.6, 13.2, 13.3, 15.1, 23.1, and 27.1, to permit the Developer to install water and sewer piping on Grantor’s Property; and

WHEREAS, the Temporary Construction Easement was to terminate after the completion of the construction of the piping and the acceptance thereof by the Township at which time the Township and the Grantor would enter into a Deed of Permanent Easement granting the Township with rights necessary to use, maintain, repair, replace and access the water and sewer piping to ensure the proper functioning of the water and sewer supply system and sanitary sewerage; and

WHEREAS, Township has agreed to enter into said Deed of Permanent Easement to permit the Grantor to grant and convey to the Township the rights and obligations to the Property as set forth therein; and

WHEREAS, after analysis and review and approval by the Township Attorney, the Township has determined it is in its best interest to accept the aforementioned Deed of Permanent Easement in a form substantially similar to that which is attached hereto as Attachment A, subject to the review and approval of the Township Attorney.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, as follows:

1. The Mayor and Clerk are hereby authorized to execute the Deed of Permanent Easement in a form substantially similar to Exhibit A attached hereto, which has been reviewed and approved by the Township Attorney, for the property known as Block 6, Lot 27.3 on the Tax Map of the Township of Monroe, as more particularly described in the attached Deed of Permanent Easement, and to execute any and all additional documents necessary to effectuate said conveyance.
2. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
3. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

SO, ORDAINED as aforesaid.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-013

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING CHAPTER 108, ARTICLE 6.16A, "PO/CD PLANNED OFFICE
COMMERCIAL DISTRICT", AND ARTICLE 6.18A, "H-D HIGHWAY DEVELOPMENT
DISTRICT", AND ARTICLE 6.19A, "L-I LIGHT INDUSTRIAL DISTRICT", AND 6.25A
"OP OFFICE PROFESSIONAL DISTRICT"

BE IT ORDAINED, by the Township Council of the Township of Monroe, Middlesex County, New Jersey that Chapter 108, Articles 6.16A, 6.18A, 6.19A and 6.25A of the Code of the Township of Monroe is hereby amended to remove data processing and computer centers as permitted uses in those zones as follows: (new text is in **red and underlined**, text to be deleted is ~~struck~~)

Chapter 108. Land Development

Article VI. Zoning District Regulations

§ 108-6.16. PO/CD Planned Office Commercial District.

The following regulations shall apply in the PO/CD Planned Office Commercial District.

A. Permitted uses.

(1) Professional office and related uses such as:

(a) Corporate offices and executive centers.

~~(b) Data processing facilities.~~

~~(c) Computer centers.~~

(c) Medical offices and clinical laboratories.

(d) Retail pharmacies.

(e) Banks and other fiduciary institutions.

(f) Law and accounting offices.

(g) Office-type research.

(h) Municipal utilities and services.

(2) Restaurants, excluding fast-food take-out facilities and drive-up service windows.

(3) Sports and health facilities as listed below, provided that they are incorporated into other buildings or are built in the general architectural style of the PO/CD District.

(a) Tennis centers.

(b) Racquetball centers.

(c) Health spas.

Inflatable "bubble" or corrugated frame buildings for sports facilities are prohibited.

§ 108-6.18. H-D Highway Development District.

The following regulations shall apply in the H-D Highway Development District.

A. Permitted uses.

(1) Business and professional offices, corporate centers including facilities used for business, professional and corporate training, education or other similar services.

(2) Theaters and other fully enclosed commercial entertainment establishments.

(3) Regional shopping centers, subject to yard, bulk and buffer requirements contained in Article VII of this chapter.

(4) New auto sales and showroom establishments, but not including used car lots or auto body repair shops exclusively as principal uses.

(5) Fully enclosed establishments for the sale and repair of machinery and equipment.

~~(6) Data processing and computer centers.~~

(6) Fully enclosed restaurants.

(7) Medical offices and clinical laboratories.

(8) Banks and other "fiduciary institutions."

(9) Law and accounting offices.

(10) Hotels, motels, convention centers.

§ 108-6.19. L-I Light Industrial District.

The following regulations shall apply in the L-I Light Industrial District.

A. Permitted uses.

(1) Assembly and finishing of materials or products subject to the performance standards of Article V of this chapter.

(2) Fully enclosed wholesale, distributive or storage establishments, but excluding retail sales subject to the performance standards of Article V of this chapter.

(3) Research laboratories subject to the performance standards of Article V of this chapter.

~~(4) Data processing and computer centers.~~

(4) Business and professional offices including facilities used for business, professional and corporate training, education or other similar services. Said uses may be integrated with existing hotel operations to form a permitted hotel/conference use.

(5) Agricultural activities.

§ 108-6.25. OP Office Professional District.

The following regulations shall apply in the OP Office Professional District.

A. Permitted uses.

(1) Professional and general offices, including but not limited to:

(a) Law and accounting.

(b) Engineering and other licensed professional.

(c) Real estate.

(d) Medical.

~~(e) Data processing.~~

(e) Banks and other fiduciary institutions.

(f) Insurance.

(g) Management and advertising.

(h) Research laboratories subject to the performance standards of Article V of this chapter.

BE IT FURTHER ORDAINED, that any ordinance or parts thereof conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

SO, ORDAINED as aforesaid.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-014

**ORDINANCE OF THE TOWNSHIP OF MONROE COUNCIL
RECOMMENDING THE ADOPTION OF THE MUNICIPAL LANDFILL
REDEVELOPMENT PLAN FOR PROPERTY KNOWN AS BLOCK 148, LOTS 36.01
AND 37; AND BLOCK 148.60, LOTS 23.01, 24, 25, 26, AND 27**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes the Township of Monroe (the “**Township**”) to determine whether certain parcels of land within the Township constitute an “area in need of redevelopment”; and

WHEREAS, pursuant to Resolution R-8-2025-169 (dated August 8, 2025) of the Township Council of the Township of Monroe (the “**Council**”), the Planning Board of the Township of Monroe (“**Planning Board**”) was authorized to undertake a preliminary investigation of Block 148, Lots 36.01 and 37, and Block 148.60, Lots 23.01, 24, 25, 26, and 27 on the Tax Map of the Township of Monroe (“**Study Area**”) to determine if the Study Area met the criteria set forth in Redevelopment Law, and should therefore be designated as an area in need of redevelopment; and

WHEREAS, on December 18, 2025, after receiving the “Non-Condemnation—Area in Need of Redevelopment Study, Preliminary Investigation Report of the Study Area” prepared by CME Associates dated December 5, 2025 the Planning Board conducted a public hearing and reviewed the Study; and

WHEREAS, at the public hearing, the Planning Board concluded and further recommended to the Monroe Township Mayor and Township Council that the Study Area be designated as a Non-Condemnation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots met one or more of the criteria set forth in N.J.S.A. 40A:12A-5, or was necessary for an effective redevelopment of the Study Area; and

WHEREAS, based on the recommendation of the Planning Board, on January 5, 2026, the Council adopted Resolution R-1-2026-022 designating the Study Area as a “Non-Condemnation” area in need of redevelopment; and

WHEREAS, further based on the Planning Board’s recommendation, pursuant to N.J.S.A. 40A:12A-7(f), the Council authorized and directed the Planning Board to have a redevelopment plan for the Study Area prepared, and to then transmit the completed redevelopment plan to the Council for review and adoption.

WHEREAS, CME, whose name had been changed to Artheon, the Township’s Planner, prepared a redevelopment plan for the Study Area entitled “Municipal Landfill Redevelopment Plan Block 148, Lots 36.01 and 37; and Block 148.60, Lots 23.01, 24, 25, 26, and 27 Municipal Landfill Redevelopment Plan dated June, 2026” (“**Redevelopment Plan**”); and

WHEREAS, the Council is hereby introducing the Redevelopment Plan to be reviewed by the Planning Board to insure that the Redevelopment Plan is consistent with the Township’s Master Plan; and

WHEREAS, the Redevelopment Plan shall not be adopted on second reading until after the Planning Board has reviewed the plan to determine if it is consistent with the Township’s adopted Master Plan.

NOW, THEREFORE BE IT ORDAINED by the Township Council of the Township of Monroe, County of Middlesex, New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Redevelopment Plan, a copy of which is on file with the Township Clerk and which is incorporated herein by reference, shall be forwarded to the Planning Board for review as to approval and consistency with the Township’s Master Plan.

Section 3. This Ordinance shall take effect in accordance with applicable law.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-015

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS
IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX,
NEW JERSEY, APPROPRIATING \$2,392,045 THEREFOR AND AUTHORIZING
THE ISSUANCE OF \$1,882,855 BONDS OR NOTES OF THE TOWNSHIP
TO FINANCE PART OF THE COST THEREOF.**

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Monroe, in the County of Middlesex, New Jersey (the "Township"), as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$2,392,045, including a \$415,000 grant expected to be received from the State of New Jersey Department of Transportation (the "NJDOT Grant") for the Heritage Chase Road improvements, as more fully described in Section 3(a), and further including the aggregate sum of \$94,190 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments and the NJDOT Grant, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,882,855 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Heritage Chase Road project, including all work and materials necessary therefor and incidental thereto.	\$1,305,000 (includes the NJDOT Grant)	\$847,600	10 years
b) Acquisition of in-car cameras for the Police Department, including all related costs and expenditures incidental thereto.	\$16,043	\$15,275	5 years
c) Acquisition of police radios and equipment for the Police Department, including all related costs and expenditures incidental thereto.	\$47,002	\$44,750	5 years
d) Acquisition of body armor for the Police Department, including all related costs and expenditures incidental thereto.	\$32,500	\$30,950	5 years
e) Acquisition of sport utility vehicles for the Police Department, including all related costs and expenditures incidental thereto.	\$227,000	\$216,190	5 years

f) Acquisition of pick up truck for the Department of Public Works, including all related costs and expenditures incidental thereto.	\$91,500	\$87,140	5 years
g) Providing for an ambulance remount, including all related costs and expenditures incidental thereto.	\$273,000	\$260,000	5 years
h) Drainage improvements throughout the Township, as more fully described on a list on file in the Office of the Clerk, which list is hereby incorporated by reference as if set forth at length, including all work and materials necessary therefor and incidental thereto.	\$200,000	\$190,475	10 years
i) Municipal facility improvements, as more fully described on a list on file in the Office of the Clerk, which list is hereby incorporated by reference as if set forth at length, including all work and materials necessary therefor and incidental thereto.	<u>\$200,000</u>	<u>\$190,475</u>	10 years
Total	<u>\$2,392,045</u>	<u>\$1,882,855</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 8.26 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,882,855, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$119,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-016

BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE WATER-SEWER UTILITY IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,368,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,368,200 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Monroe, in the County of Middlesex, New Jersey (the "Township"). For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$4,368,200. No down payment is required as the improvements or purposes authorized herein are deemed self-liquidating and the bonds and bond anticipation notes authorized herein are deductible from the gross debt of the Township, as more fully explained in Section 6(e) of this bond ordinance.

Section 2. In order to finance the cost of the several improvements or purposes, negotiable bonds are hereby authorized to be issued in the principal amount of \$4,368,200 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Applegarth 3.5 MG Hydro Pillar Water Storage Tank rehabilitation and painting of both the exterior and interior including all work and materials necessary therefor and incidental thereto.	\$2,470,550	\$2,470,550	15 years
b) Relocation of water main, including all work and materials necessary therefor and incidental thereto.	\$262,650	\$262,650	40 years
c) Improvement to the storage facility, including all related costs and expenditures incidental thereto.	\$825,000	\$825,000	10 years
d) Acquisition of a utility truck, including all related costs and expenditures incidental thereto.	\$105,000	\$105,000	5 years
e) Replacement of meters, and encoder receiver transmitters, including all related costs and expenditures incidental thereto.	<u>\$705,000</u>	<u>\$705,000</u>	10 years
Total:	<u>\$4,368,200</u>	<u>\$4,368,200</u>	

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as self-liquidating purposes of a municipal public utility. No part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 14.51 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$4,368,200, but that the net debt of the Township determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$395,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

(e) This bond ordinance authorizes obligations of the Township solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for purposes that are deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of the Township pursuant to N.J.S.A. 40A:2-44(c).

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-017

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AUTHORIZING THE TOWNSHIP OF MONROE TO CONVEY A PORTION OF PROPERTY
LOCATED AT SPOTSWOOD-ENGLISHTOWN ROAD (BLOCK 54, LOT 5.04), MONROE,
NEW JERSEY TO MIDDLESEX COUNTY FOR ROADWAY/CULVERT IMPROVEMENTS**

WHEREAS, the Township of Monroe (hereinafter referred to as the “Township”) is a public body corporate and politic in the County of Middlesex, State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5, the Township has the power to convey any real property through a negotiated agreement process; and

WHEREAS, Middlesex County (hereinafter referred to as the “County”) wishes to acquire ownership of certain parcel of land located at Spotswood-Englishtown Road and identified on the Township’s Official Tax Map as a portion of Block 54, Lot 5.04 for replacement of Culverts 5-P-700 and 5-P-701 (“the Culverts”) and

WHEREAS, Spotswood-Englishtown Road, Block 54, Lot 5.04 is referred to as the “Property;” and

WHEREAS the Township seeks to convey a portion of the Property to Middlesex County in perpetuity for the purpose of replacing the Culverts for an agreed upon Compensation of FIVE HUNDRED DOLLARS (\$500.00); and

WHEREAS, the Township will execute a Deed of Conveyance providing the County with ownership of the Property as described in the Deed of Conveyance; and

WHEREAS, the Township Attorney and Township Engineer have reviewed the aforementioned Deed of Conveyance and agreed that it is in the best interests of the Township to convey the interests required to Middlesex County by a Deed of Conveyance, subject to the review of the Township Attorney.

NOW, THEREFORE, BE IT ORDAINED, by the Municipal Council of the Township of Monroe, in the County of Middlesex, State of New Jersey as follows:

1. The Mayor and Municipal Clerk are hereby authorized to execute the Deed of Conveyance, subject to the review of the Township attorney, which sets forth the terms and conditions pertaining to the conveyance of ownership interest for the Culvert project, and all documents necessary for the acceptance.
2. If any section or provision of this Ordinance shall be held to be invalid by any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance.
3. All ordinances or part of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

SO ORDAINED, as aforesaid.