

**** The public will be able to view this meeting via the following YouTube link: <https://www.youtube.com/@monroetownship>**

THE FOLLOWING IS A **PRELIMINARY AGENDA** AND THERE MAY BE CHANGES MADE TO THE AGENDA BEFORE OR AT THE MEETING, AS PROVIDED BY LAW.

**COMBINED AGENDA/REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL**

AUGUST 4, 2025

1. **AGENDA MEETING CALLED TO ORDER.** (6:30 p.m.)
2. **SALUTE TO THE FLAG.**
3. **ROLL CALL:**

Councilman Charles Dipierro
Councilman Michael Markel
Councilwoman Rupa P. Siegel
Council Vice President Terence Van Dzura
Council President Miriam Cohen

4. Township Sr. Deputy Clerk Tanya Pannucci reads the **SUNSHINE LAW** into the record.

In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the Minutes of this meeting that adequate notice has been provided by the following:

1. Posted on the Bulletin Boards within the Municipal Building on December 27, 2024 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and the **CRANBURY PRESS** on December 27, 2024;
3. Posted on the Monroe Township website; and
4. Sent to those individuals who have requested personal notice.

In accordance with Chapter 3, Section 17 of the Monroe Township Code, Public Comment shall be limited to five (5) minutes unless further time is granted by the Council President.

5. **PROCLAMATIONS & PRESENTATIONS**

- **PROCLAMATION:** ***“National Fentanyl Prevention and Awareness Day”***
 August 21, 2025

- **PRESENTATION:**
 Recognizing the Monroe Township Police Youth Academy Graduates

Graduates: Umar Adeel, Stella Banker, Krishpreet Basra, Robert Bennett, Graham Bickford, Aaradhya Borade, Nicholas Brady, Alexander Costa, Luke Demone, Amukta Desam, John DiPasquale, Michael Eriksen, Hiram Farhan, Joseph Grinshpun, Benjamin Habib, Michael Hedenburg, Evan Knofel, Vihaan Kovvuri, Zachary Lucas, Gabriel Lugo, Advik Mahendran, Hatharvha Mani, Artham Mehta, Patrick Murphy, Viraj Nayee, Rakshan Nirmal, Allison Pajak, Kiaan Pandey, Vihaan Pasala, Harshavardhan Pasupuleti, Jaineel Patel, Kahil Patel, Krishiv Patel, Rayan Patel, Mayukh Puram, Aadhya Raja, Unnati Sangha, Adelyne Santamaria-Urgilez, Jiya Shah, Riyan Shah, Kaustubhi Sinha, Hannah Spence, Vincent Tremarco, Trijal Soni, Nandini Vera, Charles Washington, Connor Wilson

Officers responsible for the program: Det. Patrick McCann, Det. Robert Bennett, Det. Ray Gifford, Det. Matthew Mangarella, Sgt. Daniel Mosakowski, Ofc. Taylor Deickmann, Ofc. Matthew Mangarella, Ofc. Ritik Bedi and Ofc. Brian Reiker.

Monroe Township EMS assisting in the program: Kevin Wagner, Will Kaplan, Jackie Susan, John Hayes and Brad Rubin

Outside Agencies assisting in the program: New Jersey State Police (Aviation Unit, Polygraph Unit, Internet Crimes Against Children Unit, NJSP North Star), Monroe Township Fire Department, Middlesex County Sheriff’s Department, Middlesex County Medical Examiner’s Office and the Middlesex County Special Operations Response Team.

- **PRESENTATION:**
Recognizing Monroe Township Summer Recreation Camp Directors

Summer Rec Camp Director Charm Occil, Asst. Summer Rec Camp Director Sam Tenenbaum
MT Sepa Camp Director Joan MacKay & Asst. Camp Director Debbie DeVivo

5. **ORDINANCE(S)** for **INTRODUCTION** at the August 4, 2025 Regular Meeting:

- O-8-2025-019** **BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NORTH DISBROW HILL ROAD FOR USE AS OPEN SPACE IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,635,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,509,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**
- O-8-2025-020** **ORDINANCE TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES.**
- O-8-2025-021** **ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, “ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD).**

6. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the August 4, 2025 Regular Meeting: (R-8-2025-150 – R-8-2025-170)

- R-8-2025-150** **RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT TO MICHAEL KLEPCHICK, CMFO FOR FINANCIAL REPORTING AND AUDIT ASSISTANCE. (Not to exceed \$20,000)**
- R-8-2025-151** **RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2020 ARISING 716VTRMC ENCLOSED TROL CHARCOAL FLATBED BY THE MONROE TOWNSHIP POLICE DEPARTMENT. (Auction: August 27, 2025 @ 10am Cranbury Service Center)**
- R-8-2025-152** **RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948). (FY2025 Clean Communities Grant \$132,975.68)**
- R-8-2025-153** **RESOLUTION AUTHORIZING A ONE YEAR EXTENSION WITH PABCO INDUSTRIES LLC FOR MONROE TOWNSHIP GRASS BAGS. (\$161,568)**
- R-8-2025-154** **RESOLUTION AUTHORIZING THE FURNISHING AND INSTALLATION EQUIPMENT FOR THE POLICE/EMS SEWAGE PUMPING STATION, BY PUMPING SERVICES INC. USING THE NORTH JERSEY WASTEWATER COOPERATIVE PURCHASING SYSTEM (88-NJWWCPS) FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D). (\$113,129.76)**
- R-8-2025-155** **RESOLUTION AUTHORIZING THE REPAIR SERVICES TO PUMP STATION # 8 BY PUMPING SERVICES, INC. USING THE NORTH JERSEY WASTEWATER COOPERATIVE PURCHASING SYSTEM (88-NJWWCPS) FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D). (\$22,664.35)**
- R-8-2025-156** **RESOLUTION AUTHORIZING THE FURNISHING AND INSTALLATION OF A FLYGT SEWAGE PUMP FOR PUMP STATION #6 BY PUMPING SERVICES INC. USING THE NORTH JERSEY WASTEWATER COOPERATIVE PURCHASING SYSTEM (88-NJWWCPS) FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D). (\$38,506.35)**
- R-8-2025-157** **RESOLUTION AUTHORIZING THE REPAIR SERVICES TO PUMP STATION # 1 BY PUMPING SERVICES, INC. USING THE NORTH JERSEY WASTEWATER COOPERATIVE PURCHASING SYSTEM (88-NJWWCPS) FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D). (\$35,179.32)**

R-8-2025-158	RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A LEASE AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND TIDBURY CREEK FARMS & NURSERY FOR THE LEASE OF PROPERTY KNOWN AS BLOCK 62, LOT 3.05. (313 Spotswood Gravel Hill Rd – 1 yr lease - \$1/yr)
R-8-2025-159	RESOLUTION AUTHORIZING USE OF (3) THREE NORTH JERSEY WASTEWATER COOPERATIVE PURCHASING SYSTEM (88-NJWWCPS) CONTRACTS WITH PUMPING SERVICES INC. FOR AS-NEEDED MECHANICAL & ELECTRICAL REPAIRS FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D). (As needed - not to exceed \$150,000)
R-8-2025-160	RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948). (Community Energy Planning Grant \$10,000)
R-8-2025-161	RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.
R-8-2025-162	RESOLUTION AUTHORIZING EXTENSION OF A ONE TIME GRACE PERIOD FOR THE PAYMENT OF THIRD QUARTER TAXES 2025. (Due Date: August 22, 2025)
R-8-2025-163	RESOLUTION AUTHORIZING AND APPROVING A PERSON-TO-PERSON & PLACE-TO-PLACE TRANSFER OF A LIQUOR LICENSE CURRENTLY ISSUED TO NITIKA PANDEY. (Inactive to Active license transferring to Mrs. Kumar’s, LLC – sited premises located at 1600 Perrineville Rd., Suites 52-53)
R-8-2025-164	RESOLUTION AUTHORIZING THE SELECTION OF QUALIFIED FIRMS FOR SPECIAL PROJECTS ENGINEER & ARCHITECT FOR 2025 PROFESSIONAL MUNICIPAL ENGINEERING & ARCHITECTURAL SERVICES FOR THE TOWNSHIP OF MONROE AND AUTHORIZING THE AWARD OF CONTRACTS ON AN AS NEEDED BASIS. (H2M Architects & Engineers, LAN Associates and Alaimo Group)
R-8-2025-165	RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A LEASE AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND RIVER GREEN FARMS LLC FOR THE LEASE OF PROPERTY KNOWN AS BLOCK 15, LOT 3.02. (10 Old Church Road - 5 yr lease - \$1/yr)
R-8-2025-166	RESOLUTION GRANTING ADVICE AND CONSENT TO THE APPOINTMENT OF ANGELA DeNITTO AS MEMBER TO THE CULTURAL ARTS COMMISSION. (Immediate-12/31/26 – unexpired term of Tanya Mulligan)
R-8-2025-167	RESOLUTION AUTHORIZING AWARD OF CONTRACT TO DBL ASSOCIATES CONSULTING ENGINEERS P.C. FOR THIRD-PARTY REVIEW OF ENERGY SAVINGS PLAN (ESP). (\$14,500)
R-8-2025-168	RESOLUTION AUTHORIZING SETTLEMENT AGREEMENT WITH BFI WATER SYSTEMS OF NEW JERSEY IN THE FEDERAL LITIGATION MATTER UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEW JERSEY, CASE NO. 3:23-cv-00059.
R-8-2025-169	RESOLUTION WHEREBY THE MAYOR AND TOWNSHIP COUNCIL AUTHORIZE THE PLANNING BOARD TO CONDUCT A STUDY FOR MAKING A RECOMMENDATION TO DESIGNATE BLOCK 148, LOT 37 AND THE BUFFER PROPERTIES AS A NON-CONDEMNATION DEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A:12A-1 ET SEQ.
R-8-2025-170	RESOLUTION AUTHORIZING AWARD OF BID TO D’AVELLINO CONSTRUCTION INC. FOR THE SENIOR CENTER PICKLEBALL COURTS AND PARKING LOT IMPROVEMENTS PROJECT. (\$1,181,028.00)

7. **Public Comments.** (Limited to **Agenda items only** - 5 Minutes per Speaker)
- OPEN: MOTION:_____ SECOND:_____
- CLOSE: MOTION:_____ SECOND:_____
8. **Agenda Meeting Adjournment.** Time: _____
- MOTION:_____SECOND:_____ ROLL CALL: Ayes____Nays____

AUGUST 4, 2025 REGULAR MEETING TO FOLLOW

THE FOLLOWING IS A **PRELIMINARY AGENDA** AND THERE MAY BE CHANGES MADE TO THE AGENDA BEFORE OR AT THE MEETING, AS PROVIDED BY LAW.

**REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL**

AUGUST 4, 2025

AGENDA

1. **REGULAR MEETING CALLED TO ORDER:** Time: _____
- MOTION:_____SECOND:_____ ROLL CALL: Ayes____Nays____
2. **MOTION** to approve the payment of **CLAIMS** per run date **July 30, 2025**.
- MOTION:_____SECOND:_____ ROLL CALL: Ayes____Nays____
3. **APPROVAL OF MINUTES:**
- MOTION** to approve the **MINUTES** of the following meetings as written and presented:
- June 16, 2025 - Agenda and Regular Combined Meeting**
- June 30, 2025 - Agenda and Regular Combined Meeting**
- MOTION:_____SECOND:_____ ROLL CALL: Ayes____Nays____
4. **ORDINANCE(S) for FIRST READING:**
- O-8-2025-019 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NORTH DISBROW HILL ROAD FOR USE AS OPEN SPACE IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,635,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,509,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**
- MOTION:_____SECOND:_____ ROLL CALL: Ayes____Nays____
- O-8-2025-020 ORDINANCE TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES.**
- MOTION:_____SECOND:_____ ROLL CALL: Ayes____Nays____

O-8-2025-021 ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, “ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD).

MOTION: _____ SECOND: _____

ROLL CALL: Ayes _____ Nays _____

5. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
(R-8-2025-150– R-8-2025-170)

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PERSON & PLACE-TO-PLACE TRANSFER OF A LIQUOR LICENSE
CURRENTLY ISSUED TO NITIKA PANDEY. (Inactive to Active license
transferring to Mrs. Kumar’s, LLC – sited premises located at 1600 Perrineville
Rd., Suites 52-53, Monroe Twp., NJ 08831)
- R-8-2025-164

RESOLUTION AUTHORIZING THE SELECTION OF QUALIFIED
FIRMS FOR SPECIAL PROJECTS ENGINEER & ARCHITECT FOR
2025 PROFESSIONAL MUNICIPAL ENGINEERING & ARCHITECTURAL
SERVICES FOR THE TOWNSHIP OF MONROE AND AUTHORIZING THE
AWARD OF CONTRACTS ON AN AS NEEDED BASIS.
(H2M Architects & Engineers, LAN Associates and Alaimo Group)
- R-8-2025-165

RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP
CLERK TO EXECUTE A LEASE AGREEMENT BETWEEN THE
TOWNSHIP OF MONROE AND RIVER GREEN FARMS LLC FOR
THE LEASE OF PROPERTY KNOWN AS BLOCK 15, LOT 3.02.
(10 Old Church Road - 5 yr lease - \$1/yr)
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TO THE APPOINTMENT OF ANGELA DeNITTO AS MEMBER TO
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(Immediate-12/31/26 – unexpired term of Tanya Mulligan)
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RESOLUTION AUTHORIZING AWARD OF CONTRACT TO DBL
ASSOCIATES CONSULTING ENGINEERS P.C. FOR THIRD-PARTY
REVIEW OF ENERGY SAVINGS PLAN (ESP). (\$14,500)
- R-8-2025-168

RESOLUTION AUTHORIZING SETTLEMENT AGREEMENT WITH
BFI WATER SYSTEMS OF NEW JERSEY IN THE FEDERAL
LITIGATION MATTER UNITED STATES DISTRICT COURT FOR
THE DISTRICT OF NEW JERSEY, CASE NO. 3:23-cv-00059.
- R-8-2025-169

RESOLUTION WHEREBY THE MAYOR AND TOWNSHIP COUNCIL
AUTHORIZE THE PLANNING BOARD TO CONDUCT A STUDY FOR
MAKING A RECOMMENDATION TO DESIGNATE BLOCK 148, LOT
37 AND THE BUFFER PROPERTIES AS A NON-CONDEMNATION
DEVELOPMENT AREA PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A:12A-1 ET SEQ.
- R-8-2025-170

RESOLUTION AUTHORIZING AWARD OF BID TO D’AVELLINO
CONSTRUCTION INC. FOR THE SENIOR CENTER PICKLEBALL
COURTS AND PARKING LOT IMPROVEMENTS PROJECT.
(\$1,181,028.00)

MOTION:_____SECOND:_____ROLL CALL: Ayes____Nays____

6. RESOLUTIONS removed from consent agenda for CONSIDERATION (if needed).

MOTION:_____SECOND:_____ROLL CALL: Ayes____Nays____

7. Administrator’s Report.

- Solar Presentation

8. Engineer’s Report.

9. Council’s Reports.

10. Mayor’s Report.

11. Public Comments. (5 Minutes per Speaker)

OPEN: MOTION:_____SECOND:_____

CLOSE: MOTION:_____SECOND:_____

12. Adjournment. MOTION:_____SECOND:_____Time: _____