

**** 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**

DECEMBER 2, 2024

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 Clerk Christine Robbins 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 29, 2023 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and the **CRANBURY PRESS** on December 29, 2023;
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:**

***“Sewa Diwali Food Drive 2024”
Acknowledging the efforts of all who organized the event and donated***

6. **ORDINANCE(S)** for **SECOND READING** at the December 2, 2024 Regular Meeting:

O-11-2024-025 **ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY ON OR APPROXIMATE TO UNION HILL ROAD KNOWN AS BLOCK 37, LOT 12 FOR THE WIDENING OF THE PUBLIC RIGHT OF WAY AND THE INSTALLATION OF VARIOUS IMPROVEMENTS.** (7 Union Hill Road)

7. **ORDINANCE(S)** for **FIRST READING** at the December 2, 2024 Regular Meeting:

O-12-2024-026 **ORDINANCE AUTHORIZING THE ACCEPTANCE OF CONSERVATION EASEMENT FROM BRASUSA CONSTRUCTION INC. ON BLOCK 37, LOT 12.** (7 Union Hill Road)

8. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the December 2, 2024 Regular Meeting: (R-12-2024-274 – R-12-2024-294)

R-12-2024-274 **RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY P & A CONSTRUCTION FOR THE SOUTH MIDDLESEX AVENUE & FITZGERALD AVENUE ROADWAY IMPROVEMENTS PROJECT.** (increase of \$4,388.73)

- R-12-2024-275 RESOLUTION AUTHORIZING THE RELEASE OF THE SAFETY AND STABILIZATION GUARANTEE POSTED FOR GABLES AT APPEGARTH VILLAGE – BA-5203-21.**
- R-12-2024-276 RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF A MAINTENANCE GUARANTEE POSTED FOR THE GABLES AT APPEGARTH VILLAGE RESIDENTIAL – BA-5099-14.**
- R-12-2024-277 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO RWJ BARNABAS HEALTHCARE FOR ONE SOURCE EMPLOYEE ASSISTANCE PROGRAM FOR CALENDAR YEAR 2025. (\$6,000)**
- R-12-2024-278 RESOLUTION AUTHORIZING REFUND OF UTILITY DEPARTMENT OVERPAYMENT. (\$228.54)**
- R-12-2024-279 RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF A MAINTENANCE GUARANTEE POSTED FOR MATTHEW KISVER – BLOCK 35 LOT 31.05 AND 31.06 – PB-1185-16. (Mounts Mills Road)**
- R-12-2024-280 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO NORTHSTAR VETS FOR MEDICAL CARE OF STRAY ANIMALS FOUND WITHIN THE TOWNSHIP OF MONROE FOR CALENDAR YEAR 2025. (As needed - per unit pricing; same terms as 2024)**
- R-12-2024-281 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO TWIN RIVERS ANIMAL HOSPITAL FOR MEDICAL CARE OF STRAY ANIMALS FOUND WITHIN THE TOWNSHIP OF MONROE FOR CALENDAR YEAR 2025. (As needed - per unit pricing; same terms as 2024)**
- R-12-2024-282 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). (Drive Sober or Get Pulled Over Year End Holiday Crackdown Grant - \$7,000)**
- R-12-2024-283 RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT WITH T.L.P. CLIMATE CONTROL SYSTEMS, INC. FOR MONROE TOWNSHIP HVAC & ATC MAINTENANCE AND REPAIRS. (1/1/25 – 12/31/25 per fee schedule; same terms as 2024)**
- R-12-2024-284 RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT WITH STOUT’S CHARTER SERVICE, INC. FOR THE MONROE TOWNSHIP CHARTER BUS SERVICE. (1/1/25 – 12/31/25; 5% increase in pricing)**
- R-12-2024-285 RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION WITH KANE COMMUNICATIONS FOR EMERGENCY TRAFFIC SIGNAL AND BEACON MAINTENANCE AND REPAIRS. (\$12,120)**
- R-12-2024-286 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-12-2024-287 RESOLUTION OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE PURCHASE OF (1) NEW 2025 FORD F450 CHASSIS 4x4 SD REGULAR CAB FROM ALL AMERICAN FORD OF PARAMUS USING THE BERGEN COUNTY CO-OP (CK04) COOPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP DEPARTMENT OF PUBLIC WORKS. (\$93,591.12)**
- R-12-2024-288 RESOLUTION RESCINDING AWARD OF A CONTRACT TO DYNAMIC SANDBLASTING AND PAINTING, LLC FOR CONTRACT 537 “APPEGARTH 3.4 MG WATER STORAGE TANK PAINTING AND MISCELLANEOUS IMPROVEMENT PROJECT” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**

- R-12-2024-289 RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE CERTIFICATE.**

- R-12-2024-290 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). (Middlesex County Diwali Grant - \$5,000)**

- R-12-2024-291 RESOLUTION REJECTING ALL BIDS FOR CONTRACT NO. 537 “APPLEGARTH 3.4 MG WATER STORAGE TANK PAINTING AND MISCELLANEOUS IMPROVEMENTS PROJECT”.**

- R-12-2024-292 RESOLUTION AUTHORIZING THE BULK PURCHASE OF ROCK SALT UNDER THE MIDDLESEX COUNTY COOPERATIVE CONTRACT PURCHASING SYSTEM. (Morton Salt \$59.74/ton ; Riverside Construction Material Inc. \$62.15/ton)**

- R-12-2024-293 RESOLUTION AUTHORIZING A CONTRACT WITH HORIZON BLUE CROSS BLUE SHIELD OF NEW JERSEY FOR HEALTHCARE INSURANCE AND PRESCRIPTION COVERAGE FOR CALENDAR YEAR 2025. (6.4% increase)**

- R-12-2024-294 RESOLUTION AUTHORIZING BUDGET TRANSFERS.**

9. **Public Comments.** (Limited to **Agenda items only** - 5 Minutes per Speaker)

OPEN: MOTION: _____ SECOND: _____
CLOSE: MOTION: _____ SECOND: _____

10. **Agenda Meeting Adjournment.** Time: _____

MOTION: _____ SECOND: _____ ROLL CALL: Ayes _____ Nays _____

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**

DECEMBER 2, 2024

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 **November 25, 2024**.
MOTION: _____ SECOND: _____ ROLL CALL: Ayes ___ Nays ___

3. **APPROVAL OF MINUTES:**
MOTION to approve the **MINUTES** of the following meetings as written and presented:
November 6, 2024 - Agenda and Regular Combined Meeting
MOTION: _____ SECOND: _____ ROLL CALL: Ayes ___ Nays ___

4. **ORDINANCE(S)** for **SECOND READING:**
O-11-2024-025 ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY ON OR APPROXIMATE TO UNION HILL ROAD KNOWN AS BLOCK 37, LOT 12 FOR THE WIDENING OF THE PUBLIC RIGHT OF WAY AND THE INSTALLATION OF VARIOUS IMPROVEMENTS.
PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____
PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____
ADOPTION: MOTION: _____ SECOND: _____ ROLL CALL: Ayes ___ Nays ___

5. **ORDINANCE(S)** for **FIRST READING:**
O-12-2024-026 ORDINANCE AUTHORIZING THE ACCEPTANCE OF CONSERVATION EASEMENT FROM BRASUSA CONSTRUCTION INC. ON BLOCK 37, LOT 12. (7 Union Hill Road)
MOTION: _____ SECOND: _____ ROLL CALL: Ayes ___ Nays ___

6. **RESOLUTIONS** for **CONSIDERATION** under the **CONSENT AGENDA:**
(R-12-2024-274 - R-12-2024-294)
R-12-2024-274 RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY P & A CONSTRUCTION FOR THE SOUTH MIDDLESEX AVENUE & FITZGERALD AVENUE ROADWAY IMPROVEMENTS PROJECT. (increase of \$4,388.73)
R-12-2024-275 RESOLUTION AUTHORIZING THE RELEASE OF THE SAFETY AND STABILIZATION GUARANTEE POSTED FOR GABLES AT APPEGARTH VILLAGE – BA-5203-21.
R-12-2024-276 RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF A MAINTENANCE GUARANTEE POSTED FOR THE GABLES AT APPEGARTH VILLAGE RESIDENTIAL – BA-5099-14.

- R-12-2024-277** **RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO RWJ BARNABAS HEALTHCARE FOR ONE SOURCE EMPLOYEE ASSISTANCE PROGRAM FOR CALENDAR YEAR 2025. (\$6,000)**
- R-12-2024-278** **RESOLUTION AUTHORIZING REFUND OF UTILITY DEPARTMENT OVERPAYMENT. (\$228.54)**
- R-12-2024-279** **RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF A MAINTENANCE GUARANTEE POSTED FOR MATTHEW KISVER – BLOCK 35 LOT 31.05 AND 31.06 – PB-1185-16. (Mounts Mills Road)**
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- R-12-2024-281** **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO TWIN RIVERS ANIMAL HOSPITAL FOR MEDICAL CARE OF STRAY ANIMALS FOUND WITHIN THE TOWNSHIP OF MONROE FOR CALENDAR YEAR 2025.**
(As needed - per unit pricing; same terms as 2024)
- R-12-2024-282** **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). (Drive Sober or Get Pulled Over Year End Holiday Crackdown Grant - \$7,000)**
- R-12-2024-283** **RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT WITH T.L.P. CLIMATE CONTROL SYSTEMS, INC. FOR MONROE TOWNSHIP HVAC & ATC MAINTENANCE AND REPAIRS. (1/1/25 – 12/31/25 per fee schedule; same terms as 2024)**
- R-12-2024-284** **RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT WITH STOUT’S CHARTER SERVICE, INC. FOR THE MONROE TOWNSHIP CHARTER BUS SERVICE.**
(1/1/25 – 12/31/25; 5% increase in pricing)
- R-12-2024-285** **RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION WITH KANE COMMUNICATIONS FOR EMERGENCY TRAFFIC SIGNAL AND BEACON MAINTENANCE AND REPAIRS. (\$12,120)**
- R-12-2024-286** **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-12-2024-287** **RESOLUTION OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE PURCHASE OF (1) NEW 2025 FORD F450 CHASSIS 4x4 SD REGULAR CAB FROM ALL AMERICAN FORD OF PARAMUS USING THE BERGEN COUNTY CO-OP (CK04) COOPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP DEPARTMENT OF PUBLIC WORKS. (\$93,591.12)**
- R-12-2024-288** **RESOLUTION RESCINDING AWARD OF A CONTRACT TO DYNAMIC SANDBLASTING AND PAINTING, LLC FOR CONTRACT 537 “APPLEGARTH 3.4 MG WATER STORAGE TANK PAINTING AND MISCELLANEOUS IMPROVEMENT PROJECT” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- R-12-2024-289** **RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE CERTIFICATE.**
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COUNCIL MEETING MINUTES

MEETING OF THE MONROE TOWNSHIP COUNCIL – December 2, 2024

The Council of the Township of Monroe met at the Monroe Township Municipal Building, 1 Municipal Plaza, for the Combined Agenda/Regular Meeting.

The Combined Agenda/Regular Meeting was Called to Order at 6:30 p.m. by Council President Miriam Cohen with a Salute to the Flag.

UPON ROLL CALL by the Township Clerk, Christine Robbins, the following members of Council were present: Councilman Charles Dipierro, Councilman Michael Markel, Councilwoman Rupa P. Siegel, Council Vice-President Terrence Van Dzura and Council President Miriam Cohen.

ALSO PRESENT: Mayor Stephen Dalina, Business Administrator Alan M. Weinberg, Assistant Business Administrator Kevin McGowan, Utility Director Joseph Stroin, Township Attorney Louis Rainone, Engineer Mark Rasimowicz and Deputy Clerk Tanya Pannucci.

There were approximately twenty-five (25) members of the Public in attendance.

Township Clerk Christine Robbins read the following **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 29, 2023 and remains posted at that location for public inspection.
2. Printed in the **HOME NEWS TRIBUNE** and noticed to the **CRANBURY PRESS** on December 29, 2023;
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 rolling time unless further time is granted by the Council President.

Council President Cohen read aloud, by title, the following proclamation:

“Sewa Diwali Food Drive 2024”
Acknowledging the efforts of all who organized the event and donated

Township Clerk Christine Robbins read the following entitled **ORDINANCES** for **SECOND READING** at the **MONDAY, DECEMBER 2, 2024** Regular Council Meeting:

O-11-2024-025 **ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY ON OR APPROXIMATE TO UNION HILL ROAD KNOWN AS BLOCK 37, LOT 12 FOR THE WIDENING OF THE PUBLIC RIGHT OF WAY AND THE INSTALLATION OF VARIOUS IMPROVEMENTS.** (7 Union Hill Road)

Township Clerk Christine Robbins read the following entitled **ORDINANCES** for **INTRODUCTION** at the **MONDAY, DECEMBER 2, 2024** Regular Council Meeting:

O-12-2024-026 **ORDINANCE AUTHORIZING THE ACCEPTANCE OF CONSERVATION EASEMENT FROM BRASUSA CONSTRUCTION INC. ON BLOCK 37, LOT 12.** (7 Union Hill Road)

Council President Cohen read the following entitled **RESOLUTIONS** for **CONSIDERATION** at the **MONDAY, DECEMBER 2, 2024** Regular Council Meeting: (R-12-2024-274 – R-12-2024-294)

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- R-12-2024-292** **RESOLUTION AUTHORIZING THE BULK PURCHASE OF ROCK SALT UNDER THE MIDDLESEX COUNTY COOPERATIVE CONTRACT PURCHASING SYSTEM.**
(Morton Salt \$59.74/ton ; Riverside Construction Material Inc. \$62.15/ton)
- R-12-2024-293** **RESOLUTION AUTHORIZING A CONTRACT WITH HORIZON BLUE CROSS BLUE SHIELD OF NEW JERSEY FOR HEALTHCARE INSURANCE AND PRESCRIPTION COVERAGE FOR CALENDAR YEAR 2025.** (6.4% increase)
- R-12-2024-294** **RESOLUTION AUTHORIZING BUDGET TRANSFERS.**

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC COMMENTS** portion of the Meeting was opened. All were in favor, none opposed.

Public Comments –

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked if the bill list was considered an Agenda Item to which Administrator Weinberg answered yes. She went on to note that \$62,000 was paid out of the Affordable Housing Trust this month for various items and inquired how far we are in completing our 3rd round obligation and how many units have been delivered; Administrator Weinberg answered that we are finishing Round 2 which included Stratford Development, as well as Monroe Manor on Halsey Reed Road near the Senior Center. Regarding Round 3, approximately 30% has been completed which equates to 260 units out of our 850-unit obligation completed; with that said it will take approximately 10 – 20 years to finish. Mrs. Arminio stated that she was in attendance at the court hearing with the Special Master, who was very clear with what our obligation was, to which Attorney Rainone explained that our Mid-Point review, notating where we are with our obligations, can be found on the Township’s website and went on to say that the Rounds do not necessitate that all of our affordable housing is occupied but instead ensures that our obligation of zoning is completed in order to build the necessary housing. Mrs. Arminio stated that we are zoning to help accommodate the market rate in her opinion, to which Attorney Rainone responded that this is not true as we are following COAH’s schedule and their set of rules. Mrs. Arminio went on to say that we are accommodating rich builders and not those who need affordable housing, which essentially helps the rich get richer and it is disappointing to use affordable housing as an excuse; adding that we are built out like crazy and those that need housing are not getting it. Attorney Rainone rebutted that her characterization is not correct as this is heavily monitored with not everything being seen; he went on to state that JSM North has not been built yet and he has been involved with affordable housing since Mt. Laurel and the 1st rounds were issued so he has seen how this has played out for decades now and understands the frustration.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC COMMENTS** portion of the Meeting was closed. All were in favor, none opposed.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the Agenda Meeting was Adjourned at 6:44pm.

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Aye
	Council President Miriam Cohen	Aye

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the Regular Meeting was Called to Order at 6:45pm.

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Aye
	Council President Miriam Cohen	Aye

UPON MOTION made by Councilman Markel and seconded by Councilwoman Siegel, the **CLAIMS** per run date of **11/25/24** were approved for payment as written and presented.

ROLL CALL:	Councilman Charles Dipierro	Abstain
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Aye
	Council President Miriam Cohen	Aye

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **MINUTES** of the following meetings as written and presented:

November 6, 2024 - Agenda and Regular Combined Meeting

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Abstain
	Council President Miriam Cohen	Aye

UPON ACTION made by the Council the following Ordinance was **moved on SECOND READING for FINAL ADOPTION** as follows:

O-11-2024-025 ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY ON OR APPROXIMATE TO UNION HILL ROAD KNOWN AS BLOCK 37, LOT 12 FOR THE WIDENING OF THE PUBLIC RIGHT OF WAY AND THE INSTALLATION OF VARIOUS IMPROVEMENTS.

WHEREAS, pursuant to the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., the Township has the power to acquire real property; and

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

WHEREAS, Brasusa Properties, LLC (the “Grantor”) is the owner of a certain parcel of land identified on the Township’s Official Tax Map as Block 37 Lot 12 (the “Property”); and

WHEREAS, the Township wishes to acquire a portion of Block 37, Lot 12, as further described in the property description incorporated in Attachment “A” attached hereto, for all lawful public purposes including but not limited to the purpose of widening the public right of way and the installation of various improvements; and

WHEREAS, the Township and Grantor have negotiated a Deed of Dedication in the form attached hereto as Attachment “A” transferring a portion of the Parcel to the Township for the purchase price of \$1.00; and

WHEREAS, the Township wishes to accept the Dedication of the Parcel and to authorize the execution of the Deed of Dedication in a form substantially similar to 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 as follows:

1. The Mayor and Clerk are hereby authorized to accept the Deed of Dedication conveying ownership of a portion of the property known as Block 37, Lot 12 located on or approximate to Union Hill Road, in substantially the form appended hereto as Attachment “A” subject to the review of the Township Attorney.

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.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-11-2024-025** was **opened**. All were in favor, none opposed.

PUBLIC COMMENT:

No Public Comment.

UPON MOTION made by Councilman Dipierro and seconded by Council Vice-President Van Dzura, the **PUBLIC HEARING for Ordinance O-11-2024-025** was **closed**. All were in favor, none opposed.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilman Markel, an Ordinance of which the following is the title was passed on Second Reading and Final Adoption:

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Aye
	Council President Miriam Cohen	Aye

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilman Dipierro and seconded by Council Vice-President Van Dzura, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

O-12-2024-026 ORDINANCE AUTHORIZING THE ACCEPTANCE OF CONSERVATION EASEMENT FROM BRASUSA CONSTRUCTION INC. ON BLOCK 37, LOT 12. (7 Union Hill Road)

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Aye
	Council President Miriam Cohen	Aye

Copy of Ordinance Duly Filed.

Councilman Dipierro asked in reference to R-12-2024-287 if this purchase was for the cab and chassis only and what vehicle this would be replacing; Administrator Weinberg stated that this vehicle is for the DPW's Sign Division and will be replacing an existing sign truck.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:**
(R-12-2024-274 - R-12-2024-294)

R-12-2024-274 RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY P & A CONSTRUCTION FOR THE SOUTH MIDDLESEX AVENUE & FITZGERALD AVENUE ROADWAY IMPROVEMENTS PROJECT. (increase of \$4,388.73)

WHEREAS, pursuant to Resolution No. R-4-2024-126, adopted by the Monroe Township Council at its meeting held on April 1, 2024, a contract was awarded to P & A Construction in connection with the South Middlesex Avenue & Fitzgerald Avenue Improvements Project; and

WHEREAS, the original total contract amount was \$593,877.06; and

WHEREAS, the Township Engineer, in a letter dated November 11, 2024, requested approval of Change Order No. 1 for the South Middlesex Avenue & Fitzgerald Avenue Improvements Project reflecting an **increase of \$4,388.73** in the contract amount, as the result of additional work required, as described in the attached change order; and

WHEREAS, the current contract price including this change order is **\$598,265.79**; and

WHEREAS, the Township Council has reviewed the request and has found same to be reasonable; and

WHEREAS, the Certified Municipal Finance Officer has certified in Certificate No. **C-2400046**, a copy of which is attached hereto, that sufficient funds are available.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute Change Order No. 1, attached hereto and made a part hereof.

SO RESOLVED, as aforesaid.

**R-12-2024-275 RESOLUTION AUTHORIZING THE RELEASE OF THE
SAFETY AND STABILIZATION GUARANTEE POSTED FOR
GABLES AT APPLGARTH VILLAGE – BA-5203-21.**

WHEREAS, **Gables Plaza, LLC** has posted a Safety and Stabilization Guarantee for the Gables at Applegarth Village project on Block 15 and Lot 12.39, BA-5203-21; and

WHEREAS, in conformance with the provisions of the NJ State Municipal Land Use Law relative to project Safety and Stabilization Guarantees (N.J.S.A 40:55D-53), it is the recommendation of the Township Engineer that the Township Council release this project's **Safety and Stabilization Guarantee**; and

WHEREAS, the Township Engineer notes that there are no maintenance guarantee requirements as stated in the recommendation letter dated November 13, 2024, attached hereto; and

WHEREAS, the Township Council has reviewed and hereby approves the recommendations of the Township Engineer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that the Safety and Stabilization Guarantee posted for the Gables at Applegarth Village project on Block 15 and Lot 12.39, BA-5203-21, be released; and

BE IT FURTHER RESOLVED, the Township Engineer recommends that such action be conditioned upon resolution of any outstanding escrow balances associated with the administration of this project by Township officials, as well as the inspection escrow account for the project to remain open, pending reconciliation of final invoicing.

SO RESOLVED, as aforesaid.

**R-12-2024-276 RESOLUTION AUTHORIZING THE RELEASE OF A
PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF
A MAINTENANCE GUARANTEE POSTED FOR THE GABLES AT
APPLGARTH VILLAGE RESIDENTIAL – BA-5099-14.**

WHEREAS, The Gables at Applegarth Village LLC has posted Performance Guarantees for the Residential project (BA-5099-14); and

WHEREAS, a request was made for the release of the Performance Guarantees posted for this project; and

WHEREAS, pursuant to Section 108-13.1 F and G of the Code of the Township of Monroe, the Township Engineer, by copy of letter dated November 13, 2024, has recommended, release of the Performance Guarantees; and

WHEREAS, the Township Council has reviewed and hereby approves the recommendations of the Township Engineer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that release of the project performance guarantees shall be conditioned upon resolution of all outstanding escrow balances associated with the administration of this project by Township officials, as well as the posting of maintenance guarantees for 15% of the project total (\$1,175,541.71), or \$176,331.26. Such maintenance guarantee shall run for a period of not less than two years from the date of memorialization of such action by the Council.

BE IT FURTHER RESOLVED, in accordance with the Monroe Township Code, the developer shall maintain funds in the engineering inspection escrow account in the amount of fifty percent (50%) of the original deposit however in lieu of this, the Township Engineer's office recommends the developer post five thousand dollars (\$5000.00) at this time, into the existing engineering inspection escrow account which is more reasonable.

SO RESOLVED, as aforesaid.

**R-12-2024-277 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO
RWJ BARNABAS HEALTHCARE FOR ONE SOURCE
EMPLOYEE ASSISTANCE PROGRAM FOR CALENDAR YEAR
2025. (\$6,000)**

WHEREAS, the Township of Monroe has a need to acquire an Employee Assistance Program for the Monroe Township employees; and

WHEREAS, the One Source Employee Assistance Program through RWJ Barnabas Health is a problem-solving company that uses customized clinical, wellness, consultative and educational services to help create a friendly, healthy and productive work environment; and

WHEREAS, RWJ Barnabas Health has submitted a proposal indicating the offered services and programs and the fees for such services; and

WHEREAS, the total fee for contracted one (1) year period is not to exceed \$6,000.00; and

WHEREAS, pursuant to *N.J.A.C. 5:30-5.4*, the Township's Certified Municipal Finance Officer has certified the availability of funds in Certificate No. _____, a copy of which is attached hereto as Exhibit "A"; and

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

(1) The Mayor and Township Clerk be and are hereby authorized to enter into a contract with **RWJ Barnabas Health 1691 US Hwy 9 Toms River, N.J. 08755** in accordance with the proposal annexed hereto as Exhibit "C", effective January 1, 2025 to December 31, 2025;

(2) The Certified Municipal Finance Officer is hereby authorized and directed to pay RWJ Barnabas One Source in an amount **not to exceed \$6,000.00**.

(3) This contract is awarded without competitive bidding as a "professional service" in accordance with N.J.S.A. 40A:11-5(1)(a)(I) of the Local Public Contracts Law because the contract is for a service performed by persons authorized by law to practice a recognized profession that is regulated by law;

(4) This contract is awarded with the stipulation that the **RWJ Barnabas Health** contract shall include mandatory Affirmative Action language, New Jersey Business Registration Certificate and shall submit to the Township of Monroe all appropriate documentation within the time period prescribed by law;

(5) A notice of this action shall be printed once in the Home News Tribune.

SO RESOLVED, as aforesaid.

**R-12-2024-278 RESOLUTION AUTHORIZING REFUND OF UTILITY
DEPARTMENT OVERPAYMENT. (\$228.54)**

WHEREAS, the M.T.U.D. Customer Service Manager, by copy of letter dated November 15, 2024, copy of which is attached hereto as Exhibit "A", has recommended the Council approve the following utility department refund:

<u>Refund to:</u>	<u>Reason</u>	<u>Amount</u>
Lorraine Nemeth 446 Spotswood Englishtown Rd. Monroe Twp., N.J. 08831	Utility Account No. 7269-0 Requests refund due to overpayment	\$ 228.54

WHEREAS, Council has reviewed the recommendation of the M.T.U.D. Customer Service Manager and finds the request for the above refund to be reasonable;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that the request is hereby authorized and that a refund be made to **Lorraine Nemeth in the amount of \$228.54**.

SO RESOLVED, as aforesaid.

R-12-2024-279 RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF A MAINTENANCE GUARANTEE POSTED FOR MATTHEW KISVER – BLOCK 35 LOT 31.05 AND 31.06 – PB-1185-16. (Mounts Mills Road)

WHEREAS, Matthew Kisver has posted Performance Guarantees for the Block 35, Lot 31.05 and 31.06 project PB-1185-16); and

WHEREAS, a request was made for the release of the Performance Guarantees posted for this project; and

WHEREAS, pursuant to Section 108-13.1 F and G of the Code of the Township of Monroe, the Township Engineer, by copy of letter dated November 14, 2024, has recommended, release of the Performance Guarantees; and

WHEREAS, the Township Council has reviewed and hereby approves the recommendations of the Township Engineer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that release of the project performance guarantees shall be conditioned upon resolution of all outstanding escrow balances associated with the administration of this project by Township officials, as well as the posting of maintenance guarantees for 15% of the project total (\$123,026.98), or \$18,454.05. Such maintenance guarantee shall run for a period of not less than two years from the date of memorialization of such action by the Council.

BE IT FURTHER RESOLVED, in accordance with the Monroe Township Code, the developer shall maintain funds in the engineering inspection escrow account in the amount of fifty percent (50%) of the original deposit however in lieu of this, the Township Engineer’s office recommends the developer post one thousand five hundred dollars (\$1,500.00) at this time, into the existing engineering inspection escrow account which is more reasonable.

SO RESOLVED, as aforesaid.

R-12-2024-280 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO NORTHSTAR VETS FOR MEDICAL CARE OF STRAY ANIMALS FOUND WITHIN THE TOWNSHIP OF MONROE FOR CALENDAR YEAR 2025. (As needed - per unit pricing; same terms as 2024)

WHEREAS, the Township of Monroe has a need to acquire services related to the Medical Care of stray animals found within the Township of Monroe for Calendar Year 2025, as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.5*; and

WHEREAS, the Contract will be open-ended and based on unit pricing as outlined in the Contract, a copy of which is attached hereto as Exhibit “A”; and

WHEREAS, the anticipated term of this contract is one (1) year, effective January 1, 2025 and expiring December 31, 2025; and

WHEREAS, NorthStar VETS, 315 Robbinsville-Allentown Rd., Robbinsville, NJ 08691 has submitted a Contract indicating they will provide the referenced services; and

WHEREAS, pursuant to *N.J.A.C. 5:30-5.4*, the Certified Municipal Finance Officer has certified the availability of funds in Certificate No. C-_____, a copy of which is attached hereto as Exhibit “B”;

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

(1) The Mayor and Township Clerk be and are hereby authorized to enter into a contract with NorthStar VETS, 315 Robbinsville-Allentown Rd., Robbinsville, NJ 08691 in accordance with the contract attached hereto as Exhibit "A", effective January 1, 2025 to December 31, 2025;

(2) The Certified Municipal Finance Officer is hereby authorized and directed to pay invoices for services rendered by NorthStar VETS, as outlined within the Contract during the 2024 contractual year;

(3) This contract is awarded without competitive bidding as a professional service in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by persons authorized by law to practice a recognized profession that is regulated by law;

(4) This contract is awarded with the stipulation that the NorthStar VETS contract shall include mandatory Affirmative Action language, and Veterinary Surgical and Diagnostic Specialists shall submit to the Township of Monroe any appropriate Affirmative Action documents within the time period prescribed by law.

(5) A notice of this action shall be printed once in the Home News Tribune.

SO RESOLVED, as aforesaid.

**R-12-2024-281 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO
TWIN RIVERS ANIMAL HOSPITAL FOR MEDICAL CARE OF
STRAY ANIMALS FOUND WITHIN THE TOWNSHIP OF
MONROE
FOR CALENDAR YEAR 2025.
(As needed - per unit pricing; same terms as 2024)**

WHEREAS, the Township of Monroe has a need to acquire services related to the Medical Care of stray animals found within the Township of Monroe for Calendar Year 2024, as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.5*; and

WHEREAS, the Contract will be open-ended and based on unit pricing as outlined in the Contract, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the anticipated term of this contract is one (1) year, effective January 1, 2025 and expiring December 31, 2025; and

WHEREAS, Twin Rivers Animal Hospital, 650 NJ 33, East Windsor, NJ 08520 has submitted a Contract indicating they will provide the referenced services; and

WHEREAS, pursuant to *N.J.A.C. 5:30-5.4*, the Certified Municipal Finance Officer has certified the availability of funds in Certificate No. C-_____ a copy of which is attached hereto as Exhibit "B";

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

(1) The Mayor and Township Clerk be and are hereby authorized to enter into a contract with Twin Rivers Animal Hospital, 650 NJ 33, East Windsor, NJ 08520 in accordance with the contract attached hereto as Exhibit "A", effective January 1, 2025 to December 31, 2025;

(2) The Certified Municipal Finance Officer is hereby authorized and directed to pay invoices for services rendered by Twin Rivers Animal Hospital, as outlined within the Contract during the 2024 contractual year;

(3) This contract is awarded without competitive bidding as a professional service in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by persons authorized by law to practice a recognized profession that is regulated by law;

(4) This contract is awarded with the stipulation that the Twin Rivers Animal Hospital contract shall include mandatory Affirmative Action language, and Veterinary Surgical and Diagnostic Specialists shall submit to the Township of Monroe any appropriate Affirmative Action documents within the time period prescribed by law.

(5) A notice of this action shall be printed once in the Home News Tribune.

SO RESOLVED, as aforesaid.

**R-12-2024-282 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). (Drive Sober or Get Pulled Over
Year End Holiday Crackdown Grant - \$7,000)**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount;

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for Year 2024 in the sum of \$7,000.00, which is now available as a revenue from the Drive Sober or Get Pulled Over Year End Holiday Crackdown Grant;

BE IT FURTHER RESOLVED that a like sum of \$7,000.00 is hereby appropriated under the caption:

**“2024 DRIVE SOBER OR GET PULLED OVER
YEAR END HOLIDAY CRACKDOWN”**

SO RESOLVED, as aforesaid.

**R-12-2024-283 RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT
WITH T.L.P. CLIMATE CONTROL SYSTEMS, INC. FOR
MONROE TOWNSHIP HVAC & ATC MAINTENANCE AND
REPAIRS. (1/1/25 – 12/31/25 per fee schedule; same terms as 2024)**

WHEREAS, on December 5, 2022 per Resolution No. R-12-2022-326, **T.L.P. Climate Control Systems, Inc.** was awarded the bid for HVAC & ATC Maintenance and Repairs for Monroe Township; and

WHEREAS, the current contract renewal expires on December 31, 2024 and the Township has an option to extend for one additional one-year period; and

WHEREAS, the Director of Public Works inquired as to the willingness of **T.L.P. Climate Control Systems, Inc.** to extend their current contract; and

WHEREAS, the attached letter received November 14, 2024 indicates the willingness of **T.L.P. Climate Control Systems, Inc.** to extend the current contract from January 1, 2025 thru December 31, 2025, under the same terms, conditions and pricing contained within their original bid specification and contract, a copy of which is attached hereto as Exhibit “A”; and

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-2300009, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the M.T.U.D.’s Certified Municipal Finance Officer has certified availability of funds in Certificate No. M-220036, a copy of which is attached hereto as Exhibit "C"; and

WHEREAS, the contract for Monroe Township HVAC & ATC Maintenance and Repairs is being extended one year to December 31, 2025 in accordance with N.J.S.A. 40A:11-15 of the Local Public Contracts Law;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to a one-year extension of contract with **T.L.P. Climate Control Systems, Inc.** under the same terms, conditions and pricing within their original bid specification submitted for the purchase of grass bags for Monroe Township; and

BE IT FURTHER RESOLVED that the Finance Department is hereby authorized and directed to pay Invoices for the above referenced vendor in accordance with the original terms, conditions and pricing contained within their original 2023 contract entered into between the parties.

SO RESOLVED, as aforesaid.

R-12-2024-284 RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT WITH STOUT'S CHARTER SERVICE, INC. FOR THE MONROE TOWNSHIP CHARTER BUS SERVICE.
(1/1/25 – 12/31/25; 5% increase in pricing)

WHEREAS, on January 4, 2023 per Resolution No. R-1-2023-056, **Stout's Charter Service, Inc.** was awarded the bid for Charter Bus Service for Monroe Township; and

WHEREAS, the current contract renewal expires on December 31, 2024 and the Township has an option to extend for one additional one-year period; and

WHEREAS, the Business Administrator inquired as to the willingness of **Stout's Charter Service, Inc.** to extend their current contract; and

WHEREAS, the attached letter received October 1, 2024 indicates the willingness of **Stout's Charter Service, Inc.** to extend the current contract from January 1, 2025 thru December 31, 2025, under the same terms and conditions as contained within their original bid specification and contract, along with a requested 5% increase in pricing, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-2300032, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the contract for Monroe Township Charter Bus Service is being extended one year to December 31, 2025 in accordance with N.J.S.A. 40A:11-15 of the Local Public Contracts Law;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to a one-year extension of contract with **Stout's Charter Service, Inc.** under the same terms and conditions as contained within their original bid specification and contract, along with a requested 5% increase in pricing as specified; and

BE IT FURTHER RESOLVED that the Finance Department is hereby authorized and directed to pay Invoices for the above referenced vendor in accordance with the original terms, conditions and pricing contained within their original 2023 contract entered into between the parties.

SO RESOLVED, as aforesaid.

R-12-2024-285 RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION WITH KANE COMMUNICATIONS FOR EMERGENCY TRAFFIC SIGNAL AND BEACON MAINTENANCE AND REPAIRS. (\$12,120)

WHEREAS, on January 4, 2023 per Resolution No. R-1-2023-035, Kane Communications was awarded the Emergency Traffic Signal and Beacon Maintenance and Repairs contract for a period of 12 months with the option for the Township to extend for two additional one-year periods; and

WHEREAS, the Township of Monroe authorized a one-year contract extension with Kane Communications on January 3, 2024 per Resolution No. R-1-2024-044 expiring on December 31, 2024; and

WHEREAS, the Township Engineer inquired as to the willingness of Kane Communications to extend their current contract; and

WHEREAS, the attached letter received November 14, 2024 indicates the willingness of Kane Communications to extend the current contract from January 1, 2025 thru December 31, 2025, under the same terms, conditions and pricing contained within their original bid specification and contract; and

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available as set forth in Certificate No C-2300027, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the contract for Monroe Township Emergency Traffic Signal and Beacon Maintenance and Repairs is being extended one year to December 31, 2025 in accordance with N.J.S.A. 40A:11-15 of the Local Public Contracts Law;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to the one-year extension of contract with **Kane Communications** under the same terms, conditions and pricing within their original bid specification submitted for Monroe Township Emergency Traffic Signal and Beacon Maintenance and Repairs; and

- (2) The Township Chief Financial Officer is hereby authorized and directed to pay invoices for said vehicles delivered by All American Ford of Paramus, respectively; and
- (3) The contracts are awarded through the Bergen County NJCPA Co-Op (CK04) are considered fair and open contracts in accordance with the Local Public Contracts Law, as well as being exempt from public bidding by the Township.

SO RESOLVED, as aforesaid.

R-12-2024-288 RESOLUTION RESCINDING AWARD OF A CONTRACT TO DYNAMIC SANDBLASTING AND PAINTING, LLC FOR CONTRACT 537 “APPLEGARTH 3.4 MG WATER STORAGE TANK PAINTING AND MISCELLANEOUS IMPROVEMENT PROJECT” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).

WHEREAS, on June 18, 2024 at 11:00 AM, five (5) sealed bids were received, publicly opened and read aloud, by the Monroe Township Purchasing Manager for Contract 537 “Applegarth 3.4 MG Water Storage Tank Painting and Miscellaneous Improvement Project,” as required by the Monroe Township Utility Department (“M.T.U.D.”); and

WHEREAS, the apparent low bidder was United Painters, Inc. with their total bid of \$1,928,000.00.; and

WHEREAS, on June 28, 2024, United Painters, Inc. submitted a letter formally requesting that their bid be withdrawn, which, after review was granted; and

WHEREAS, on September 4, 2024, the Township Council adopted resolution R-9-2024-202 awarding the contract to the second low bidder, Dynamic Sandblasting and Painting, LLC (“Dynamic”) with their bid of \$2,935,000.00 (including alternates); and

WHEREAS, pursuant to a lawsuit filed under Docket No. MID-L-5026-24 by the higher bidder, US Tank Painting, Inc., for a declaration that Dynamic had not satisfied the Contract’s technical specifications, a decision was issued by the New Jersey Court on November 15, 2024 finding that Dynamic’s bid was defective and that the award to Dynamic be rescinded and declared null and void; and

WHEREAS, based on said court ruling, and having received the recommendations of the Township’s professionals concerning said ruling and bid, the Township Council hereby rescinds Contract 537 “Applegarth 3.4 Mg Water Storage Tank Painting and Miscellaneous Improvement Project.”

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

- (1) The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
- (2) The Council hereby rescinds Contract 537 “Applegarth 3.4 Mg Water Storage Tank Painting and Miscellaneous Improvement Project awarded to Dynamic Sandblasting and Painting, LLC.
- (3) The Mayor and Township Clerk are authorized to execute any documents required to effectuate the rescission authorized pursuant to this Resolution.
- (4) This Resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

R-12-2024-289 RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE CERTIFICATE.

WHEREAS, the Township of Monroe is the holder of various Tax Sale Certificates covering certain Blocks and Lots in the Township of Monroe; and

WHEREAS, Redemption has been made to the following Tax Title Lien 21-00020 for that property known as Block 108 Lot 9, and assessed to Michael Mormile; and

WHEREAS, the Tax Collector has requested that the aforesaid Tax Sale Certificate now be cancelled of record; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe in the County of Middlesex and State of New Jersey that the Mayor and Clerk are hereby authorized to execute the authorization for cancellation of record for the above Tax Sale Certificate: Tax Title Lien # 21-00020 assessed to Michael Mormile and,

SO RESOLVED, as aforesaid.

**R-12-2024-290 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). (Middlesex County Diwali Grant
- \$5,000)**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount;

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for Year 2024 in the sum of \$5,000.00, which is now available as a revenue from the Arts Institute of Middlesex County for the Diwali Festival of Lights Grant;

BE IT FURTHER RESOLVED that a like sum of \$5,000.00 is hereby appropriated under the caption:

“DIWALI FESTIVAL OF LIGHTS”

SO RESOLVED, as aforesaid.

**R-12-2024-291 RESOLUTION REJECTING ALL BIDS FOR CONTRACT NO. 537
“APPLEGARTH 3.4 MG WATER STORAGE TANK PAINTING
AND MISCELLANEOUS IMPROVEMENTS PROJECT”.**

WHEREAS, on June 18, 2024, at 10:00 AM, five (5) sealed bids were received, publicly opened and read aloud, by the Monroe Township Purchasing Manager for the Contract 537 “Applegarth 3.4 MG Water Storage Tank Painting and Miscellaneous Improvement Project,” as required by the Monroe Township Utility Department (“MTUD”); and

WHEREAS, pursuant to a lawsuit filed under Docket No. MID-L-5026-24 by the bidder, US Tank Painting, Inc., a decision was issued by the New Jersey Court on November 15, 2024, finding that US Tank Painting, Inc. was the lowest-responsible bidder; and

WHEREAS, N.J.S.A. 40A:11-13.2 (a)(b) and (d) authorizes a municipality to reject all bids for reasons including but not limited to the following:

- (a) the lowest bid substantially exceeds the cost estimates for the goods or services;
 - (b) the lowest bid substantially exceeds the contracting unit's appropriation for the goods or services; or
 - (c) the contracting unit wishes to substantially revise the specifications for the goods or services;
- and

WHEREAS, the Township and MTUD have reviewed and determined that the bid of U.S. Tank Painting, Inc. in the amount of \$3,537.100.00 is substantially higher than the cost estimates for the sought services and exceeds the Township's appropriation for said services, and, further, revisions to the specifications for services are required; and

WHEREAS, the Township Council has reviewed the recommendation of the Township's professionals and desires to reject all bids pursuant to N.J.S.A. 40A:11-13.2 (a)(b) and (d).

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

- (1) The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

- (2) The Township Council hereby rejects all bids for Contract 537 “Applegarth 3.4 MG Water Storage Tank Painting Project,” including the bid submitted by U.S. Tank Painting, Inc., pursuant to N.J.S.A. 40A:11-13.2 (a), (b), and (d), for substantially exceeding MTUD’s cost estimate, as well as the Township’s appropriations for the services that are the subject of the bid, and to permit the revision of the specification for the good or services.
- (3) The Township Administration is hereby authorized to re-bid for a contract to undertake the painting and improvement of the Applegarth 3.4 MG Water Storage Tank.
- (4) The Mayor and all relevant members of the Administration are authorized and directed to take all steps necessary to fulfill the purposes of this Resolution.
- (5) This Resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

**R-12-2024-292 RESOLUTION AUTHORIZING THE BULK PURCHASE OF
 ROCK SALT UNDER THE MIDDLESEX COUNTY
 COOPERATIVE CONTRACT PURCHASING SYSTEM.
 (Morton Salt \$59.74/ton; Riverside Construction Material Inc. \$62.15/ton)**

WHEREAS, the Township of Monroe, County of Middlesex, is a member of the Middlesex County Cooperative Contract Purchasing System; and

WHEREAS, the Board of Chosen Freeholders of the County of Middlesex entered into an agreement for Furnishing and Delivery of Treated Rock Salt with Morton Salt, Inc., 444 West Lake Street, Suite 3000, Chicago, IL. 60606, as primary vendor and Riverside Construction Materials, Inc. 355 Newbold Rd. Fairless Hills, PA 19030, as secondary vendor, effective December 1, 2024 through November 30, 2025; and

WHEREAS, the Township of Monroe wishes to utilize Morton Salt, Inc. and Riverside Construction Materials Inc. for Furnishing and Delivery of Treated Rock Salt immediately and expiring November 30, 2025, under the Middlesex County Cooperative Contract Purchasing System Bid B-24-560 as follows:

Bid No.	Bid/Contract Title	Pricing Info.
B-24-560	Furnishing and Delivery of Treated Rock Salt	
	Primary Vendor: Morton Salt Inc.	\$59.74 /ton
	Secondary Vendor: Riverside Construction Material Inc.	\$62.15/ton

WHEREAS, the purchase of goods and services by local contracting units without public bidding is authorized by the Local Public Contracts Law, N.J.S.A. 40A:11-11; and

WHEREAS, the Certified Municipal Financial Officer has determined that sufficient funds are available, as set forth in Certificate No. C-_____ a copy of which is attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe that the Mayor and Municipal Clerk are hereby authorized to enter into a contract with Morton Salt, Inc. and Riverside Construction Materials, Inc. for the bulk purchase of rock salt for the Township of Monroe effective immediately and expiring on November 30, 2025.

SO RESOLVED, as aforesaid.

**R-12-2024-293 RESOLUTION AUTHORIZING A CONTRACT WITH HORIZON
 BLUE CROSS BLUE SHIELD OF NEW JERSEY FOR
 HEALTHCARE INSURANCE AND PRESCRIPTION
 COVERAGE FOR CALENDAR YEAR 2025. (6.4% increase)**

WHEREAS, pursuant to N.J.S.A. 40A:11-5 that Monroe Township and the Monroe Township Utility Department (“M.T.U.D.”) may procure a professional service without the necessity of advertising for bids pursuant to N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, Horizon Blue Cross Blue Shield of New Jersey (“Horizon BCBSNJ”), 1427 Wyckoff Road, Wall, NJ 07727 has prepared a proposal and schedule of rates and services which shall be the basis for payment for Healthcare Insurance; and

WHEREAS, in accordance with the Local Public Contracts Law Regulations N.J.A.C. 5:34-1 et seq. the Township desires to retain Horizon BCBSNJ as the Healthcare provider, this Contract will be for a period of one (1) year effective January 1, 2025 until December 31, 2025; and

WHEREAS, said services provided by Horizon BCBSNJ would be subject to contracting requirements for Extraordinary Unspecified Services pursuant to N.J.A.C. 5:34-2.1 et seq. only if they exceed the threshold amount established by N.J.S.A. 40A:11-3; and

WHEREAS, the Township’s Certified Municipal Finance Officer has determined that sufficient funds are available in the Township budget per attached unit pricing, as evidenced by Certification No. C-_____, a copy of which is attached hereto as Exhibit “A”; and

WHEREAS, the Township’s Certified Municipal Finance Officer has further determined that sufficient funds are available in the Township Utility budget, per attached unit pricing, as evidenced by Certification No. M-_____, a copy of which is attached hereto as Exhibit “B”;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County Middlesex, State of New Jersey, that the Business Administrator is hereby authorized to execute the Prescription Rate Renewal Summary and Health Rate Renewal Summary with Horizon BCBSNJ Insurance for Healthcare services and prescription coverage for Calendar year 2025.

SO RESOLVED, as aforesaid.

R-12-2024-294 RESOLUTION AUTHORIZING BUDGET TRANSFERS.

WHEREAS, there are certain 2024 budget appropriations of the Township of Monroe which may be insufficient to meet the requirements of the Township’s affairs; and

WHEREAS, there are certain other budget appropriations where there are unexpended balances which will not be used for such purposes; and

WHEREAS, Revised Statutes 40A:4-59 provides for the transfer from such accounts that have unexpended balances to those accounts which have deficiencies.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe that the transfers itemized below are hereby authorized among the following 2024 accounts:

CURRENT FUND TRANSFER FROM:	TRANSFER AMOUNT
Cultural Arts OE	\$ 44,000.00
Tax Collector S&W	\$ 40,000.00
Tax Assessor OE	\$ 30,000.00
Twp Attorney OE	\$ 30,000.00
Liability Insurance OE	\$ 130,000.00
Streets & Roads OE	\$ 33,000.00
Recreation OE	\$ 5,000.00
Celebration of Public Events OE	\$ 10,000.00
Utilites	\$ 75,000.00
Animal Control OE	\$ 51,000.00
TOTAL CURRENT FUND:	\$ 448,000.00

TRANSFER TO:	AMOUNT
Police S&W	\$ 350,000.00
Bond Interest	\$ 98,000.00
TOTAL CURRENT FUND:	\$ 448,000.00

MTUD FUND TRANSFER FROM:	TRANSFER AMOUNT
Water Sewer Operations OE	\$ 212,000.00

TRANSFER TO:	AMOUNT
Bond Interest	\$ 212,000.00
TOTAL CURRENT FUND:	\$ 212,000.00

SO RESOLVED, as aforesaid.

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Aye
	Council President Miriam Cohen	Aye

Copy of Resolutions filed.

Administrator’s Report – Administrator Weinberg thanked Council for approving the closeout of the South Middlesex Roadway Paving Project with the State covering 92% of the costs.

Also, noted that for the third straight year our health benefits have remained dramatically less than the State’s health benefits local section. He noted that we have had an overall increase over the last three years of 11% compared to the State’s increase being approximately 46% and went on to thank all of our employees and Administration for working together to change our program and improvement to make sure we have a competitive program going forward.

Lastly, we met with our DPW Director to make sure that we are set for Winter; our salt dome has over 3,500 tons of salt with all our plows and salt spreaders ready to go, adding that he hopes to have a mild snow season.

Engineer’s Report – Engineer Rasimowicz reported that the Inwood Estates concrete work is continuing and will soon be winterized with the work being picked up again in the Spring.

Lastly, reported that we are going out to bid for the James Monroe Park Concessions and ADA Bathrooms; the bid date is set for December 12th with the intent to award at the next Council meeting.

Council’s Reports -

Councilman Markel –

- Attended a hard hat tour of our new veteran’s housing development, Valor Pointe. He noted that representatives from all veteran groups were in attendance. The building has central a/c and an exercise room, along with other amenities and the units are beautiful and should receive a C.O. shortly with applications available within two weeks for those interested. He highlighted that this development has 80 units in total with 37 being dedicated 100% to veterans and the other 43 having a veteran preference. He also noted that those who have signed up on the interest list will automatically receive applications.
- Attended the Thanksgiving dinner at the Senior Center, which was a beautiful, well-attended event. Extended thanks to all the volunteers for making this happen for our seniors who thoroughly enjoyed it.

Councilwoman Siegel –

- Attended many beautiful veteran events over the last month, taking place at the Senior Center and our various senior communities, as well as a wreath laying ceremony.
- The Mayor’s Youth Advisory held their first meeting last month; excited to see what is to come.
- For those wondering how they can help during the holiday season, many local businesses and the Police Department are holding toy drives that you can donate to, as well as donating to food pantries and clothing drives.

Councilman Dipierro –

- Attended the Thanksgiving luncheon held at the Senior Center, which was a beautiful event and thoroughly enjoyed by all who attended.
- Proud to see that the Joan Warren Way traffic signal improvement project is now complete.
- Asked about what is being done regarding the ongoing issues with offsite improvements at the Monroe Parke development on Mounts Mills Road as there needs to be a resolution.
- In regard to affordable housing, he stated that it is concerning to hear that we are still working on our 1998 and 2015 obligations. Suggested looking into getting credit for housing with properties we currently purchased opposed to building new. Also mentioned that he attended the hard hat tour of Valor Pointe and noted that he is very excited to see that development open and house our veterans. Councilman Dipierro also noted that a satellite office will be set up at 1 Rossmoor Drive to handout and accept applications for those interested starting on December 10th.
- Stated that he would like to see a speed trailer set up on Monmouth Road, Schoolhouse Road and Avenue K, as these areas are problematic with speeding.
- Inquired if there were any updates with the 24/7 nursing situation over at Stonebridge; Mayor Dalina stated that the Stonebridge HOA came to Council to address our ordinance and sent out an informal survey to its residents with a super majority needed to invoke change, he noted that the process starts with them before it comes to us.
- Asked if a report regarding streetlight issues was available; Administrator Weinberg answered that our Police Department do canvas the Township while on patrol, as well as our residents and report accordingly to JCP&L.
- Thanked Middlesex County and Engineer Rasimowicz for the completion work at the intersection of Mounts Mills Road and Old Bridge-Englishtown Road.
- Extended thanks to Engineer Rasimowicz for marking out Sarah Lane so it can no longer be blocked.
- Reminded all that the Christmas tree lighting and parade will take place on December 4th beginning at 6:30pm.
- Inquired where the 5-year report for the BFI Landfill can be found; Administrator Weinberg answered that the report is available on the web and the Library.
- Asked what the plan going forward will be regarding the painting of the water tower; Director Stroin responded that because of the timing it cannot be taken out of commission for painting until the Fall of 2025 as we began hydrant flushing so that has delayed the project. He went on to say that he anticipates bidding out in the Spring of 2025 and start painting in Fall 2025.

Council President Cohen –

- Shared that the intent of our veteran’s housing is to have it fully occupied by veterans, with approximately 1,000 applicants needed to ensure 100% veteran occupancy.

Council Vice-President Van Dzura –

- Attended the many veteran events that were held throughout the Township over the last month noting how important it is to support our veterans.
- Shared that “Small Business Saturday” was successful.
- Reminded everyone that December 4th is the car parade and tree lighting held at the Recreation Center which begins at 6:30pm.
- There is a Planning Board meeting on Wednesday, December 4th.
- Commented that we have gone through “Black Friday” and “Cyber Monday” but many do not know that tomorrow is known as “Giving Tuesday”. Shared a few charities to consider donating to, such as the Leonid Foundation who helps many Ukrainian people and refugees find places to live, help get documented so they can find jobs, etc. Another charity involves cancer treatment, the Rutgers Cancer Institute out of RWJ, helps those affected with cancer to obtain treatment called a ‘CAR T Cell Program’ that only destroys the cancerous cells and not the healthy ones which is a huge medical breakthrough. Lastly, the Jon Bon Jovi Soul Kitchen, allows you to have a great meal with no expectation to pay unless you would like to donate towards your meal by either paying or volunteer to help cook, clean and serve; he also noted that all of the charities are 501c3 non-profits and anyone interested in learning more about these particular charities can feel free to reach out to him for their contact information.
- Wished everyone a very happy and healthy holiday season.

Council President Cohen added in speaking of charitable contributions and selflessness that our very own Assistant Business Administrator Kevin McGowan is on the board of Elijah's Promise located in New Brunswick.

Mayor's Report – Mayor Dalina reported that he has been to the Jon Bon Jovi Soul Kitchen, and it is a very worthwhile and unique experience to go to.

Hoped everyone had a very nice Thanksgiving with their family and friends.

Attended many veterans' events and was happy to see the veteran communities coalesce in regard to receiving the recognition that they deserve. He went on to share that his father was a veteran of the Coast Guard and in their training manual, which was the Navy's training manual because they did not have one at the time, and in it it read that when making friends with leaders, 'pick good friends to be next to you when needed', and we have picked some good friends in our veterans.

Gave a shout out to the Library for their hard work in getting the Harvest Market together and making it another successful event.

Highlighted the NJDOT grant in the amount of \$414,000 to go towards roadway and ADA improvements in the Heritage Chase development.

Shared his disappointment with JCP&L and their lack of inactivity regarding the streetlight outages and lack of updating and inventory and stated that he is working on getting this addressed and holding JCP&L accountable.

In the spirit of the holiday season, we are holding our annual toy drive for anyone who is interested in picking up a gift tag and donating a gift.

Lastly, he invited all to attend the annual car parade and tree lighting which will be held on Wednesday, December 4th and noted that regardless of the cold weather or rain and snow, he will continue the tradition of driving in the 1961 convertible to proudly participate.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC COMMENTS** portion of the Meeting was opened. All were in favor, none opposed.

Public Comments –

Susie Cohen, 326 Mockingbird Dr. – Ms. Cohen stated that the vote in Stonebridge was to take the Ordinance away and was told that our Board will be having a meeting with the Mayor to discuss further steps.

Paul Altschuler, 168 Diamond Springs Dr. – Mr. Altschuler commented about the streetlight outages and thanked the Mayor for addressing the issue because JCP&L has dropped the ball.

Commented about the nursing services that are currently provided within Stonebridge; many of its residents voted to have the mandate of having nursing services removed and want the Ordinance removed.

Christine Gandy Galasso, 202 Matchaponix Ave. – Ms. Galosso shared her concern about feral cats and the importance of implementing a TNR program where cats are trapped, neutered and released. She noted that surrounding towns such as Spotswood, East Brunswick and Milltown have implemented this program which helps control cat colonies and stop the spread of disease and since we have wonderful animal control officers who agree that this program would be beneficial, it is time to educate our residents and provide the tools necessary to have this program implemented.

Linda Shapiro, 34 Mandrake Rd. – Ms. Shapiro asked if an arrow can be placed at the intersection of Applegarth Road and Prospect Plains Road; Engineer Rasimowicz stated that there is no update on this as this is a current County project but did state that the design has been completed and is awaiting NJDOT approval and it will include a turning arrow.

Nicholas Pannucci, Jamesburg – Nicholas asked when the next issue of the Monroe News is set to come out to which Administrator Weinberg answered that it is set to be released within the next two weeks.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC COMMENTS** portion of the Meeting was closed. All were in favor, none opposed.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Dipierro, the Regular Meeting was Adjourned at 7:38pm.

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Aye
	Council President Miriam Cohen	Aye

Christine Robbins

CHRISTINE ROBBINS, Township Clerk

Miriam Cohen

MIRIAM COHEN, Council President

Minutes were adopted on December 18, 2024.