

**** 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**

JANUARY 29, 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 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 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 and PRESENTATIONS:**

Proclamations: *Thelma Zalewitz – 100th Birthday Celebration – February 3, 2025*
February 2025 – American Heart Month

6. **ORDINANCE(S)** for **SECOND READING** at the January 29, 2025 Regular Meeting:

O-1-2025-001 **SUPERVISORY PERSONNEL 2025 SALARY AND WAGE
ORDINANCE FOR MONROE TOWNSHIP, MIDDLESEX COUNTY.**

O-1-2025-002 **ORDINANCE AUTHORIZING THE RECORDING OF EASEMENTS
FOR MUNICIPAL PURPOSES ON VARIOUS MUNICIPAL OWNED
PARCELS. (Municipal Complex, Dey Farm Site)**

7. **ORDINANCE(S)** for **INTRODUCTION** at the January 29, 2024 Regular Meeting:

O-1-2025-003 **ORDINANCE AMENDING CHAPTER 79, “POLICE DEPARTMENT
RULES AND REGULATIONS BY REPEALING ARTICLES I-V AND
VIII AND AMENDING AND RELOCATING CHAPTER 79,
ARTICLES VI TO VII AND ARTICLES IX TO XIII TO CHAPTER 3,
“ADMINISTRATION OF GOVERNMENT,” ARTICLE VI,
“DEPARTMENT OF ADMINISTRATION AND FINANCE”,
SUBSECTION 3-50, “DIVISION OF POLICE”
(Police Accreditation Update)**

O-1-2025-004 **BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY, SIDEWALK AND CURB IMPROVEMENTS, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$1,700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,619,000 IN BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

O-1-2025-005 **BOND ORDINANCE PROVIDING FOR RECREATION IMPROVEMENTS ON OPEN SPACE, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$250,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$238,000 IN BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

8. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the January 29, 2025 Regular Meeting: (R-1-2025-029 – R-1-2025-046)

R-1-2025-029 **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT WITH PIAZZA AND ASSOCIATES AS AFFORDABLE HOUSING ADMINISTRATIVE AGENT FOR CALENDAR YEAR 2025.**
(Not to exceed \$7,500.)

R-1-2025-030 **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**

R-1-2025-031 **RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH ALAIMO GROUP FOR ARCHITECTURAL SERVICES FOR THE TOWNSHIP OF MONROE IN CONNECTION WITH THE POLICE DEPARTMENT EXPANSION AND PARKING LOT PROJECT FOR THE TOWNSHIP OF MONROE. (Additional \$125,000)**

R-1-2025-032 **RESOLUTION AUTHORIZING EXPENDITURE FROM THE TREE ESCROW FUND. (Removal of 2 Ash Trees - \$1,215.65)**

R-1-2025-033 **RESOLUTION GRANTING ADVICE AND CONSENT TO THE APPOINTMENT OF MEMBERS TO THE AFFORDABLE HOUSING BOARD. (Hemant Patel & Richard Lans – 1/1/25 through 12/31/26)**

R-1-2025-034 **RESOLUTION AUTHORIZING THE TOWNSHIP OF MONROE TO ACCEPT CERTAIN DONATED ITEMS OF PERSONAL PROPERTY FOR USE BY THE MONROE TOWNSHIP HISTORIC PRESERVATION COMMISSION.**

R-1-2025-035 **RESOLUTION ENDORSING THE 2025 PROJECT PROPOSALS AS RECOMMENDED BY THE HOUSING AND COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE.**
(Proposed projects: Links Drive ADA Improvements & Various ADA Street Improvements)

R-1-2025-036 **RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND THE COUNTY OF MIDDLESEX PROVIDING FOR EMERGENCY PRE-EMPTION EQUIPMENT AT THE INTERSECTION OF PROSPECT PLAINS ROAD AND APPLGARTH ROAD.**

R-1-2025-037 **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO ALLAN BRITWAY FOR MONMOUTH ROAD RECREATIONAL CENTER CROSSWALK FLASHING SOLAR POWERED PEDESTRIAN CROSSING SIGNS. (\$22,914.97)**

R-1-2025-038 **RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION WITH JAFFE COMMUNICATIONS INC. FOR THE MONROE TOWNSHIP PUBLICATION. (per unit pricing)**

R-1-2025-039 **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**

3. **APPROVAL OF MINUTES:**

MOTION to approve the **MINUTES** of the following meetings as written and presented:

December 18, 2024 - Agenda and Regular Combined Meeting

January 6, 2025 - Agenda and Regular Combined Meeting

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

4. **ORDINANCE(S) for SECOND READING:**

**O-1-2025-001 SUPERVISORY PERSONNEL 2025 SALARY AND WAGE
ORDINANCE FOR MONROE TOWNSHIP, MIDDLESEX COUNTY.**

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

**O-1-2025-002 ORDINANCE AUTHORIZING THE RECORDING OF
EASEMENTS FOR MUNICIPAL PURPOSES ON VARIOUS
MUNICIPAL OWNED PARCELS.
(Municipal Complex, Dey Farm Site)**

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

5. **ORDINANCE(S) for FIRST READING:**

**O-1-2025-003 ORDINANCE AMENDING CHAPTER 79, "POLICE DEPARTMENT
RULES AND REGULATIONS BY REPEALING ARTICLES I-V AND
VIII AND AMENDING AND RELOCATING CHAPTER 79,
ARTICLES VI TO VII AND ARTICLES IX TO XIII TO CHAPTER 3,
"ADMINISTRATION OF GOVERNMENT," ARTICLE VI,
"DEPARTMENT OF ADMINISTRATION AND FINANCE",
SUBSECTION 3-50, "DIVISION OF POLICE".**

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

**O-1-2025-004 BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY,
SIDEWALK AND CURB IMPROVEMENTS, BY AND IN THE
TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY; APPROPRIATING \$1,700,000
THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,619,000
IN BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART
OF THE COST THEREOF.**

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

**O-1-2025-005 BOND ORDINANCE PROVIDING FOR RECREATION
IMPROVEMENTS ON OPEN SPACE, BY AND IN THE TOWNSHIP
OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF
NEW JERSEY; APPROPRIATING \$250,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$238,000 IN BONDS OR
NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST
THEREOF.**

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

6. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
(R-1-2025-029– R-1-2025-046)

- R-1-2025-029** **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT WITH PIAZZA AND ASSOCIATES AS AFFORDABLE HOUSING ADMINISTRATIVE AGENT FOR CALENDAR YEAR 2025.**
(Not to exceed \$7,500.)
- R-1-2025-030** **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-1-2025-031** **RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH ALAIMO GROUP FOR ARCHITECTURAL SERVICES FOR THE TOWNSHIP OF MONROE IN CONNECTION WITH THE POLICE DEPARTMENT EXPANSION AND PARKING LOT PROJECT FOR THE TOWNSHIP OF MONROE.** (Additional \$125,000)
- R-1-2025-032** **RESOLUTION AUTHORIZING EXPENDITURE FROM THE TREE ESCROW FUND.** (Removal of 2 Ash Trees - \$1,215.65)
- R-1-2025-033** **RESOLUTION GRANTING ADVICE AND CONSENT TO THE APPOINTMENT OF MEMBERS TO THE AFFORDABLE HOUSING BOARD.** (Hemant Patel & Richard Lans – 1/1/25 through 12/31/26)
- R-1-2025-034** **RESOLUTION AUTHORIZING THE TOWNSHIP OF MONROE TO ACCEPT CERTAIN DONATED ITEMS OF PERSONAL PROPERTY FOR USE BY THE MONROE TOWNSHIP HISTORIC PRESERVATION COMMISSION.**
- R-1-2025-035** **RESOLUTION ENDORSING THE 2025 PROJECT PROPOSALS AS RECOMMENDED BY THE HOUSING AND COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE.**
(Proposed projects: Links Drive ADA Improvements & Various ADA Street Improvements)
- R-1-2025-036** **RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND THE COUNTY OF MIDDLESEX PROVIDING FOR EMERGENCY PRE-EMPTION EQUIPMENT AT THE INTERSECTION OF PROSPECT PLAINS ROAD AND APPLGARTH ROAD.**
- R-1-2025-037** **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO ALLAN BRITWAY FOR MONMOUTH ROAD RECREATIONAL CENTER CROSSWALK FLASHING SOLAR POWERED PEDESTRIAN CROSSING SIGNS.** (\$22,914.97)
- R-1-2025-038** **RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION WITH JAFFE COMMUNICATIONS INC. FOR THE MONROE TOWNSHIP PUBLICATION.** (per unit pricing)
- R-1-2025-039** **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-1-2025-040** **RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO PETER A. VIGNUOLO, ESQ. WITH THE FIRM OF CLARKIN & VIGNUOLO, P.C. FOR DEFENSE OF PLANNING BOARD AND ZONING BOARD LITIGATION.** (Not to exceed \$15,000)
- R-1-2025-041** **RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2010 FORD FOCUS BY THE MONROE TOWNSHIP POLICE DEPARTMENT.**
- R-1-2025-042** **RESOLUTION AUTHORIZING THE APPLICATION TO THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) FOR A LOCAL RECREATION IMPROVEMENT GRANT.**
(New Inclusive Playground at the Monroe Community Gardens)
- R-1-2025-043** **RESOLUTION AUTHORIZING THE SUBMISSION OF THE AMENDED AND UPDATED RECREATION AND OPEN SPACE INVENTORY (ROSI) TO THE NJDEP GREEN ACRES PROGRAM.**

R-1-2025-044 RESOLUTION GRANTING ADVICE AND CONSENT TO THE APPOINTMENT OF MUNICIPAL COURT JUDGE.
(Judge Nielsen– 1 yr. term)

R-1-2025-045 RESOLUTION AUTHORIZING EMERGENCY 2025 TEMPORARY BUDGET APPROPRIATIONS.

R-1-2025-046 RESOLUTION AUTHORIZING BUDGET APPROPRIATION RESERVE TRANSFERS.

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

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

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

8. **RESOLUTION for CONSIDERATION:**

R-1-2025-047 RESOLUTION ADOPTING ITS PRESENT NEED AND PROSPECTIVE NEED FOR THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS.

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

9. **Administrator’s Report.**

10. **Engineer’s Report.**

11. **Council’s Reports.**

12. **Mayor’s Report.**

13. **Public Comments.** (5 Minutes per Speaker)

OPEN: MOTION: _____ SECOND: _____

CLOSE: MOTION: _____ SECOND: _____

14. **Adjournment.** MOTION: _____ SECOND: _____

Time: _____

COUNCIL MEETING MINUTES

MEETING OF THE MONROE TOWNSHIP COUNCIL – January 29, 2025

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: Business Administrator Alan M. Weinberg, Assistant Business Administrator Kevin McGowan, Township Attorney Sapana Shah, Engineer Mark Rasimowicz, CFO Lori Olah, Round Four Affordable Housing Township Planner Jennifer Beahm and Round Four Affordable Housing Township Attorney Christopher Zingaro and Deputy Clerk Tanya Pannucci.

ABSENT: Mayor Stephen Dalina.

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 27, 2024 and remains posted at that location for public inspection.
2. Printed in the **HOME NEWS TRIBUNE** and noticed to the **CRANBURY PRESS** on December 27, 2024;
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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 proclamations:

Proclamations: *Thelma Zalewitz – 100th Birthday Celebration – February 3, 2025*
February 2025 – American Heart Month

Council President Cohen read the following entitled **ORDINANCES** for **SECOND READING** at the **WEDNESDAY, JANUARY 29, 2025** Regular Council Meeting:

O-1-2025-001 **SUPERVISORY PERSONNEL 2025 SALARY AND WAGE ORDINANCE FOR MONROE TOWNSHIP, MIDDLESEX COUNTY.**

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Township Clerk Christine Robbins read the following entitled **RESOLUTIONS** for **CONSIDERATION** at the **WEDNESDAY, JANUARY 29, 2025** Regular Council Meeting: (R-1-2025-029 – R-1-2025-046)

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- R-1-2025-046** **RESOLUTION AUTHORIZING BUDGET APPROPRIATION RESERVE TRANSFERS.**

Council President Cohen read the following entitled **RESOLUTIONS** for **CONSIDERATION** at the **WEDNESDAY, JANUARY 29, 2025** Regular Council Meeting: (R-1-2025-047)

- R-1-2025-047** **RESOLUTION ADOPTING ITS PRESENT NEED AND PROSPECTIVE NEED FOR THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS.**

Round Four Affordable Housing Township Planner (RFAHTP) Jennifer Beahm gave an overview of the Township’s present need and prospective need for the fourth round of affordable housing obligations. She started by saying that she has been working on affordable housing matters in New Jersey for 30 years and has been working with Monroe since 2024. In completing this undertaking, she, along with the Administration, have worked on looking at all properties, open space and cluster developments and began to eliminate areas where affordable housing would not be recommended. On October 18, 2024, the DCA announced their numbers for each town, with Monroe coming in at 751 units needed for this Round according to their analysis. They came to this number by identifying the housing change in each region, as we are region 3 it was identified that there were an additional 29,000 units which were then divided by 2.5%, which comes to 11,604 units obligated for this region. She went on to say that it is important to note that a part of this region which includes Hunterdon, Somerset and Middlesex Counties, include areas that are considered “highlands preservation” causing much of the obligation to fall to the other communities. She further explained that the Round 4 obligation begins in July of 2025, running for a 10-year period through 2035. The first step to preserving immunity is to adopt a resolution either accepting or challenging the numbers given by DCA and submit that by January 31st. With that being said, she explained that they worked on marrying two sets of data to eliminate properties not viable while continuing to balance what DCA’s recommendation is compared to what we deemed our actual obligation should be. She explained that DCA had our viable acreage as 1,258 but we found approximately only 260+ acres viable which significantly reduced our number; the analysis is equally weighted, and includes three items, being valuation factor, regional income of 2.45% and the land viability factor which went from 12.19% to 2.59% based on our meticulous overview of land factors. She explained that the next step once sending over our report is to have our number approved by the appointed retired judge’s panel, as well as fair share housing.

Round Four Affordable Housing Township Attorney (RFAHTA) Christopher Zingaro explained further that the bill signed by Governor Murphy sets several stages of requirements, with the first being determining our number of obligation and then submitting to the court system for review. He went on to say that this can be challenged but added that because we have taken the time to figure out what we feel our actual obligation should be sets a high standard. The next step once our number is approved is determining how to fulfill this obligation which will need to be done and submitted by June 30, 2025.

RFAHTP Jennifer Beahm went on to say that it is important to hit the milestones; once determined what our plan would be it would go before the Planning Board for approval and then to Council. With that being said, we would need to have the plan done by May in order to fit the timeline laid out to us. She added that in the legislation the bonuses available in prior rounds are no longer available, such as 2-for-1. She recommended to Council to approve the resolution so the attorney can file the immunity challenge, as once this is done we can start the framework of our plan, as the process and timeline are extremely aggressive.

RFAHTA Christopher Zingaro added that we can always modify the number of both our present need and prospective need if any changes are made in the law or court cases arise. As presented by DCA, our present need is 76 and prospective need is 751; he went on to explain that the rehab money allocation is all that is needed to satisfy that requirement.

Administrator Weinberg added that although we came up with an obligation of 378, it is hoped that with bonuses we can bring down that number to 286. He added our veteran's housing development, Valor Pointe, has an additional 43 units that will go toward Round 4. RFAHTP Jennifer Beahm gave an overview of bonuses, such as creating special needs housing which would give credit per bedroom.

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

Public Comments –

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio stated that if we are approved for the 378 affordable units, we still would have to multiply that number by 4 because of the market rate units needing to be built and asked what our actual number would be; RFAHTP Jennifer Beahm answered no and went in to explain the factors that come into play, adding that no proposals have been reviewed for this round.

Mrs. Arminio asked what happens since we only have 30% delivery on our Round 3 obligation which was supposed to be completed this year; RFAHTP Jennifer Beahm answered that our responsibility is to follow the regulations and provide the plan and approve the zoning; the midpoint and annual reporting is our checkpoint to see where we are at with our obligation.

Mrs. Arminio asked if wetlands were calculated into the obligation; RFAHTP Jennifer Beahm answered none are factored in as we have taken out environmentally constrained areas. She went on to say that State property can only be permitted by the State. Mrs. Arminio went on to say that she is concerned with the State Senator's involvement and is opposed to developers coming in and not being held to address the affordable housing concerns of the Township. She added that she is also worried about environmentally sensitive areas and the congestion created throughout our community.

Adam Elias, 93 Old Church Rd. - Mr. Elias asked if we can use our Green Acres properties and open space to help fulfill our obligation; RFAHTP Jennifer Beahm stated that we cannot take properties off the ROSI easily as it is a 2+ year long process with many hoops to jump through. Mr. Elias asked if this would impede our Master Plan to which RFAHTP Jennifer Beahm answered no.

Anjan Karnati, 11 Preservation Dr. – Mr. Karnati asked if this is done every year to which RFAHTP Jennifer Beahm answered this round encompasses a 10-year cycle through 2035. Mr. Karnati asked how this will benefit the residents of the Township and if this will affect our taxes; RFAHTP Jennifer Beahm stated that this is a constitutional obligation and not to be confused with Section 8 housing as those applying need to show an income. She went on to explain that the impact on taxes is no different than other developments being built. Mr. Karnati asked what towns are to do about the lack of sewer capacity or failing infrastructure to which RFAHTP Jennifer Beahm responded that it does not matter, it is the town's responsibility to meet their obligation, so if the roads are not wide enough then you must widen them, etc. She went on to state that towns have affordable housing trust funds which can be used to offset some of the costs that would be incurred for issues such as this.

Lucille Panos, 1208C Lindera Plz. – Mrs. Panos wished everyone a Happy New Year.

Inquired as to why the Township would be responsible for all the infrastructure and why would water and sewer not be included by the developer. She stated that we should be responsible for making the land available but the developer should have the onus of adding water and sewer.

Regarding Valor Pointe, Mrs. Panos asked why only 37 units are for veterans when it is an 80-unit development. Mrs. Panos also asked what the difference between units and bonuses are; RFAHTP Jennifer Beahm explained that units refer to physical units and 25% of our obligation can be taken as bonus credits and she affirmed that we would certainly be able to get bonuses. She went on to explain that 25% equates to 95 units and if we increased the land amount as Mrs. Panos suggests then our obligation would increase. Mrs. Panos asked where she could find out what judges would be involved with overseeing Round 4 which RFAHTA Christopher Zingaro explained that through a google search of "affordable housing dispute" all of the information she is looking for would populate. Administrator Weinberg gave clarification to Mrs. Panos' question regarding Valor Pointe, which was done as part of our Round 3 settlement, that 37 units are veteran's only and the remaining 43 are veteran preference.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman asked in reference to O-1-2025-005, a bond ordinance providing for recreation improvements on open space property, what is planning to be done and where; Administrator Weinberg answered that as part of the Master Plan we created two phases of recreational projects and to move forward we have to put the bonding in place first. He went on to say that this money will be used for the design costs for both phases of projects.

Mr. Gunkelman asked in reference to R-1-2025-031 why there are additional architectural fees; Administrator Weinberg explained that there are three components to this project which are design, bidding and construction management and this additional money is for the next round of construction management. He went on to explain that the contractor has taken longer than we had hoped to which Mr. Gunkelman replied that the construction manager should be held responsible for the timeline as this is inexcusable.

Mr. Gunkelman pointed out that R-1-2025-030 and R-1-2025-039 seem to be the same resolution regarding “tax overpayments” and asked why they were not combined, if they are indeed different, instead of being done separately.

Lucille Panos, 1208C Lindera Plz. – Mrs. Panos asked for an explanation on R-1-2025-036; Engineer Rasimowicz explained that this is a preemption agreement for the Prospect Plains Road and Applegarth Road Intersection Improvement Project as this is the last step necessary before the County goes out to bid. Administrator Weinberg added that this is for emergency vehicles that Councilman Dipierro requested which the Township will be responsible for maintaining with the County installing.

Mrs. Panos asked in reference to R-1-2025-037, how many solar lights are included with the purchase; Engineer Rasimowicz explained that this is for flashing solar powered crosswalk lights that will be going in on Monmouth Road near the Recreation Center; there will be two installed, one on each side of the road.

Mrs. Panos asked in reference to R-1-2025-038 what the unit pricing for publication is; Administrator Weinberg answered approximately \$16,750 to print and mail to the 23,000 residents on our bulk mailing list. Mrs. Panos asked what the cost per unit or per paper was to which Administrator Weinberg answered approximately, off the top of his head, .75.

Beth Dipierro, 404 Spotswood-Gravel Hill Rd. – Mrs. Dipierro asked if the Township has fulfilled their obligations for Round 1 and Round 2; Administrator Weinberg answered that Round 1 is complete, Round 2 still has 80 outstanding units which are currently being built at a rate of 15-20 houses per year with an anticipated completion rate of 4-5 years. He further clarified that Round 2 has 80 units to be completed, Round 3 has 309 affordable units out of 850 that have certificates of occupancy which equates to 36% complete and 1,252 market rate units out of 3,529 that have certificates of occupancy which equates to 39% complete. Mrs. Dipierro asked if the units being built on Mounts Mills Road were part of the Round 3 or Round 4 obligation to which Administrator Weinberg answered that no construction has begun on Round 4.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked regarding R-1-2025-043 if the Open Space Inventory has been updated with a complete list; Administrator Weinberg explained that this resolution adds 41 properties to the list and the NJDEP website has a complete list on their website. Mrs. Arminio asked when we would have this list available in house to which Assistant Administrator Kevin McGowan responded that we have it as a spreadsheet which can be provided upon request.

Anjan Karnati, 11 Preservation Dr. – Mr. Karnati asked in regard to O-1-2025-005 where this is located to which Administrator Weinberg explained that this bond ordinance just allows for the monies necessary for the design costs of both recreational phases as determined in the Master Plan.

Councilwoman Siegel – Councilwoman Siegel thanked the professionals for explaining our Round 4 obligation to us as this was a very thorough presentation and much appreciated in understanding the process going forward.

Council Vice-President Van Dzura – Council Vice-President Van Dzura had no questions but thanked the professionals for presenting as they did a wonderful job.

Councilman Markel – Councilman Markel asked what our professionals thought about the probability in being challenged; RFAHTP Jennifer Beahm explained that half of those who may challenge are experienced developers that may try but they do not have historical knowledge although she would not to be surprised to see them try.

Councilman Dipierro – Councilman Dipierro asked if there was any recourse if we did not satisfy our Round 2 or Round 3 obligations; RFAHTP Jennifer Beahm stated that how we satisfy our obligation is up to us, as the only obligation is to hit the number. She went on to say that in the past we feel that they negotiated not in good faith. She went on to explain further if the property is deed restricted as Open Space the land is not considered in the obligatory numbers which in turn make the contribution lower. Councilman Dipierro stated that his property is noted as a “non-sewer service area” to which RFAHTP Jennifer Beahm stated that parcel data is not your block and lot in its entirety. Administrator Weinberg added that we received 1,259 acres from the DCA based on the metrics they put together; on this list your property is noted as 10 acres as they looked at all developable land and we tried to exclude anything not in the “non-sewer service area” meaning we took pieces of parcels out of the “non-sewer service area”.

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 Councilwoman Siegel, the Agenda Meeting was Adjourned at 8:02pm.

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

Township Clerk Christine Robbins announced that we would remove R-1-2025-030 since it is a duplicate of R-1-2025-039.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the Regular Meeting was Called to Order at 8:02pm.

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 Council Vice-President Van Dzura and seconded by Councilman Dipierro, the **CLAIMS** per run date of **1/23/2025** were approved for payment as written and presented.

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

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

December 18, 2024	-	Agenda and Regular Combined Meeting
January 6, 2025	-	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-1-2025-001	SUPERVISORY PERSONNEL 2025 SALARY AND WAGE ORDINANCE FOR MONROE TOWNSHIP, MIDDLESEX COUNTY.
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BE IT ORDAINED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey as follows:

SECTION 1. The Township is governed by the provisions of the Faulkner Act, Mayor-Council form of government. N.J.S.A. 40:69A-1, et. seq. Under the Mayor council form certain annual salaries, wages and other compensation are set by the Township Council as attached hereto and made a part hereof, effective January 1, 2025, as hereinafter specified.

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 upon final passage and publication as provided by law.

SO ORDAINED, as aforesaid.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-1-2025-001** was **opened**. All were in favor, none opposed.

PUBLIC COMMENT:

No Public Comment.

UPON MOTION made by Councilman Markel and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-1-2025-001** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, **Ordinance No. O-1-2025-001** 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 ACTION made by the Council the following Ordinance was **moved on SECOND READING for FINAL ADOPTION** as follows:

O-1-2025-002 ORDINANCE AUTHORIZING THE RECORDING OF EASEMENTS FOR MUNICIPAL PURPOSES ON VARIOUS MUNICIPAL OWNED PARCELS. (Municipal Complex, Dey Farm Site)

WHEREAS, pursuant to the Local Land and Building Law, N.J.S.A. 40A:12-1, et seq., the Township of Monroe (the "Township") has the authority to dedicate and record easements, including on municipal owned property; and

WHEREAS, the Township has determined that it is in the public interest for the Township to designate and record easements to ensure the use for municipal purposes of those certain municipal owned lands within its jurisdiction identified at **Exhibit A** attached hereto; and

WHEREAS, the Township Council deems it appropriate to authorize the recording of said easements for municipal purposes and to take all necessary actions to effectuate the same.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township Council hereby authorizes the Mayor, Township Clerk, and Township Attorney to take all necessary actions to prepare, execute, and record easements for municipal purposes on the municipal owned lands identified in Exhibit A, subject to the review of the Township Attorney.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

BE IT FURTHER ORDAINED, that any ordinance of parts thereof in conflict with the provision 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.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-1-2025-002** was **opened**. All were in favor, none opposed.

PUBLIC COMMENT:

No Public Comment.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-1-2025-002** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, **Ordinance No. O-1-2025-002** 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 Councilwoman Siegel, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

O-1-2025-003 ORDINANCE AMENDING CHAPTER 79, "POLICE DEPARTMENT RULES AND REGULATIONS BY REPEALING ARTICLES I-V AND VIII AND AMENDING AND RELOCATING CHAPTER 79, ARTICLES VI TO VII AND ARTICLES IX TO XIII TO CHAPTER 3, "ADMINISTRATION OF GOVERNMENT," ARTICLE VI, "DEPARTMENT OF ADMINISTRATION AND FINANCE", SUBSECTION 3-50, "DIVISION OF POLICE".

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

Copy of Ordinance Duly Filed.

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

O-1-2025-004 BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY, SIDEWALK AND CURB IMPROVEMENTS, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$1,700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,619,000 IN BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

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

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-1-2025-005 BOND ORDINANCE PROVIDING FOR RECREATION IMPROVEMENTS ON OPEN SPACE, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$250,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$238,000 IN BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

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

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:** (R-1-2025-029– R-1-2025-046)

R-1-2025-029 RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT WITH PIAZZA AND ASSOCIATES AS AFFORDABLE HOUSING ADMINISTRATIVE AGENT FOR CALENDAR YEAR 2025. (Not to exceed \$7,500.)

WHEREAS, the Township of Monroe requires the services of a qualified agency as entity to serve as Administrative Agent as defined in the Uniform Housing Affordability Controls (“UHAC”) Manual and N.J.A.C. 5:80-26; and

WHEREAS, Piazza and Associates, a New Jersey firm, possesses the expertise required for such an engagement; and

WHEREAS, the Monroe Township Affordable Housing Board hereby recommends to the Township Council, that PIAZZA AND ASSOCIATES be designated Administrative Agent for the Township of Monroe;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe that it hereby consents to the recommendation of the Affordable Housing Board and authorizes the Mayor and Township Clerk to execute an Agreement between the Township of Monroe and Piazza and Associates, a copy of which is attached hereto, to insure Township compliance with all Council on Affordable Housing (“COAH”) rules and regulations concerning the sales and rental of affordable housing units and the Rehabilitation program within the Township of Monroe for calendar year 2025.

SO RESOLVED, as aforesaid.

R-1-2025-032 RESOLUTION AUTHORIZING EXPENDITURE FROM THE TREE ESCROW FUND. (Removal of 2 Ash Trees - \$1,215.65)

WHEREAS, in accordance with Chapter 96 of the Monroe Township Code entitled “Shade Trees and Shrubbery; Landscaping”, a Tree Escrow Fund has been created to hold and disburse fees paid in lieu of tree replanting by developers or property owners removing trees; and

WHEREAS, the Fund is to be used to maintain, preserve and protect the municipal tree cover; and

WHEREAS, the overall health and vitality of Monroe Township’s tree cover is at risk due to the Emerald Ash Borer infestation, which has spread to ash trees throughout the Township; and

WHEREAS, the Council believes that purposes of the Tree Escrow Fund are served by funding the removal of dead or diseased ash trees within the Township, which pose a danger to healthy trees and to the public; and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds within the Tree Escrow Fund in Certificate No. C-2400057 a copy of which is attached hereto as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe authorizes the expenditure of not more than \$1,215.65 for the removal of approximately 2 Ash trees, when invoices are tendered by Princeton Tree Care, from the Tree Escrow Fund;

BE IT FURTHER RESOLVED, that the Finance Department is hereby authorized and directed to pay Princeton Tree Care from the Tree Escrow Fund, for the services provided.

SO RESOLVED, as aforesaid.

**R-1-2025-033 RESOLUTION GRANTING ADVICE AND CONSENT TO THE
APPOINTMENT OF MEMBERS TO THE AFFORDABLE HOUSING
BOARD. (Hemant Patel & Richard Lans – 1/1/25 through 12/31/26)**

WHEREAS, the Honorable Stephen Dalina, Mayor of the Township of Monroe, by copy of letter dated January 6, 2025, has reappointed the following members to serve on the Affordable Housing Board commencing January 1, 2025 and expiring on December 31, 2026:

Hemant Patel – Member – 2 year term

Richard Lans – Member – 2 year term

WHEREAS, the Administrative Code of the Township of Monroe requires the Advice and Consent of the Council for such appointments;

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the Township Council hereby provides its Advice and Consent and confirms the reappointment of **Hemant Patel and Richard Lans** to serve on the **Affordable Housing Board** for a two (2) year term, commencing January 1, 2025 and expiring on December 31, 2026.

SO RESOLVED, as aforesaid.

**R-1-2025-034 RESOLUTION AUTHORIZING THE TOWNSHIP OF MONROE
TO ACCEPT CERTAIN DONATED ITEMS OF PERSONAL
PROPERTY FOR USE BY THE MONROE TOWNSHIP
HISTORIC PRESERVATION COMMISSION.**

WHEREAS, the Monroe Township Historic Preservation Commission has adopted policies and procedures for the collection and acceptance of donated personal property; and

WHEREAS, several Monroe families have approached representatives of the Historic Preservation Commission seeking to donate items of personal property identified in Attachment A to this resolution; and

WHEREAS, the Township of Monroe is seeking authority from the Monroe Township Council to accept the donations of items of personal property identified in Attachment A, and thereafter appropriate the items of personal property identified in Attachment A for use by the Monroe Township Historic Preservation Commission; and

NOW, THEREFORE BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey authorizes the Business Administrator of the Township of Monroe, or his designee, to accept all donated items of personal property identified in Attachment A to this resolution, at no cost to the Township of Monroe; and

BE IT FURTHER RESOLVED, that Township Council of the Township of Monroe, County of Middlesex, State of New Jersey authorizes the Business Administrator of the Township of Monroe, or his designee, to appropriate all donated items of personal property identified in Attachment A for use and appropriate caretaking by the Monroe Township Historic Preservation Commission; and

SO RESOLVED, as aforesaid.

R-1-2025-035

**RESOLUTION ENDORSING THE 2025 PROJECT PROPOSALS
AS RECOMMENDED BY THE HOUSING AND COMMUNITY
DEVELOPMENT CITIZENS ADVISORY COMMITTEE.**

(Proposed projects: Links Drive ADA Improvements & Various ADA Street Improvements)

WHEREAS, on January 27, 2025 the Housing and Community Development Citizens Advisory Committee (“the Committee”) held a public hearing in the Municipal Complex, One Municipal Plaza for the purpose of providing information about the Community Development Block Grant Program (“CDBG”), solicit comments, ideas and recommendations, verbally or in writing and identify proposed municipal projects; and

WHEREAS, the Committee has submitted to the Township Council for its review, the 2025 Project Proposal Application for:

**LINKS DRIVE ADA IMPROVEMENTS
&
VARIOUS ADA STREET IMPROVEMENTS; and**

WHEREAS, upon the Township Council’s review of the 2025 Project Proposal Application, as recommended by the Committee, it hereby renders its endorsement of the attached 2025 Project Proposal for:

**LINKS DRIVE ADA IMPROVEMENTS
&
VARIOUS ADA STREET IMPROVEMENTS; and**

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, that it hereby endorses the 2025 Project Proposal as recommended by the Committee: *Links Drive ADA Improvements in the amount of \$166,380* and *Various ADA Street Improvements in the amount of \$40,000* for a total of \$206,380; and

BE IT FURTHER RESOLVED that three (3) copies of the 2025 Project Proposal Application with three (3) certified copies of the Resolution endorsing same be forwarded to Melissa Bellamy, Middlesex County Administration Building, Middlesex County Housing and Community Development Office, 75 Bayard Street, New Brunswick, NJ 08901.

SO RESOLVED, as aforesaid.

R-1-2025-036

**RESOLUTION AUTHORIZING THE EXECUTION OF AN
AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND
THE COUNTY OF MIDDLESEX PROVIDING FOR EMERGENCY
PRE-EMPTION EQUIPMENT AT THE INTERSECTION OF
PROSPECT PLAINS ROAD AND APPLGARTH ROAD.**

WHEREAS, the Township of Monroe and the County of Middlesex (collectively the “Parties”) both desire the signalized intersection at Prospect Plains Road and Applegarth Road, Monroe, New Jersey (the “Intersection”) to be modified to include emergency pre-emption equipment; and

WHEREAS, the Parties wish to jointly provide for the emergency pre-emption equipment at the Intersection; and

WHEREAS, the Parties have delineated their mutual and joint obligations in the attached pre-emption agreement (the “Agreement”); and

WHEREAS, the proposed Agreement has been reviewed by the Township Attorney, on behalf of the Township, which has advised that said Agreement is acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, and State of New Jersey, that the Mayor and Township Clerk are hereby authorized to execute original copies of the Agreement providing for emergency pre-emption equipment at the intersection of Prospect Plains Road and Applegarth Road, Monroe, New Jersey, copies of which are attached hereto and made a part hereof.

SO RESOLVED, as aforesaid.

**R-1-2025-037 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO
ALLAN BRITeway FOR MONMOUTH ROAD RECREATIONAL
CENTER CROSSWALK FLASHING SOLAR POWERED
PEDESTRIAN CROSSING SIGNS. (\$22,914.97)**

WHEREAS, on behalf of Monroe Township, Center State Engineering solicited and received two (2) quotes for the installation of two flashing, solar powered pedestrian crosswalk signs on Monmouth Road at the Recreational Center as follows:

Kane Communications, Trenton, N.J. - \$32,720.00
Allan Briteway, Florham Park, N.J. - \$22,914.97

WHEREAS, the Township Engineer has reviewed the quotes received and by copy of letter dated January 2, 2025, recommends the award of contract to **Allan Briteway**, in an amount not to exceed **\$22,914.97**; and

WHEREAS, no contract that is subject to the requirements of Article 3 of the Affirmative Action Regulations pursuant to Public Law 1975, Chapter 127 (N.J.A.C. 17:27-1, et seq.) shall be awarded by the Township of Monroe, nor shall any monies be paid thereunder, to any contractor, subcontractor of business firm that has not agreed and guaranteed to comply with Affirmative Action Regulations and to afford equal opportunity in the performance of the contract in accordance with the affirmative action plan approved under the terms established in the above-cited regulations;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex that it has rendered its advice and hereby consents to the award of contract, to **Allan Briteway, 30A Vreeland Road, Suite 220 Florham Park, N.J. 07932** for the installation of two flashing, solar powered pedestrian crosswalk signs on Monmouth Road at the Recreational Center as detailed in the Township Engineers correspondence and the quote attached for a total contract price not to exceed **\$22,914.97**; and

WHEREAS, the Township's Certified Municipal Finance Officer has determined that sufficient funds are available, as evidenced by Certificate No. C-2500025, a copy of which is attached hereto; and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with **Allan Briteway**; and

BE IT FURTHER RESOLVED that the Certified Municipal Finance Officer is hereby authorized and directed to pay **Allan Briteway** in accordance with the contract entered into between the parties; and

BE IT FURTHER RESOLVED that the contract is awarded with the stipulation that **Allan Briteway** shall comply with Affirmative Action Regulations, including revising their contracts as necessary to add mandatory affirmative action language, and submitting either a letter of federal approval or a certificate of employee information report, or a completed form AA302 at the time the signed contracts are returned to the Township of Monroe, or seven (7) days thereafter, or risk being declared non-responsive and forfeiting the award.

SO RESOLVED, as aforesaid.

R-1-2025-039 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.

WHEREAS, the Tax Collector for the Township of Monroe has recommended refunds for tax overpayments in the amount of Five Thousand Seven Hundred and Fourteen Dollars and Seventy-Two cents (\$5,714.72) as described on Schedule A attached hereto; and

WHEREAS, one (1) of the overpayments on the attached Schedule A, the owners and residents have met all the requirements for a Totally Disabled Veteran Exemption as prescribed by New Jersey Statute 54:4-3.30 for exempt status until the applicant passes or the home is sold; and

WHEREAS, good cause has been shown.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Township Council of the Township of Monroe in the County of Middlesex and State of New Jersey that the Township's Municipal Tax Collector is hereby authorized to cancel the applicable taxes and the Municipal Finance Officer is hereby directed to draw a check from the General Account refunding the Tax overpayments described above to be distributed as set forth on the attached Schedule A.

BE IT FURTHER RESOLVED, that the exemptions are granted and taxes on the approved 100% Permanently and totally disabled veteran be cancelled and that the Tax Assessor and the Tax Collector are herewith authorized to adjust their records accordingly; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be forwarded to the Tax Assessor, Tax Collector and Chief Financial Officer; and

SO RESOLVED, as aforesaid.

R-1-2025-040 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO PETER A. VIGNUOLO, ESQ. WITH THE FIRM OF CLARKIN & VIGNUOLO, P.C. FOR DEFENSE OF PLANNING BOARD AND ZONING BOARD LITIGATION. (Not to exceed \$15,000)

WHEREAS, the Township of Monroe, has the need for legal representation in connection with Planning Board and Zoning Board litigation(s); and

WHEREAS, Peter A. Vignuolo, Esq. of Clarkin & Vignuolo, P.C. and other attorneys within the firm, possesses the expertise necessary to represent the Township in these matters; and

WHEREAS, the hourly rate shall be \$195.00/hour; not to exceed \$15,000 in regard to the handling of lawsuits filed against the Monroe Twp. Planning Board and Zoning Board of Adjustment; 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-2500026, a copy of which is attached hereto as Exhibit "A";

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

- (1) The Mayor and Township Clerk are hereby authorized to enter into a professional service contract with Peter A. Vignuolo, Esq. of the firm Clarkin & Vignuolo, P.C., 86 Washington Avenue, Milltown, NJ 08850, commencing January 1, 2025, *nunc pro tunc*;
- (2) The Certified Municipal Finance Officer is hereby authorized and directed to pay invoices for services rendered by Peter A. Vignuolo, Esq. of the firm Clarkin & Vignuolo, P.C., in accordance with the attached Agreement;
- (3) The 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 Peter A. Vignuolo, Esq. of Clarkin & Vignuolo, P.C., shall include mandatory Affirmative Action language pursuant to N.J.S.A. 10:5-31, and 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-1-2025-041 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2010 FORD FOCUS BY THE MONROE TOWNSHIP POLICE DEPARTMENT.

WHEREAS, the Township of Monroe Police Department came into possession of a 2010 Ford Focus, VIN# 1FAHP3FNXAW201962 with an odometer reading of 140,550 miles; and

WHEREAS, pursuant to N.J.S.A. 39:10A-1, the Police Department has followed the Township and State policies to determine that this is not a stolen vehicle; and

WHEREAS, the New Jersey Motor Vehicle Commission (NJMVC) has informed the Police Department that in order to dispose of vehicle, the Township must hold a public auction and publish a Notice of the Auction at least (5) days before the date of the auction in one or more newspapers in this State and circulating in the Township; and

WHEREAS, it has been determined that it is in the best interest of the Township to conduct a public auction for the sale of the vehicle to the highest bidder;

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Monroe that the Township Business Administrator or his designated representative shall conduct a public auction for the sale of one (1) 2010 Ford Focus on February 21, 2025 at 10:00 a.m. in front of the Township of

Monroe Emergency Medical Services Building, Two Municipal Plaza, Monroe Township, New Jersey 08831.

BE IT FURTHER RESOLVED that the minimum opening bid for the vehicle shall be \$7,187.25. At the end of the auction, the highest bidder shall deposit an amount equal to 10% percent of the final bid price in cash. There shall be no other forms of payment accepted. The balance shall be paid by certified check delivered to the Township Clerk's office between the hours of 9:00 am and 12 noon within five (5) days after the conclusion of the auction. Upon payment in full, the Clerk's office shall provide the purchaser with the signed documents necessary to complete the transaction with the Motor Vehicle Commission. In order to obtain the title for the vehicle, the highest bidder shall be responsible for submitting the appropriate documents and payments to the Motor Vehicle Commission in accordance with the Notice of Public Auction issued by the Township.

BE IT FURTHER RESOLVED that in the event no bids are received by the Township, Cranbury Service Center located at 44 Hightstown-Cranbury Road Cranbury, N.J. 08572, shall be awarded ownership of the vehicle.

SO RESOLVED, as aforesaid.

R-1-2025-042 RESOLUTION AUTHORIZING THE APPLICATION TO THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) FOR A LOCAL RECREATION IMPROVEMENT GRANT.
(New Inclusive Playground at the Monroe Community Gardens)

WHEREAS, the Township of Monroe desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$100,000.00 to carry out a project to create a new inclusive playground at the Monroe Community Gardens site; and

WHEREAS, the Township Council of the Township of Monroe has determined that the Township should apply for the aforementioned, Local Recreation Improvement Grant; and

BE IT THEREFORE RESOLVED,

1. The Township of Monroe does hereby authorize the application for such a grant; and
2. Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Monroe and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, by the Monroe Township Council that the Mayor and Township Clerk are hereby authorized to sign the application and any other documents necessary in connection with the Local Recreation Improvement Grant.

SO RESOLVED, as aforesaid.

R-1-2025-043 RESOLUTION AUTHORIZING THE SUBMISSION OF THE AMENDED AND UPDATED RECREATION AND OPEN SPACE INVENTORY (ROSI) TO THE NJDEP GREEN ACRES PROGRAM.

WHEREAS, the regulations of the New Jersey Department of Environmental Protection Green Acres Program require the submission of a Recreation and Open Space Inventory ("ROSI") which lists all property owned and/or leased by a municipality for recreational and open space purposes; and

WHEREAS, the purpose of the ROSI is to document all restricted lands held by the local government unit for recreation and conservation purposes; and

WHEREAS, the regulations of the Green Acres Program allow amendments to the ROSI; and

WHEREAS, the Township has reviewed its inventory of property and determined that it is in the public interest for the Township to designate and update the ROSI to include additional properties for recreation and conservation purposes identified at **Exhibit A** attached hereto; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township Council hereby authorizes the Mayor, Township Clerk, and Township Attorney to take all necessary actions to prepare, certify, and submit to the New Jersey Department of Environmental Protection Green Acres Program an amended ROSI that includes the properties attached hereto as Exhibit "A".

SO, RESOLVED as aforesaid.

R-1-2025-044 RESOLUTION GRANTING ADVICE AND CONSENT TO THE APPOINTMENT OF MUNICIPAL COURT JUDGE.
 (Judge Nielsen– 1 yr. term)

WHEREAS, the Honorable Stephen Dalina, Mayor of the Township of Monroe, by copy of letter dated January 2025, has appointed **LORRAINE J. NIELSEN** to the position of **Municipal Court Judge** for a one (1) year term commencing January 1, 2025 and expiring on December 31, 2025; and

WHEREAS, the Administrative Code of the Township of Monroe requires the Advice and Consent of the Council of such appointment;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the Township Council hereby provides its Advice and Consent to the appointment of **LORRAINE J. NIELSEN** as Municipal Court Judge for a term commencing January 1, 2025 and expiring on December 31, 2025.

SO RESOLVED, as aforesaid.

R-1-2025-045 RESOLUTION AUTHORIZING EMERGENCY 2025 TEMPORARY BUDGET APPROPRIATIONS.

WHEREAS, an emergent condition has arisen with respect to payment of normal operating expenses and no adequate provision has been made in the 2025 temporary appropriations for the aforesaid purpose, and N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purposes above mentioned; and

WHEREAS, the total emergency temporary Resolutions adopted in Year 2025, pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20), including this Resolution, is **\$21,294,313.00**;

NOW, THEREFORE, BE IT RESOLVED (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made for payment of the following entitled operating expenses:

<u>ACCOUNT NAME</u>	<u>TEMPORARY APPROPRIATION AMOUNT</u>
<u>Insurance – General Liability</u>	
Other Expenses	\$ 250,000.00
 <u>Parks</u>	
Other Expenses	\$ 20,000.00
 <u>Finance</u>	
Special Accounting Services	\$ 5,000.00
 <u>Cultural Arts Commission</u>	
Other Expenses	\$ 15,000.00

<u>Municipal Court</u>		
Salaries and Wages	\$	<u>5,000.00</u>
<u>Subtotal</u>	\$	295,000.00
<u>Water-Sewer Operations</u>		
Other Expenses	\$	<u>500,000.00</u>
<u>Subtotal</u>	\$	500,000.00
	TOTAL	
	BUDGET	\$ 795,000.00

2. That said emergency temporary appropriations will be provided for in the 2025 Calendar Year Budget; and
3. That one (1) certified copy of this resolution be filed with the Director of the Division of Government Services.

SO RESOLVED as aforesaid.

R-1-2025-046 RESOLUTION AUTHORIZING BUDGET APPROPRIATION RESERVE TRANSFERS.

WHEREAS, there are certain 2024 budget appropriation reserves 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 appropriation reserves 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:

<u>CURRENT FUND TRANSFER FROM</u>	<u>TRANSFER AMOUNT</u>
Data Processing S&W	\$ 35,000.00
Tax Attorney OE	\$ 14,000.00
Employee Group Insurance	\$250,000.00
Clerk O&E	\$ 5,000.00
Elections O&E	\$ 10,000.00
Finance S&W	\$ 30,000.00
Finance O&E	\$ 5,000.00
Tax Collector O&E	\$ 5,000.00
Division of Assessments OE	\$ 5,000.00
Division of Assessments OE	\$ 1,000.00
Zoning Board OE	\$ 10,000.00
Police O&E	\$ 20,000.00
Police O&E	\$ 30,000.00
Police O&E	\$ 20,000.00
Emergency Management O&E	\$ 10,000.00
Streets and Roads OE	\$ 20,000.00
Transportation S&W	\$ 10,000.00
Recreation S&W	\$ 9,300.00
TOTAL CURRENT FUND:	\$489,300.00

TRANSFER TO:	AMOUNT:
Accum Absences S&W	\$100,000.00
Streets and Roads OE	\$300,000.00
Liability Insurance OE	\$ 80,000.00
Buildings and Grounds S&W	\$ 5,000.00
Social Security	\$ 1,500.00
Municipal Court S&W	\$ 2,800.00
TOTAL CURRENT FUND:	\$489,300.00

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.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the following Resolutions were removed from the **CONSENT AGENDA** to be considered separately: R-1-2025-030, R-1-2025-031 and R-1-2025-038.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the following Resolution was removed from the agenda due to duplication.

**R-1-2025-030 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS. –
 RESOLUTION REMOVED DUPLICATION OF RESOLUTION NO. R-1-2025-039**

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

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the following Resolution was removed from **CONSENT AGENDA** to be considered separately:

R-1-2025-031 RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH ALAIMO GROUP FOR ARCHITECTURAL SERVICES FOR THE TOWNSHIP OF MONROE IN CONNECTION WITH THE POLICE DEPARTMENT EXPANSION AND PARKING LOT PROJECT FOR THE TOWNSHIP OF MONROE. (Additional \$125,000)

WHEREAS, pursuant to Resolution No. R-1-2023-015, adopted by the Monroe Township Council at its meeting held on January 4, 2023, the Township of Monroe awarded professional Architectural Services for calendar year 2023 to Alaimo Group in connection with the Monroe Township Police Department Building Expansion and Parking Lot Project, not to exceed **\$205,000.00**; and

WHEREAS, pursuant to Resolution No. R-8-2023-196, additional services associated with the Bidding and Construction Administration Phases were needed for the Police Department Building Expansion and Parking Lot project and a modification to the professional services contract with Alaimo Group was authorized for an **additional \$150,000.00**; and

WHEREAS, pursuant to Resolution No. R-2-2024-073, additional services associated with the Construction Administration Phase were needed for the Police Department Building Expansion and Parking Lot project and a modification to the professional services contract with Alaimo Group was authorized for an **additional \$450,000.00**; and

WHEREAS, Alaimo Group has requested authorization for an **additional \$125,000.00** for additional services associated with the Construction Administration Phase of the Police Headquarters Addition and Alteration project, as described in the proposal attached hereto; and

WHEREAS, including all modifications, the annual fee shall not exceed **\$930,000.00**; 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 the availability of funds in Certificate No. C-2300024, a copy of which is attached hereto;

WHEREAS, including this additional modification, the annual fee shall not exceed **\$805,000.00**; and

WHEREAS, in 2022, pursuant to Resolution Nos. R-1-2022-023 and R-5-2022-147, Alaimo Group was paid **\$190,000** for the Preliminary Design Phase of the Monroe Township Police Department Building Expansion and Parking Lot Project.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that authorization is hereby given to modify said contract in the amount of **One Hundred Twenty Five Thousand Dollars (\$125,000.00)** and the Business Administrator is hereby authorized to sign the acceptance attached hereto.

SO RESOLVED, as aforesaid.

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

Copy of Resolution filed.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the following Resolution was removed from **CONSENT AGENDA** to be considered separately:

**R-1-2025-038 RESOLUTION AUTHORIZING A ONE YEAR CONTRACT
EXTENSION WITH JAFFE COMMUNICATIONS INC. FOR THE
MONROE TOWNSHIP PUBLICATION.
(per unit pricing)**

WHEREAS, on January 3, 2024 per Resolution No. R-1-2024-024, Jaffe Communications, Inc. was awarded the Monroe Township Publication contract for a period of 1 year with the option for the Township to extend for one additional one-year period; and

WHEREAS, the Township Clerk inquired as to the willingness of Jaffe Communications Inc.to extend their current contract; and

WHEREAS, the attached letter received January 21, 2024 indicates the willingness of Jaffe Communications 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 proposal and contract; and

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available as set forth in Certificate No C-2400023, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the contract for Monroe Township Publication 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 **Jaffe Communications Inc.** under the same terms, conditions and pricing within their original proposal submitted for the Monroe Township Publication; 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 2024 contract entered into between the parties.

SO RESOLVED, as aforesaid.

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

Copy of Resolution filed.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilman Dipierro, the following Resolution was considered:

**R-1-2025-047 RESOLUTION ADOPTING ITS PRESENT NEED AND
PROSPECTIVE NEED FOR THE FOURTH ROUND OF
AFFORDABLE HOUSING OBLIGATIONS.**

WHEREAS, on March 20, 2024, Governor Murphy signed into law Bill A4/S50, codified as P.L. 2024, c.2 (the “**Amended FHA**”), which amends the New Jersey Fair Housing Act, P.L. 1985, c.222 (N.J.S.A. 52:27D-301, et seq.) and other related housing laws; and

WHEREAS, pursuant to the Amended FHA, municipalities are required to determine the Present Need obligation (Rehabilitation) and Prospective Need obligation (New Construction) of their fair share of the regional need for affordable housing (“**Fair Share Obligation**”) during the 10-year period beginning on July 1, 2025 (the “**Fourth Round**”); and

WHEREAS, pursuant to the Amended FHA, should a municipality determine its Fair Share Obligation by January 31, 2025, the municipality’s determination shall be established by default and shall bear a presumption of validity beginning on March 1, 2025, unless challenged by an interested party on or before February 28, 2025; and

WHEREAS, pursuant to the Amended FHA, any challenge to a municipality’s determination must be initiated through the Affordable Housing Alternative Dispute Resolution Program (the “**Program**”), explain with particularity how the municipality’s calculation fails to comply with N.J.S.A. 52:27D-304.2 and 52:27D-304.3, and include the challenger’s own calculation of the fair share obligations in compliance with said sections; and

WHEREAS, on October 18, 2024, the New Jersey Department of Community Affairs (the “**DCA**”) published a report with an estimate of the fair share affordable housing obligations of all municipalities, which, pursuant to the Amended FHA, may be taken into consideration by a municipality but shall not be binding on a municipality when calculating a municipality’s respective Fair Share Obligation. The Land Capacity Data was released on November 27, 2024; and

WHEREAS, the Township of Monroe (the “**Township**”), with the assistance of its professionals, has calculated its Fair Share Obligation for the Fourth Round based upon the methodology set forth in the Amended FHA, which included consideration of the DCA’s calculations and analysis; and

WHEREAS, the Township Council of the Township of Monroe (the “**Township Council**”) has reviewed the findings of the Township’s professionals, which are described in the attached Exhibit A, and adopts a Fair Share Obligation for the Fourth Round consisting of a Present Need obligation of 76 units and a Prospective Need obligation of three hundred seventy- eight (378) units; and

WHEREAS, in accordance with N.J.S.A. 52:27D-311(m) of the Amended FHA, the Township reserves its right to take a vacant land adjustment, which may result in a reduction to the new construction portion of its Fair Share Obligation; and

WHEREAS, the Township reserves its right to revise its Fair Share Obligation in the event that a decision of a court of competent jurisdiction, or an action by the New Jersey Legislature, would result in a lower calculation of an obligation for the Township; and

WHEREAS, the Amended FHA requires municipalities to satisfy various administrative and procedural requirements in connection with the adoption of a municipality’s Fair Share Obligation, including but not limited to the publication of this Resolution to the Township’s publicly accessible Internet website and the filing of an action with the Program through the Judiciary’s electronic filing systems, within forty-eight (48) hours of the adoption of this Resolution; and

WHEREAS, the Township Council directs the Township Clerk to satisfy all required notice and publications requirements, and authorizes the Township and its professionals to take all actions required to file the necessary action with the Program.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe that the:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township of Monroe’s Fair Share Obligation for the Fourth Round of affordable housing obligations consists of a Present Need obligation of 76 units and a Prospective Need obligation of three hundred seventy-eight (378) units.

3. The Township reserves its right to take a vacant land adjustment, which may result in a reduction to the new construction portion of its Fair Share Obligation.
4. The Township reserves its right to revise its Fair Share Obligation in the event that a decision of a court of competent jurisdiction, or an action by the New Jersey Legislature, would result in a lower calculation of an obligation for the Township.
5. The Municipal Clerk be and is hereby directed to forward a copy of this Resolution to the Department of Community Affairs and to publish a copy to the Township's publicly accessible Internet website within forty-eight (48) hours of the adoption of this Resolution.
6. The Township be and is hereby directed to file an action with the Affordable Housing Alternative Dispute Resolution Program regarding this Resolution in compliance with the Amended FHA, and the Mayor and Township Clerk are authorized to execute any and all documents required for said purpose.
7. This Resolution shall take effect immediately.

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 Resolution filed.

Administrator's Report – Thanked the Parks, Utility and DPW for their work during the snowstorm. He stated that this storm, although minor, presented concerns with icing since it started out as a mix and then turned to snow while the temperature plummeted so he wanted to extend his sincere gratitude to all the Departments involved in keeping our roadways clear and safe.

Highlighted the projects proposed by the Housing and Community Development Citizen's Advisory Committee: Links Drive ADA Improvements for \$166,390 and Various ADA Street Improvements for \$40,000, adding that the Township is hoping for full consideration of what we have received in the past which was \$166,390 but noted that because of the change in how applications are considered we are also asking for the consideration of an additional \$40,000 to complete various ADA street improvements.

Shared his enthusiasm for the execution of an agreement between the County and Township for preemption equipment at the intersection of Applegarth Road and Prospect Plains Road which was approved earlier per R-1-2025-036; he also shared that the County has received State approval to begin this project and is anticipated to start in the Spring.

Reported that paving costs have increased with past jobs coming in at \$1.2 million to now costing as high as \$1.7 million.

Excited for the solar powered crosswalk being done near the Community Center as this is a much needed improvement.

Shared that we have authorized the appointment of Judge Lorraine Nielsen, per R-1-2025-044, who will oversee our additional Court session.

Lastly, Administrator Weinberg shared that we have authorized, per R-1-2025-042, an application to be submitted to DCA for a Local Recreation Improvement Grant to go towards the new inclusive playground at the Monroe Community Garden.

Engineer's Report – No Report.

Council's Reports –

*Council Vice-President Van Dzura asked if he could be recused as he was not feeling well, the time was 8:17pm.

Councilman Dipierro –

- Inquired if there were any updates regarding the improvement project on Prospect Plains and Applegarth Road, to which Administrator Weinberg responded that the County will go out to bid in the Spring.

- Attended a seminar for Elected Officials sponsored by the New Jersey League of Municipalities which was very informative and recommended all to attend.
- Received an email from a resident of Stonebridge regarding the potholes on Brickyard Road.
- Complimented our DPW for their work in clearing and salting the roadways during the snowstorm and asked if there is any recourse when the Governor declares a State of Emergency; Administrator Weinberg responded.
- Attended a meeting between JCP&L, Mayor Dalina, Council President Cohen and Assistant Administrator Kevin McGowan to address streetlight outages. Stated that Mayor Dalina's message was made clear and JCP&L did not seem prepared in their argument. He noted that all the streetlights in front of the high school are out for example, which is completely unacceptable.
- Noted that Perrineville Road is once again littered with garbage.
- Asked if our Police Department cooperates with ICE; Administrator Weinberg answered that he believes they cooperate with all agencies but will follow up with our Chief for definitive answer.
- Invited to be interviewed by the Monroe Township Middle School's history class taught by Ms. Christine Vizoki. He shared that he was asked how it felt to have Jamesburg residents attend Monroe high school.
- Attended the New Jersey Department of Education's public comment session on school funding held in Trenton. He went on to state that he stayed for 3-4 hours and listened to various concerns from educators and other members of the public regarding school funding. Shared that there are only five towns in the State that do not offer full day Kindergarten and we need to continue the fight for fair funding for our schools.
- Reported that he went to the Recreation Center to discuss with Director Mary Lange the issues brought up at the last meeting regarding pickleball. He went on to say that Mary and her staff are committed to working with these residents to find a solution that works for all.

Councilman Markel –

- Thanked all the professionals involved in explaining the Township's Round 4 Affordable Housing prospective and present need obligation.
- Updated all of the Commission on Aging's 2024 stats stating that there were over 87,000 registrations for programs last year and with over 1,200 new members who signed up in 2024 there are now a total of over 9,000 members which is remarkable. He went on to say that we also have transported over 17,000 residents as well.
- Shared that our Senior Center will post on their website the food items needed for the Betty Schneider Food Pantry and urged all to donate.

Councilwoman Siegel –

- Wished everyone who celebrates a Happy Lunar New Year.
- Extended thanks to all Departments involved in the cleanup of the snowstorm.
- Our Mayor's Youth Advisory Commission has met with Mayor Dalina and will be working with various Board and Commissions to better understand their responsibilities and give a youth perspective on each. Extended thanks to Kyle Johanneson for his work with this group as he is their main point of contact.
- Remember everyone that a Community Safety Tips presentation will be held on February 13th at 6:00pm at the Library and invited all to attend.

Council President Cohen –

- Attended a service for Holocaust Remembrance Day which was very moving and beautiful.
- Urged those who are indeed members of our country to carry their green cards and/or papers with them as there are many who have expressed great concern with ICE conducting raids.

Mayor's Report – No Report, Absent.

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

Public Comments –

Barbara Levine, 38 Timber Hill Dr. – Ms. Levine introduced herself as the HOA Board President of Stonebridge, stating she was here tonight to discuss the nursing ordinance. Ms. Levine stated that Stonebridge is the only senior community that must have a nurse out of the other 14 communities with no

other options being given. She went on to say that she wanted to be clear whether this ordinance was in fact removed tonight, a 24/7 nurse would remain on staff unless an approval to remove was voted on by at least 67% of their community. Ms. Levine shared that the cost for the nurse equates to approximately \$468 per Household and when the community were surveyed last year nearly half had voted to remove the ordinance. She stated that she just wants the Stonebridge community to be on equal footing with other communities and asked for the Council to reconsider their position on this requirement.

Catherine Hunt, 121 Lowell Ln. – Ms. Hunt stated that this had been a very informative meeting, and she was happy to share with the Council the need to pass a resolution in support of the New Jersey Climate Superfund Act. Township Clerk Christine Robbins passed out information provided from Ms. Hunt regarding this request. Ms. Hunt stated that by passing this resolution, our Township would be eligible under the act to recover costs for climate change incidents. She added that more information can be found on the New Jersey legislative website where the Bill can be viewed in full.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman asked in reference to O-1-2025-004, if money contributed by developers to the sidewalk fund could be used to which Administrator Weinberg stated that 97% of this bond ordinance is for road paving.

Mr. Gunkelman commented that all replacements done for street lighting should be done with LED lights as they provide a longer life. Council President Cohen stated that this was a part of the discussion that took place with JCP&L.

Mr. Gunkelman opinionized regarding affordable housing that he hopes on a local level we can look at solutions such as veteran's housing and Township solutions, not developer solutions, to meet our obligation. He went on to say that we do not need any more burden on our schools so we should work on keeping the overall number of units being built down as much as possible.

Adam Elias, 93 Old Church Rd. – Mr. Elias asked how zoning would be affected with the affordable housing obligations; Round 4 Affordable Housing Township Attorney Christopher Zingaro reiterated what Round 4 Affordable Housing Township Planner Jennifer Beahm stated earlier adding that as a Township we need to put mechanisms in place to fill our prospective need and when crafting that if we do not provide those mechanisms builders can come in and ask that the zoning be changed. Assistant Administrator/Director of Planning Kevin McGowan added historical examples that happened in Round 3 being Route 33 behind Wawa the building of the Lofts at Monroe Place which was originally zoned as commercial

Allan Gould, 518B Hazen Rd. – Mr. Gould introduced himself as retired DEP engineer but stated that he was here as a resident wanting to encourage Council to pass the resolution regarding the New Jersey Climate Superfund Act as he feels it is very worthwhile.

Karen Chen, 4 Ashley Ct. – Mrs. Chen stated that she was here on behalf of the Monroe Township Recreation's pickleball players and is pleased to share that progress has been made towards their concerns expressed at the last meeting. Mrs. Chen went on to say that Director Mary Lange has opened an additional court which allows for more playtime and expressed her gratitude to all involved in this endeavor and appreciation in being heard.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio expressed her concern regarding resolution R-1-2025-029 which authorizes a contract with Piazza & Associates for Administrative Agent services for 2025. Mrs. Arminio asked if within the contract it is stipulated how the lottery system works and their obligation for fulfillment; Deputy Clerk/Affordable Housing Coordinator Tanya Pannucci responded that the contract did not give those specifics as it is a straightforward contract appointing them as Administrative Agent along with what their duties are in that capacity and the agreed upon contract amount for their annual appointment. Mrs. Arminio asked if the Township gets a report from Piazza & Associates to which Deputy Clerk/Affordable Housing Coordinator Tanya Pannucci responded that at her request and/or the Administration's request a report is provided, with the last one being received sometime in the Fall of 2024. Mrs. Arminio went on to opinionize that she does not feel that the lottery system is the best method and has many questions as to how it works and asked for it to be put on record as to how it works; Deputy Clerk/Affordable Housing Coordinator Tanya Pannucci responded that Piazza & Associates would be the best to answer her questions. Mrs. Arminio went on to share that she knows of people who have not been housed as they have been on the waiting list for years. Mrs. Arminio added that last meeting the Township gave Sue Reiser a volunteer award for her work with the special needs community and suggested

that we work with them to find much needed housing. Administrator Weinberg responded that the process is very descriptive from the State as we do not make up the criteria here in Monroe Township. Mrs. Arminio stated that the qualifications are not her issue but how they are placed with the lottery system as the way of it being done. Administrator Weinberg stated that the Township can look into whether there is a “special needs” preference.

Donald Wolk, 1 Cottingham Dr. - Mr. Wolk asked the Council to consider passing a resolution in support of the New Jersey Climate Superfund Act. He went on to share that his neighborhood was one that was wiped out during Hurricane Irene so he feels this is something worth considering.

Councilman Dipierro commented that in the past the fire company has gone out with all the storms to pump to avoid flooding and the Township has purchased 12 parcels which were all flooded and deemed no longer habitable.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, 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 Markel, the Regular Meeting was Adjourned at 9:12pm.

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Absent (*left early as noted)
	Council President Miriam Cohen	Aye

Christine Robbins

CHRISTINE ROBBINS, Township Clerk

Miriam Cohen

MIRIAM COHEN, Council President

Minutes were adopted on March 3, 2025.