

**** 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**

JUNE 26, 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. **PRESENTATIONS and PROCLAMATIONS:**

Proclamations:

- *Parks & Recreation Appreciation Month - July 2024*

Presentations:

- *Erick Kessner for his 33 years with Monroe Township.*

6. **ORDINANCE(S)** for **SECOND READING** at the June 26, 2024 Regular Meeting:

O-6-2024-011 **ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED "FEES".**
(MTUD annually required developer connection fee adjustment, water & sewer, construction and certified copy fees)

7. **ORDINANCE(S)** for **INTRODUCTION** at the June 26, 2024 Regular Meeting:

O-6-2024-012 **ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A STORM SEWER MANAGEMENT EASEMENT OVER PROPERTY LOCATED AT REMINGTON AVENUE KNOWN AS BLOCK 13.01 PART OF LOTS 4 AND 5 ON THE TOWNSHIP OF MONROE TAX MAP. (Stratford)**

- O-6-2024-013** **ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 108 SECTION 6.23 TO AMEND THE MEDICAL FACILITY REQUIREMENT IN THE PLANNED RETIREMENT COMMUNITY DISTRICT 2 (“PRC-2”).**
- O-6-2024-014** **ORDINANCE OF THE MONROE TOWNSHIP COUNCIL REPEALING CHAPTER 78 OF THE CODE OF THE TOWNSHIP OF MONROE, ENTITLED “PERSONNEL POLICIES AND PROCEDURES”**

8. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the June 26, 2024 Regular Meeting: (R-6-2024-168 – R-6-2024-178)

- R-6-2024-168** **RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 1127 MORNING GLORY DRIVE.**
- R-6-2024-169** **RESOLUTION AUTHORIZING AND APPROVING THE RENEWAL OF LIQUOR LICENSES FOR THE 2024– 2025 LICENSE TERM.**
- R-6-2024-170** **RESOLUTION AUTHORIZING CONTRACT WITH ROK/REAL AUCTION TO CONDUCT AN ELECTRONIC TAX SALE.**
- R-6-2024-171** **RESOLUTION AUTHORIZING THE ADOPTION AND EXECUTION OF A TRI-PARTY AGREEMENT BY AND BETWEEN THE MONROE TOWNSHIP VOLUNTEER FIRE COMPANY #1, MONROE TOWNSHIP FIRE DISTRICT #1 AND THE TOWNSHIP OF MONROE.**
(75TH Anniversary Celebration on August 10, 2024)
- R-6-2024-172** **RESOLUTION AUTHORIZING THE SALE OF VEHICLES AND SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE TO BE CONDUCTED BY GOVDEALS.COM.**
(Online Auction to be held August 19-26, 2024)
- R-6-2024-173** **RESOLUTION AUTHORIZING AWARD OF BID TO YANNUZZI GROUP, INC. FOR THE BUILDING DEMOLITION OF 405 SPOTSWOOD GRAVEL HILL ROAD (GARVEY’S).**
(\$110,535)
- R-6-2024-174** **RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPER 159, P.L. 1948).**
(Click It or Ticket 2024 Seat Belt Mobilization - \$8,750.00)
- R-6-2024-175** **RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPER 159, P.L. 1948).**
(Solid Waste Mgmt. FY 2024 Clean Communities Grant - \$134,073.00)
- R-6-2024-176** **RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPER 159, P.L. 1948).**
(Water Resources Mgmt. Stormwater Assistance Grant - \$15,000.00)
- R-6-2024-177** **RESOLUTION AUTHORIZING THE AWARD OF BID TO PABCO FOR THE PURCHASE OF GRASS BAGS FOR THE MONROE TOWNSHIP DEPARTMENT OF PUBLIC WORKS. (\$161,568)**
- R-6-2024-178** **RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF SECURITY CAMERAS AND ACCESS CONTROL UPGRADES TO THE MONROE TOWNSHIP POLICE DEPARTMENT FROM SHI INTERNATIONAL CORP. USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #CK04. (\$204,597.70)**

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 ___

JUNE 26, 2024 REGULAR MEETING TO FOLLOW

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

**REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL**

JUNE 26, 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 **JUNE 20, 2024**.

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

3. **APPROVAL OF MINUTES:**

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

June 5, 2024 - Agenda and Regular Combined Meeting

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

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

O-6-2024-011 ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED "FEES".
(MTUD annually required developer connection fee adjustment, water & sewer, construction and certified copy fees)

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

5. **ORDINANCE(S) for INTRODUCTION:**

O-6-2024-012 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A STORM SEWER MANAGEMENT EASEMENT OVER PROPERTY LOCATED AT REMINGTON AVENUE KNOWN AS BLOCK 13.01 PART OF LOTS 4 AND 5 ON THE TOWNSHIP OF MONROE TAX MAP. (Stratford)

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

O-6-2024-013 **ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 108 SECTION 6.23 TO AMEND THE MEDICAL FACILITY REQUIREMENT IN THE PLANNED RETIREMENT COMMUNITY DISTRICT 2 (“PRC-2”)**

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

O-6-2024-014 **ORDINANCE OF THE MONROE TOWNSHIP COUNCIL REPEALING CHAPTER 78 OF THE CODE OF THE TOWNSHIP OF MONROE, ENTITLED “PERSONNEL POLICIES AND PROCEDURES”**

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

6. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
(R-6-2024-168– R-6-2024-178)

R-6-2024-168 **RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 1127 MORNING GLORY DRIVE.**

R-6-2024-169 **RESOLUTION AUTHORIZING AND APPROVING THE RENEWAL OF LIQUOR LICENSES FOR THE 2024– 2025 LICENSE TERM.**

R-6-2024-170 **RESOLUTION AUTHORIZING CONTRACT WITH ROK/REAL AUCTION TO CONDUCT AN ELECTRONIC TAX SALE.**

R-6-2024-171 **RESOLUTION AUTHORIZING THE ADOPTION AND EXECUTION OF A TRI-PARTY AGREEMENT BY AND BETWEEN THE MONROE TOWNSHIP VOLUNTEER FIRE COMPANY #1, MONROE TOWNSHIP FIRE DISTRICT #1 AND THE TOWNSHIP OF MONROE.**
(75TH Anniversary Celebration on August 10, 2024)

R-6-2024-172 **RESOLUTION AUTHORIZING THE SALE OF VEHICLES AND SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE TO BE CONDUCTED BY GOVDEALS.COM.**
(Online Auction to be held August 19-26, 2024)

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R-6-2024-178 **RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF SECURITY CAMERAS AND ACCESS CONTROL UPGRADES TO THE MONROE TOWNSHIP POLICE DEPARTMENT FROM SHI INTERNATIONAL CORP. USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #CK04. (\$204,597.70)**

MOTION: _____ SECOND: _____

ROLL CALL: Ayes ___ Nays ___

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

MOTION: _____ SECOND: _____

ROLL CALL: Ayes ___ Nays ___

8. **Administrator's Report.**

9. **Engineer's Report.**

10. **Council's Reports.**

11. **Mayor's Report.**

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

OPEN: MOTION: _____ SECOND: _____

CLOSE: MOTION: _____ SECOND: _____

13. **Adjournment.** MOTION: _____ SECOND: _____

Time: _____

COUNCIL MEETING MINUTES

MEETING OF THE MONROE TOWNSHIP COUNCIL – June 26, 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 Terence Van Dzura, and Council President Miriam Cohen.

ALSO PRESENT: Assistant Business Administrator Kevin McGowan, Utility Director Joseph Stroin, Township Attorney Sapana Shah, Engineer Mark Rasimowicz and Deputy Clerk Tanya Pannucci.

ABSENT: Business Administrator Alan M. Weinberg and Mayor Stephen Dalina.

There were approximately sixty (60) 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 proclamations:

Parks & Recreation Appreciation Month - July 2024

EMS Director Richard Morris presented Erick Kessner with a plaque recognizing him for 33 years of service with Monroe Township. He stated that Erick has been a full-time employee since 1998, with his final shift being May 31, 2024; he went on to thank Erick for his service and dedication to the Township and its residents and wished him well on his retirement. Council extended their appreciation and gratefulness for an exemplary job done and congratulated Erick on his retirement.

A brief two-minute recess was taken for pictures.

Township Clerk Christine Robbins read the following entitled **ORDINANCES** for **SECOND READING** at the **WEDNESDAY, JUNE 26, 2024** Regular Council Meeting:

O-6-2024-011 **ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED “FEES”.**
(MTUD annually required developer connection fee adjustment, water & sewer, construction and certified copy fees)

Township Clerk Christine Robbins read the following entitled **ORDINANCES** for **INTRODUCTION** at the **WEDNESDAY, JUNE 26, 2024** Regular Council Meeting:

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Council President Cohen read the following entitled **RESOLUTIONS** for **CONSIDERATION** at the **WEDNESDAY, JUNE 26, 2024** Regular Council Meeting: (R-6-2024-168 – R-6-2024-178)

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Councilman Dipierro requested for Resolution R-6-2024-171 to be considered separately.

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:

Stanley Fischer, 112 Timber Hill Dr. – Mr. Fischer commented that Ordinance O-6-2024-013 reminded him of the Broadway play, “I Love You, You’re Perfect, Now Change”. He went on to explain that the onsite nurse has perfectly worked within the Stonebridge community but now an amendment is being considered that would take away this service and it leaves a lot of Stonebridge’s residents dismayed as to how this will affect their quality of life while living there. Mr. Fischer went on to share his own personal experiences of utilizing the nursing services during episodes of congestive heart failure which resulted in him having to go to the emergency room. He also stated that he has been witness to situations where the nurse helped stabilize residents before EMS arrived. He stated that the HOA resolution contains misleading information and notes that the cost is ignant and inequitable but their suggestion to utilize urgent care facilities lacks the consideration that those said facilities not only lack adequate hours but the personalization that is provided by having an onsite nurse.

Loren Sattinger, 39 Turret Dr. – Ms. Sattinger introduced herself as the Vice-President of the Stonebridge Community of Directors and stated that she is asking for Council to review and consider the amendment that is being presented. She went on to state that the HOA is requiring that a two-thirds vote from Stonebridge residents be received for the amendment to be effective and reaffirmed that this is a Stonebridge matter and not a Township matter.

Barbara Greenfield, 52 Timber Hill Dr. – Ms. Greenfield stated that she would like to see the Ordinance kept as is as the nurse is vital to the community and she has utilized her services, as well as many friends who were assessed first prior to being taken to the hospital.

Prakash Parab, 33 Dayna Dr. – Mr. Parab asked why one of the liquor licenses in R-6-2024-169 has a residential address noted; Township Clerk Robbins explained that this particular license is a “pocket” license which means it is not active or tied to an establishment. She went on to explain that those licenses are kept on file in the Clerk’s Office only.

Mr. Parab commented in regard to the proposed ordinance change affecting Stonebridge, that urgent matters require 9-1-1 to be called, and our EMS services are extraordinary and sufficient enough to handle any situations that require their services.

Irvin Rothfarb, 91 Diamond Spring Dr. – Mr. Rothfarb commented that the nurse requirement was triggered by having 600+ homes in a PRC-2 zone, which is how the Ordinance requirement reads. He went on to say that this was done with foresight and should not be changed as some residents of Stonebridge purchased their homes because of the onsite nurse being available. He stated that it is fair that the nurse is required and if other communities with 600+ homes are built in a PRC-2 zone then the same requirement will apply as well.

Gerry Mirelli, 15 Lionheart Rd. – Mr. Mirelli commented that he is in support of the Ordinance, but the issue is not about removing the nurse but allowing future residents the option to choose.

Lois Waxman, 8 Timber Hill Dr. – Ms. Waxman stated that she is in support of keeping the onsite nurse.

Lynne Brillhart, 17 Steeple Rd. – Ms. Brillhart stated that she is in support of keeping the onsite nurse.

Glenda Beller, 14 Cobblestone Blvd. – Ms. Beller stated that she is in support of keeping the onsite nurse.

Marilyn Ernst, 113 Diamond Spring Dr. – Ms. Ernst stated that she is in support of keeping the onsite nurse.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman asked what is being repealed in Chapter 78; Assistant Director McGowan explained that the personnel policy is not required to be placed in the Township Code per our form of Faulkner government and by removing it this allows our Mayor and Administration the flexibility to make changes accordingly without having to constantly amend the Code.

Lisa Fischer, 112 Timber Hill Dr. – Mrs. Fischer read a statement in support of the nurse onsite at Stonebridge.

Paul Altschuler, 168 Diamond Spring Dr. – Mr. Altschuler commented that it is not necessary to have a nurse because the Township’s EMS and volunteer fire fighters are responsive to all emergency calls. He went on to state that he is amused by all the “cute” stories told by the residents of the nurse helping them in their time of distress but shared that from his experience when needing the nurse, she never came and he instead called 9-1-1 who responded accordingly.

Sandra Rothfarb, 91 Diamond Spring Dr. – Mrs. Rothfarb stated that she is in support of keeping the onsite nurse.

Michele Arminio, 9 Nathaniel St. – Mrs. Arminio asked if Ordinance O-6-2024-012 has anything to do with R-6-2024-176; Engineer Rasimowicz explained that this Ordinance accepts the drainage easement to which Mrs. Arminio asked if the Township cares for the detention basin. Engineer Rasimowicz stated that this is not a detention basin.

Mrs. Arminio asked for clarification on the stormwater management grant; Assistant Director McGowan answered that there is no obligation for the Township to match the grant amount and Engineer Rasimowicz added that this money is meant to be used for the required annual reporting. He went on to explain that this grant was provided by the State specifically for the reporting aspect and not the physical aspect of stormwater management.

Mrs. Arminio commented regarding the Ordinance affecting Stonebridge that this is a private community that wants to continue utilizing the onsite nurse as it is a detriment to their health. She stated that this government should not be dictating the health and safety of its residents as it costs more for EMS services if they are not truly needed.

Ruby Unger, 55 Timber Hill Dr. –Ms. Unger stated that she is in support of keeping the onsite nurse.

Harold Neutuch, 18 Steeple Rd. – Mr. Neutuch stated that he is in support of keeping the onsite nurse.

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 Councilman Dipierro and seconded by Council Vice-President Van Dzura, the Agenda Meeting was Adjourned at 7:37pm.

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 Councilwoman Siegel, the Regular Meeting was Called to Order at 7:37pm.

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 Councilman Dipierro, the **CLAIMS** per run date of **6/20/24** 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 Councilwoman Siegel and seconded by Councilman Siegel, the **MINUTES** of the following meetings as written and presented:

June 5, 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	Aye
	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-6-2024-011 ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED “FEES”.
(MTUD annually required developer connection fee adjustment, water & sewer, construction and certified copy fees)

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

Chapter 39 FEES

- § 39-1. Title.**
- § 39-2. Purpose.**
- § 39-3. Fees enumerated.**

39-1. Title

This chapter shall be known as the “Codification of Fees and Costs of the Township of Monroe”

39-2. Purpose

This chapter is adopted in order to advise the citizens of the township, and any and all persons doing business with the township, of the various fees charged for services rendered by the departments of township government and to provide ready access to any and all such information.

39-3. Fees Enumerated

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

B. Licenses & Permits from the Township Clerk’s Office.

(8) Vital records:

(c) Certified copies: ~~\$10~~ **\$25 for the first copy, \$2 for each additional**

C. Construction fees. See fees on the following Schedules I through VII. [Amended 5-4-09 by Ord. No. O-5-2009-018 ; 11-30-09 by Ord. No. O-2009-036 ; 3-7-11 by Ord. No. O-3-2011-005 ; 12-28-12 by Ord. No. O-12-2012-039 ; 11-4-15 by Ord. No. O-11-2015-020 ; 4-4-16 by Ord. No. O-2-2016-003 ; 7-2-2018 by Ord. No. O-6-2018-019 ; 6-22-2020 by Ord. No. O-5-2020-010 ; 8-1-2022 by Ord. No. O-6-2022-014]

Administrative and Certificate Fee Schedule Schedule I		Cost
Item		
A.	Certificate of occupancy. Refer to Building Subcode Fee Schedule II.	
	Schedule 1	\$100 <u>\$150</u>
	Schedule 2	\$300 <u>\$400</u>
	Schedule 3	\$300 <u>\$400</u>
	Multiple	\$100 <u>\$150</u> per unit
	Asbestos hazard abatement	\$14
	Lead hazard abatement	\$100
B.	Certificate of continued occupancy (R-5 are optional)	See above schedule
C.	Certificate of continued occupancy pursuant to a change of use	\$200
D.	Certificate of approval	No charge
E.	Certificate of compliance (includes electrical C. of C. for commercial pools, spas or hot tubs)	No charge
F.	Variations:	
	Residential, R-5 single item	\$100
	Residential, R-3, R-4, multiple within one unit or prototype to development	\$250
	All other uses	\$250
G.	Plan review portion of total permit fee Plan review fee to be paid at the time of granting the permit. Plan review fees are not refundable.	5%
H.	Minimum fee per subcode applied for	\$45
I.	State of New Jersey training fees	Per N.J.A.C. 5:23-4.19(b)
J.	Annual permit Consistent with requirements as set forth in N.J.A.C. 5:23-4.18(A)4	Per N.J.A.C 5:23-4.18(A)(u)
K.	There shall be an additional fee of \$45 per hour or any portion thereof for review of any amendment or change to a plan that has already been released.	
L.	Hourly charges and fees for development-wide inspection of homes after issuance of a certificate of occupancy shall be in such amount as may be reasonable and necessary in order to ascertain whether a violation exists or to verify that any work performed has abated the violation. The hourly charge shall be \$57 per hour times the number of hours spent by the Code Official in determining whether a violation exists or verifying that any work performed has abated the violation.	
M.	Change of contractor	Flat fee \$25
N.	Temporary certificate of occupancy Consistent with the requirements set forth in: N.J.A.C. 5:23-4.18(F)3, N.J.A.C. 5:23-4.18(F)3i, and N.J.A.C. 5:23-4.18(F)4	Per N.J.A.C. 5:23-4.18(F)
<u>O.</u>	<u>For the purpose of determining the estimated cost, the applicant shall submit such data as may be available produced by the architect or engineer of record or by a recognized estimating firm or by contractor. A bona fide contractor's bid, if available, shall be submitted. The construction official shall make the final decision regarding estimated cost.</u>	
<u>P.</u>	<u>The fee for the issuance of a building permit that a fee has not been determined shall be \$45.00.</u>	

Building Subcode Fees

Schedule II

Schedule #1 includes Use Groups: R-2, R-3, R-4, R-5 and U
 Schedule #2 includes Use Groups: F-1, F-2, S-1 and S-2, A-4, A-5
 Schedule #3 includes Use Groups: A-1, A-2, A-3, E, H, I-1, I-2, I-3 and R-1, B, M
 Up to 4 feet: \$40 \$75 Class 3 Residential
 Up to 8 feet: \$80 \$125 Class 3 Residential
Other than Class 3 Residential \$20 per \$1,000 or portion thereof.
 Raised patio (flat fee): \$40

	Type of Work	Based On	Schedule #1	Schedule #2	Schedule #3
A.	New buildings or additions	Cubic volume	\$0.049 <u>\$0.051</u>	\$0.047 <u>\$0.050</u>	\$0.049 <u>\$0.051</u>
B.	Alterations, Renovation or Repair work/ <u>Duct work Schedule 2, 3</u> <u>Decks</u> <u>New Cell Tower</u>	Est. cost of work per \$1,000 or portion thereof	\$20—\$30	\$25—\$35	\$25—\$35
C.	Site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction and external utility connections of same.	Est. cost of work per \$1,000 or portion thereof	\$20—\$30	\$25—\$35	\$25—\$35
D.	Roofing or siding Excluding Use Groups R-3 R-5 detached 1-2 family dwellings only	Flat fee or est. cost of work per \$1,000 or portion thereof	\$100/per unit R-2, R-4, U R-5 <u>(3 or more Attached units)</u> <u>R-3</u>	\$19	\$19
E.	Fence (over 6 feet)*	Flat fee	\$50	\$200	\$200
F.	Sign [not exempt under N.J.A.C. 5:23-2.14(b)6]	Square foot of face	N/A	\$5	\$5
G.	Pool	Flat fee	\$200	\$350	\$350
H.	Asbestos abatement	Flat fee	\$70	\$70	\$70
I.	Lead hazard abatement	Flat fee	\$140	\$140	\$140
J.	Other:				
	Agricultural buildings under N.J.A.C. 5:23-3.2(d). Fees to be computed in accordance with N.J.A.C. 5:23-4.20I2i(1).				
	<u>Decks</u>	<u>Flat fee</u>	\$200	\$150	\$150
	Antenna/satellite dish/cell tower/windmill*	Flat fee	\$50 <u>\$500</u>	\$50 <u>\$500</u>	\$50 <u>\$500</u>
	Residential lawn shed* +	Flat fee	\$100		
	Other temporary structures	Flat fee	\$100	\$500	\$500
	N.J.A.C. 5:23-2.17A(c)1				
K.	Demolition	Flat fee	R-5: \$200 U: \$25 Single unit in R-2: \$25	\$350	\$350
L.	<u>Pool Barrier</u>	<u>Flat Fee</u>	<u>\$120</u>		

Building Subcode Fees

Schedule II

Schedule #1 includes Use Groups: R-2, R-3, R-4, R-5 and U
 Schedule #2 includes Use Groups: F-1, F-2, S-1 and S-2, A-4, A-5
 Schedule #3 includes Use Groups: A-1, A-2, A-3, E, H, I-1, I-2, I-3 and R-1, B, M
 Up to 4 feet: \$40 ~~\$75~~ **Class 3 Residential**
 Up to 8 feet: \$80 ~~\$125~~ **Class 3 Residential**
Other than Class 3 Residential \$20 per \$1,000 or portion thereof.
 Raised patio (flat fee): \$40

	Type of Work	Based On	Schedule #1	Schedule #2	Schedule #3
<u>M.</u>	<u>RTU</u>	<u>Flat Fee</u>	<u>\$125</u>		

* Subject to review and approval of Zoning regardless of dimension.

+ A permit is not required for garden-type utility sheds and similar structures, which are 200 square feet or less in area, 10 feet or less in height and accessory buildings of Use Group R-2, R-3, R-4, R-5. Such garden type utility sheds are required to comply with N.J.A.C. 5:23-9.9, Foundation Systems for Garden Type Utility Sheds and Similar Structures.

**Electrical Subcode Fee Schedule
 Schedule III**

Item	Based On	Cost
A. DEVICES, includes total of: *Devices rated less than 20 amperes		
Lighting fixtures	First 10 items	\$40 \$45
Receptacles	Each additional 25 or portion of 25 items	\$50 \$55
Switches		
Detectors		
Light poles		
Motors - fractional HP		
Emergency exit lights		
Communication points		
Alarm devices/fire alarm control panel(s)		
Devices rated more than 30 amperes	Flat fee	\$25 \$35
B. POOLS, in-ground pool permit with:		
Underwater light(s)	Flat fee	\$200 \$250
Spa/hot tub	Flat fee	\$60 \$80
Annual inspection of commercial pools, spas or hot tubs [per N.J.A.C. 5:23-4.18(1)]	Flat fee	\$100 \$125
Aboveground pool	Flat fee	\$100 \$125
C. MOTORS AND APPARATUS RATED IN/BY HORSEPOWER, includes, but not limited to:		
Garbage disposal	=/> than 1 HP, up to 5 HP	\$35
Space heater/air handler	=/> than 5 HP, up to 50 HP	\$50 \$70
Motors, all other, over 1 HP	=/> than 50 HP, up to 100 HP	\$90 \$110
	=/> than 100 HP	\$180 \$200
D. TRANSFORMERS AND APP. RATED IN/BY KW, includes, but not limited to:		
Electric range/receptacle	=/> 1kW, up to 10 kW	\$35
Oven/surface unit	=/> 10 kW, up to 50 kW	\$50 \$70
Electric water heater	=/> 50 kW, up to 100 kW	\$90 \$110
Electric dryer/receptacle	=/> than 100 kW	\$180 \$200
Dishwasher		
Central A/C unit		

Electrical Subcode Fee Schedule Schedule III		
Item	Based On	Cost
Space heater/air handler Baseboard heat Transformers/generators		
E. SERVICE PANELS & EQUIPMENT RATED IN AMPERES, includes, but not limited to:		
Service panels Subpanels	Up to and including 200 amperes	\$75 <u>\$100</u>
Meters Solar meters	Up to and including 400 amperes	\$180 <u>\$200</u>
Disconnects Car chargers/devices supplying car charging	Up to and including 800 amperes	\$435 <u>\$470</u>
Transfer switch *Replacement of service entrance conductors or feeder conductors only	Up to and including 1,200 amperes	\$662 <u>\$697</u>
	For each additional 400 amperes above 1,200 amperes	\$140
F. SOLAR INSTALLATIONS		
For each solar photovoltaic system, the fee shall be:	For the first 10kW	\$175 <u>\$200</u>
All inverters Panels Microinverters Optimizers DC equipment	For each additional 10kW	\$75 <u>\$80</u>
G. ALARM PANELS		
Alarm panel Fire alarm panel Intercom panel Energy management panel Card access or similar device	Flat fee	\$35 <u>\$50</u>
H. SIGNS		
Each hard-wired sign	Flat fee	\$60
I. <u>Hot Air Furnace – R-5/Class 3 Residential</u>	<u>Each</u>	<u>\$35</u>
<u>Air Conditioner/Air Handler – R-5/Class 3 Residential</u>	<u>Each</u>	<u>\$35</u>
<u>Ductless HVAC System – R-5/Class 3 Residential</u>	<u>Flat fee</u>	<u>\$75</u>
<u>Boilers and other Heating System – R-5/Class 3 Residential</u>	<u>Each</u>	<u>\$35</u>
<u>HVAC equipment: A/C, Air Handler, Furnace or Similar Equipment other than R-2, R-3, R-5</u>	<u>Each</u>	<u>\$150</u>
<u>RTU</u>	<u>Each</u>	<u>\$75</u>

**Elevator Subcode Fee Schedule
Schedule IV**

In accordance with State Statute N.J.A.C. 5:23-12

**Fire Protection Subcode Fee Schedule
Schedule V**

Item	Based On	Cost	
A.	TANKS (installation or removal)		
	Residential, R-5	Each	\$100 <u>\$125</u>
	All others, 999 gallons up to 2,500 gallons	Each	\$300
	All others, over 2,500 gallons	Each	\$500
	<u>Abandonment of Underground Storage Tank (require soil test to be proved by contractor to this office)</u>		<u>\$250</u>
B.	ALARMS, SIGNAL & SUPERVISORY DEVICES		
	Fire alarm panel	Each	\$150 <u>\$175</u>
	Includes, but not limited to, total of:	First 12 items	\$50 <u>\$75</u>
	Smoke/heat detectors	Each additional 10 or	\$30 <u>\$35</u>
	Carbon monoxide detectors	portion of 10 items	
	Pull stations		
	Water flow switches		
	Horns, strobes, bells		
	Tamper switches, low/high switches		
	Other detectors or devices		
C.	SUPPRESSION SYSTEM DEVICES		
	Any partial system component	Each	\$100
	Fire pump	Each	\$300 <u>\$350</u>
	Dry pipe/alarm valves	Each	\$75 <u>\$100</u>
	Pre-action valve/ <u>Hose connection</u>	Each	\$75 <u>\$100</u>
	<u>Fire Mains</u>		<u>\$300</u>
	<u>Fire Loops (up to 1000', then \$200 per 1000' additional)</u>		<u>\$300</u>
<u>Backflow device</u>		<u>\$150</u>	
D.	SPRINKLER HEADS (wet & dry)	1-100	\$200
		101-500	\$700
		501-999	\$1,500
		1,000-2,000	\$2,000
		2,000 and over	\$100 per 100 heads (or portion thereof)
E.	STANDPIPES	Each	\$250
F.	PRE-ENGINEERED SYSTEMS		
	Wet chemical	Each	\$250
	Dry chemical	Each	\$250
	CO ₂ suppression	Each	\$250
	Foam suppression	Each	\$250
	Halon suppression	Each	\$250
	Smoke control systems	Each	\$250
	Kitchen hood exhaust systems	Each	\$250
	Smoke control system	Each	\$400
	Residential solar	Each	\$50 <u>\$75</u>
	Commercial solar	1-50 panels	\$100 <u>\$150</u>
	Commercial solar	Over 50 panels	\$100 per 100 panels or portion thereof
	Gas or oil-fired appliances/ <u>Gas log set</u>	Each	\$60 <u>\$70</u>
	Appliances, other: Wood-burning fireplaces or stoves or pellet burning fireplaces	Each	\$150
	Chimney liner	Each	\$125
<u>Exit signs</u>	<u>Up to 20</u>	<u>\$125;</u> <u>\$50 each additional 20 or</u> <u>portion thereof</u>	
<u>Residential kitchen hood over 400CFM</u>		<u>\$75</u>	

**Fire Protection Subcode Fee Schedule
 Schedule V**

Item	Based On	Cost
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**Plumbing Subcode Fee Schedule
 Schedule VI**

Fixture/Equipment	Based On	Cost
Water closet	Each	\$25 <u>\$30</u>
Urinal/bidet	Each	\$25 <u>\$30</u>
Bathtub	Each	\$25 <u>\$30</u>
Lavatory	Each	\$25 <u>\$30</u>
Shower	Each	\$25 <u>\$30</u>
Floor drain	Each	\$25 <u>\$30</u>
Sink	Each	\$25 <u>\$30</u>
Dishwasher	Each	\$25 <u>\$30</u>
Each appliance connected to gas piping or oil piping	Each	\$30 <u>\$50</u>
Drinking fountain	Each	\$30 <u>\$50</u>
Washing machine	Each	\$25 <u>\$30</u>
Hose bibb	Each	\$25 <u>\$30</u>
Water heater	Each	\$25 <u>\$30</u>
Fuel oil piping	Flat fee	\$50
Steam boiler	Each	\$100 <u>\$150</u>
Hot-water boiler	Each	\$100 <u>\$150</u>
Sewer pump	Each	\$80
Sump pump	Each	\$80 <u>\$100</u>
Back water valve	Each	\$40
Check valve	Each	\$40
Interceptor/separator	Each	\$50 <u>\$200</u>
Backflow preventer (lawn sprinkler)	Each	\$40
Grease trap	Each	\$65 <u>\$200</u>
Sewer connection	Each	\$150 <u>\$200</u>
Water service connection	Each	\$150 <u>\$200</u>
Stacks	Each	\$15 <u>\$30</u>
<u>Generator</u>	<u>Each</u>	<u>\$50</u>
<u>HVAC Equipment other than R-2, R-3, R-5 each</u>	<u>Each</u>	<u>\$150</u>
Other:		
Active solar systems	Each	\$100
Commercial heating and equipment (RTU)	Each	\$200 <u>\$250</u>
Roof drains	Each	\$40 <u>\$50</u>
Water-cooled AC or refer. units	Each	\$100
Cross-connections and backflow preventers subject to testing and requiring annual inspection	Flat fee	\$100
LPG tanks	Flat fee	\$100 <u>\$150</u>
Backflow preventer/cross-connections	New/replacement	\$85 <u>\$150</u>
Hot-air furnace* <u>R-5, R-3, R-2</u>	Each	\$35

**Plumbing Subcode Fee Schedule
 Schedule VI**

Fixture/Equipment	Based On	Cost
Oil tank	Each	\$35 \$100
Fireplace	Each	\$35 \$50
Air conditioner/air handler <u>R-5, R-3, R-2</u>	Each	\$35
Other: Chimney/vent **** <u>Liner</u> Hydronic piping *** Radon mitigation *	Each	\$35
Gas piping (gas service re: connections)	Each	\$65
Pool hydro test	Flat fee	\$45
Pool suction drains	Flat fee	\$65
<u>Ductless HVAC Systems R-5, R-3, R-2</u>	<u>Flat fee</u>	<u>\$75</u>

NOTES:

- * If new electrical work is required in the installation of fixture/equipment a properly filed Electrical Subcode Technical Section Form F-120B must be filed with the application for permit and certified as required by the Electrical Contractors Licensing Act, N.J.S.A. 45:5A-1 et seq. N.J.S.A. 45:1-14 et seq. and N.J.A.C. 13:31.
- ** If replacement of fixture/equipment will encompass backflow or cross connection work, a separate Plumbing Subcode Technical Section Form #F-130B must be filed with the application for permit and certified as required by the Master Plumbers Licensing Act, N.J.S.A. 45:14C-7 et seq., N.J.S.A. 45:1-32 et seq. and N.J.A.C. 13:32-1.
- *** If replacement of fixture/equipment will include fuel, gas or hydronic piping as part of the proposed work, fee(s) are based on the fixture/equipment only.
- **** A chimney certification for replacement of fuel-fired equipment may be accepted per N.J.A.C. 5:23-2.20(c).

J. Monroe Township Utility Department fees and charges.

[Added 11-30-09 by Ord. No. O-11-2009-036; amended 3-7-11 by Ord. No. O-3-2011-005; 3-5-12 by Ord. No. O-12-2012-039; 3-4-13 by Ord. No. O-3-2013-002; 5-5-14 by Ord. No. O-5-2014-007; 6-2-15 by Ord. No. O-6-2015-009; 7-6-16 by Ord. No. O-6-2016-017; 12-5-16 by Ord. No. O-11-2016-038; 4-3-17 by Ord. No. O-3-2017-008; 7-2-2018 by Ord. No. O-6-2018-019; 10-1-18 by Ord. No. O-9-2018-32; 6-5-2019 by Ord. No. O-5-2019-016; 6-22-2020 by Ord. No. O-5-2020-010; 2-7-2022 by Ord. No. O-1-2022-003; 8-1-2022 by Ord. No. O-6-2022-014; 6-26-2023 by Ord. No. O-5-2023-019]

J.1. Rate Schedule. ~~[Effective June 1, 2019]~~

Part I. Sewer Service.

Section A. Definitions.

A. "UNIT" shall be defined as follows:

1. Residential:
 - (a) Each single-family dwelling.
 - (b) Each single-family apartment dwelling in a multiple-family structure or structures.
 - (c) For users, other than residential: including each tenant in a nonresidential building, an equivalent dwelling unit of sewage flow shall be deemed to equal gallons per day of sewage flow. Example: 169 gal/day x 365 days = 61,685 gal/year or 15,421 gallons per quarter = one UNIT.
2. Definitions:

BOD — The capacity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20° Centigrade.

CHLORINE DEMAND — The difference between the amount of chlorine applied to a treated supply and the amount of free combined or total available chlorine remaining at the end of the contract period.

COD TESTING — COD testing will be used by the Utility Department to measure the content of organic matter present in the wastewater stream from individual commercial users from time to time. This test provides a quick test (2-3 hours versus up to 5 days) for the wastewater's COD is the equivalent of the organic matter that can be chemically oxidized versus biologically oxidized. A direct correlation between BOD and COD can be estimated and will be used by the Utility Department in surcharge calculations.

CUSTOMER — Customer shall be the owner of the property. For existing multifamily or nonresidential customers with multiple meters the MTUD will continue as a courtesy to send the bills to the tenant with a copy to the owner. The owner is responsible for payment of the bills. If the bill(s) are unpaid a lien will be placed on the property.

DISCHARGE OF RAGS, TOWELS, DIAPERS, WIPES AND OTHER DISPOSABLE ITEMS — No one shall place or cause to be placed rags, towels, disposable cleaning/baby wipes, diapers, disposable toilet cleaning instruments or similar items that will enter any Utility Department sewer or manhole. In addition, no medical wastes shall be flushing down a toilet or drain that leads to a Utility Department sewer or manhole including syringes. Discharges of any of these type materials that enter the Utility Department's sewer system shall be subject to a fine of \$500 and reimbursement for all associated costs to remove these materials from sewer pipes and/or manholes plus a 25% administrative fee.

GREASE — Grease is defined to include the accumulation of oils, fats, cellulose, starch, proteins, wax, or grease, whether emulsified or not, in the Sewer System of the Utility Department. These are substances which may solidify or become viscous at temperatures between 32° Fahrenheit and 150° Fahrenheit (0° - 65° Celsius). Discharges of grease that enters the Utility Department's sewer system shall be subject to a fine of \$500 and reimbursement for all associated costs to eliminate the grease issue plus a 25% administrative fee.

GREASE-GENERATING ESTABLISHMENTS — Grease-generating establishments shall mean all retail food establishments, catering establishments, commercial food preparation facilities, meat processing facilities, and other establishments that may be capable of accumulating and discharging grease into the sewer system.

HEAVY COMMERCIAL USER — Commercial establishments that exceed one or more of the industrial cost recovery surcharges 25% or more of the sampling events over a twelve-month rolling average shall be listed as heavy commercial users. Commercial accounts involving: any food preparations, any grocery operations, any laundry services, nursing homes, hotels, kennels, dry cleaners, any markets, banquet facilities, any manufacturing activities, any packaging/repackaging activities, etc., are typically heavy commercial users and, therefore, such new facilities will be charged as heavy commercial users until they can demonstrate that their discharge did not meet the definition of "heavy commercial user." Other commercial establishments will be added to this user list should sampling show an exceedance of more than 25% of any sampling events in a rolling twelve-month period the industrial cost recovery surcharges. Heavy commercial users will be allowed a 50% exceedance of the industrial cost recovery standards as part of this rate schedule before additional surcharges shall be charged. Sampling charges listed herein shall apply.

OWNER — Owner shall mean individual, person, firm, company, association, society, corporation, or group upon whose property the building or structure is located or will be constructed. In the event that one entity owns the building while another entity owns the property then the owner is the latter of the two.

RATE SCHEDULE — Before additional surcharges shall be charged, sampling charges listed herein shall apply.

REGULAR COMMERCIAL USER — Commercial establishments that do not exceed one or more of the industrial cost recovery surcharges or COD or grease limits 25% or more of the sampling schedule over a twelve-month rolling average shall be listed as regular commercial customers. Typical commercial accounts involving any general business offices such as banking, real estate, travel agencies, post office box/copying centers, travel agencies, bookstores, barber shops, salons etcetera and such new facilities shall initially be charged as a regular commercial user until sampling demonstrates that do not qualify as such.

SUSPENDED SOLIDS — Solids that either float on the surface or are in suspension in water, sewage, or other liquids and those which are removable by laboratory filtration.

Section B. Annual Sewer Service Charges.

Classification

1. **REGULAR** Commercial users shall pay \$9 10.50 per 1,000 gallons or portion thereof for all usage. A minimum quarterly service charge shall be \$~~100~~ 115.
2. **HEAVY** Commercial users shall pay \$~~10.50~~ 11.50 per 1,000 gallons or portion thereof for all usage. A minimum quarterly service charge shall be \$~~100~~ 115.
3. An industrial cost recovery surcharge shall be collected by the Utility Department for those commercial users whose sewage characteristics exceed one or more of the following standards:
 1. Biochemical oxygen demand (BOD) greater than 200 parts per million (PPM).

2. Suspended solids greater than 250 PPM.
3. Chlorine demand in excess of 15 PPM.
4. Oil & Grease in excess of 100 PPM.

For such users the industrial cost recovery surcharge shall be based on the most recent and highest cost in the Schedule of Rates charged by Middlesex County Utilities Authority plus a 25% administrative fee for only those characteristics that are higher than the above standards. Oil & Grease shall be a fee of \$600.00 per ton. In addition, surcharges shall only be charged for the specific characteristic(s) above the maximums listed above.

Where the industrial cost recovery surcharge is charged to another municipality, the charge shall be based on the Schedule of Rates charged by Middlesex County Utilities Authority plus a 10% administrative fee. The characteristics of the sewage waste shall be determined from actual samplings or other approved means and shall be based upon sampling and analysis made ~~in accordance with the procedure outlined in the latest edition of "Standard Methods of Analysis of Water and Sewage" published by the American Public Health Association.~~ 40CFR136 USEPA – Guidelines Establishing Testing Procedures of the Analysis of Pollutants. The Utility Department may require the installation of automatic samplers at the cost of the owner to obtain representative samples during a calendar quarter, or as may be required. The cost of sampling and analysis will be borne solely by the customer.

The Utility Department may take grab or composite COD samples from any commercial user in lieu of BOD sampling to determine whether a commercial user is discharging waste in excess of the industrial cost recovery standards. The cost of this sampling (\$75 for a grab sample and \$150 for a composite sample) and analysis (\$50) shall be borne by the user. The sampling costs performed for the Utility Department by an outside independent laboratory to determine compliance by any user to these standards shall be borne by the user plus a 25% administrative fee.

Control of grease. No person or business shall discharge or cause to be discharged into the sewer system any water or waste containing more than 100 PPM by weight of fats, oils or grease. In the event it is determined that blockage of an Utility Department sewer main is a result of the discharge from any grease-generating establishment, all costs incurred by the Utility Department will be charged to the owner of said grease-generating establishment. Such costs can include, but are not limited to, cost of clearing the blockage; damages to sewer lines; administrative, legal, and engineering costs; cleanup of pollution to surrounding soils or water; and reimbursement of any fees or penalties imposed by regulatory agencies.

In addition to such other remedies as may be provided by law for violation of these regulations, the Utility Department may add or require to be added by the owner of said premises, such bacteria formulations and/or other recognized chemical formulations, to the sewer system servicing grease generating establishments regulated herein. The Utility Department may charge the cost thereof as an additional sewer use charge to the owner who is in violation of any provision of this regulation. All food establishments shall install and regularly/properly service grease traps of sufficient capacity to eliminate the discharge of oil and grease. Proof of proper grease trap maintenance shall be made available to the Utility Department upon request.

In the event of any violation of this regulation or of any improper unauthorized use of any portion of the sewer system by any owner (or owner's representative), then the owner shall be penalized a maximum of \$500 for each violation or improper unauthorized use. Each day in which a violation or improper unauthorized use occurs shall be deemed a separate offense. For purposes of this regulation, two test readings showing more than 100 parts per million by weight of fats, oils or grease within a ~~calendar month~~ Quarter shall be deemed to be presumptive evidence of a violation occurring in each day of that calendar month and shall place the user into the heavy commercial rates.

4. All residential (as defined in Section A(1) above) other than residential:
 - (a) For the first 26,000 gallons or portion thereof, a minimum annual service charge of ~~\$259~~ 279.
 - (b) For those residential users whose quarterly sewage flow exceeds 26,000* gallons based on metered water consumption or actual sewage flow, the rate shall be as follows:

Quarterly usage (# of		
From	To	Rates
0	26,000 gallons per quarter	\$64.75 69.75 per quarter
26,000 gallons per quarter	And over	\$69.75 74.75 plus \$1.10 per 1,000 gallons

- (c) All water consumption readings shall be those obtained by the Utility Department from its own billing records where the Utility Department is supplying the water, or from the water company furnishing water to the respective units and/or a properly calibrated and certified sewer flow meter. If a customer obtains its water supply from a private well or an unmetered public water supply, then the user shall install a meter, location of which is to be approved by the Utility Department. In the event the user fails to install said meter after receiving notice from the Utility Department, then such installation shall be made by the Utility Department. In either case, the costs of the meter up to quarterly calibrations and the installation thereof shall be borne by the user. The meter shall be of the type approved by the Utility Department and may be purchased from the Utility Department. Prices of meters will be furnished upon request to the Utility Department.
- (d) In the event that estimated usage should prove to be inaccurate, the Utility Department reserves the right to recalculate prior annual service charges with the difference charged to or credited to the user.
- (e) In the event a customer claims a substantial water use, the waste product of which does not pass into the sewer system, the customer shall have an option of specifically metering the waste usage which does not flow into the sewer system and the water so used shall be deducted from the total water usage in computing annual water consumption. All customers shall have the option of installing a sewer meter at the customer's cost and expense and in the event of such an installation, the readings on said sewer meter shall be substituted for the annual water consumption as set forth in Subsection (b) hereof.

Section C. Payment of Annual Sewer Service Charges.

1. All sewer service charges are payable quarterly in advance.
2. All charges shall be payable on or before the due date of the bill. Any charges which are not paid by the due date will be charged a penalty of 1% per month or fraction of a month, back to the billing date. Any partial payment of a bill will be applied first to interest charges, then to the oldest service charges.
3. If any account which remains unpaid after the due date will be sent a reminder. If any account is still unpaid at 30 calendar days after the date due, a notice will be sent giving 15 calendar days to make payment or services will be discontinued. If payment is not received within 15 calendar days service will be shut off and a shutoff fee of \$75 will be assessed to the account.
4. All penalties are due and payable within 30 days from the date that the owner is notified in writing of the violations charged and the penalty to be imposed. In the event the penalty is not paid as required under these rules, then the Utility Department in its discretion may take all actions available to it for the nonpayment of sewer charges as provided in N.J.S.A. 40A:26A-12. For purposes of these regulations, the owner shall be responsible for the actions of any tenant using the sewer system.

The penalties imposed in this section shall be cumulative to other remedies afforded to the Utility Department by statute, as provided in N.J.S.A. 40A:26-14.

Section D. Sewer Connection Fees and Charges.

1. The initial fees for the right to connect directly or indirectly to the Utility Department sewer system shall include a connection charge or fee per unit, as well as fees for applications, review, and inspection of work to be accomplished by the applicant in keeping with the Utility Department's "Rules and Regulations Governing Applications to the Monroe Township Utility Department for Construction of Comprehensive Sewer Systems in the Township of Monroe." These connection fees, which are one-time initial service charges for the right to connect to the Utility Department's sewer system, are calculated in accordance with N.J.S.A. 40A26A-11 and are an integral part of this Rate Schedule.
2. The connection fee for each unit shall be ~~\$3,504~~ 3,801. Connection fees for single-family homes not part of a real estate development are payable at the option of the applicant in two installments with the initial installment paid prior to the time of the connection and the second payment due within one year. Interest shall accrue and be due to the Utility Department at 1% per month on the unpaid balance. In the case where the system is under construction but not yet available for connection, connection fees can be paid at the option of the applicant in two installments without interest.

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

In any single-family home development of more than 10 units, connection fees for the first 10 units shall be payable at the time of final approval with the balance of connection fees payable in groups of 10 units at a time in advance of the building permit. For townhome, condominium or apartment unit construction, connection fees shall be payable prior to start of any work on each individual structure.
3. For a user other than residential with estimated sewage flows in excess of 169 gallons per day, the connection fee shall be based on the number of units as defined in Subsection A(1)(c) above. Fractional number of units shall be calculated to the next-highest unit.
4. Where a connection to the sewer system is to be made after construction of mains has been completed and sewer service is available to the user, then in addition to the connection fee, the applicant shall pay for the cost of construction and inspection from the main to the curb, such construction to be performed by an approved contractor and inspection by the MTUD.
5. No connection to the Utility Department sewer system shall be made until compliance with the requirements set forth in this section have been met, and no excavation shall be back-filled until inspection has been completed by the duly designated representative of the Utility Department.

Section E. Filing, Review And Inspection Fees.

1. Where mains are to be constructed by anyone other than the Utility Department, the applicant shall make application and pay fees for the time of Utility Department personnel on an hourly basis to draw down against the deposit as listed below:
 - a) Application for connection to Utility Department:

Sewer system (up to two units)	\$2,500
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 - b) Application for Review of Preliminary Plans:

Minor subdivision fee	\$4,000
Major subdivision or major site plan deposit	\$2,000 minimum or \$100 per unit, whichever is greater
 - c) Application for Tentative Approval:

Review fee – deposit	5% of estimated construction cost or \$1,000 minimum
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- d) Application for Final Approval:
 - Review fee – deposit 5% of estimated construction cost
- e) Inspection fee – deposit 10% of estimated construction cost, with a \$1,000 minimum
- f) Application for extensions of approval must be accompanied by a review fee deposit of \$600. Application for revisions after submittal and initial review must be accompanied by a review fee deposit of \$1,000.
- g) Request for USEPA grant waiver or mapping revision must be made by the owner of the property. A \$600 processing fee made payable to MTUD must accompany the request.
- h) An administrative fee shall be applied directly to sanitary sewer reimbursement calculation update requests by or for developers and shall include administrative, accounting and engineering time. Fees shall be a minimum of \$450 per calculation (up to 5 connecting developments), \$750 per calculation (6 to 10 connecting developments), \$1,250 per calculation (11 to 20 connecting developments), and \$2,000 (over 20 connecting developments). Fees will be deducted from the appropriate reimbursement amounts.

If the deposit is depleted before completion of review or inspection, the applicant shall deposit an additional amount to complete the review or inspection as estimated by the Utility Department Engineer within five days of notification or all review and inspection will cease at the end of five days after notification.

Any review fees for preliminary minor applications are a flat fee, and no portion will be returned to the applicant upon approval by the Utility Department.

Minor applications include any residential application which does not require extension of water and or sewer facilities (including service connection in the street) and which will not connect more than three houses to the water/sewer system. All commercial/industrial applications are major applications; however, the Utility Department may charge the lower minor review fee to tenants in newly approved commercial buildings for individual tenant fit out.

Any deposit monies other than review fees for preliminary minor application not used will be returned to the applicant upon request after the project is completed. The Utility Department will retain sufficient funds to conduct an inspection at the end of the maintenance period.

The amount charged by the Utility Department for review and/or inspection shall be calculated by the Utility Department on an annual basis after the adoption of the Utility Department's budget for the coming fiscal year and shall be based on the hourly salary cost to the Utility Department plus the cost of fringe benefits payable to said individual and the cost of the overhead of the Utility Department allocable to that employee.

- 2. All persons wishing to connect to the sewer system are required to make application for connection under the terms of the preceding paragraph and pay the required fees as outlined in that paragraph.
- 2A. Each time there is a change in the owner or tenant of a nonresidential unit, the owner shall file an application for approval.

Section F. Rates Charged To Customers Serviced By Other Entities.

Rates charged to customers who are individually serviced by other entities through contract between the Monroe Township Utility Department and that entity shall be at that rate which is set forth in the contract with the entity, plus a 25% administrative cost unless prohibited by the contract with the other entity or any applicable state regulation.

Section G. Reservation, Right To Modify.

The Township of Monroe reserves the rights to modify or change any of the foregoing rules or make such addition, by rules and regulation, as may be found essential in the protection of the public interests and the management of the Department and to impose such additional restrictions as may be deemed necessary.

If any of the above regulations is declared or held to be unconstitutional or legally inoperative, no other portion of this regulation shall be affected, but the

unconstitutional or inoperative provision shall be rescinded and remaining provisions of this regulation shall remain in effect.

Part II. Water Service

Section A. Definitions:

- A. "UNIT" shall be defined as follows:
1. Residential:
 - a) Each single-family dwelling.
 - b) Each single-family apartment dwelling in a multiple-family structure or structures.
 2. Other than residential: includes each tenant in a nonresidential building, one equivalent dwelling unit of potable water shall equal 171 gallons per day of estimated water consumption or fraction thereof. In a building with more than one tenant or occupant, each separate tenant or occupant shall be calculated separately. Example: 171 gal/day x 365 days = 62,415 gal/year or 15,604 gallons per quarter= one unit.
 3. IRRIGATION: One equivalent unit of nonpotable water used for irrigation shall equal 483 gallons per day of water consumed or fraction thereof. Connection fees set forth in Section K shall be applicable.

Section B. Fixed Service Charges for Potable Water.

1. All metered general potable water service users shall pay a fixed service charge based on the size of each connection installed, in addition to the charges for the quantity of water used, if any.

Size of Connection	Fixed Service Charge per Quarter	
(A)	Residential:	
	5/8" or 3/4"	\$13.28 <u>15.95</u> per unit
	1"	\$26.55 <u>29.22</u> per unit
	<u>1 1/2 "</u>	<u>\$42.47 per unit</u>
	Multiple dwelling	\$13.28 <u>15.95</u> per unit
(B)	Residential without electronic radio transmitter:	
	5/8" or 3/4"	\$38.28 per unit
	1"	\$45.55 per unit
	Multiple dwelling	
(C)	Commercial	
	5/8" or 3/4"	\$15 <u>19.39</u> per unit
	1"	\$32.50 <u>36.89</u> per unit
	1 1/2"	\$50 <u>54.39</u> per unit
	2"	\$75 <u>79.39</u> per unit
	3"	\$120 <u>124.39</u> per unit
	4"	\$150 <u>154.39</u> per unit
	6" and over	\$225 <u>229.39</u> per unit

Section C. Rates for Potable Water Consumed. In addition to the fixed service charge set forth above, a charge will be made for all water used as registered by the meter.

Gallons per Quarter	Rate per 1,000 Gallons
For the first 10,000	\$1.45
For the next 15,000	\$2.47
For the next 15,000	\$2.76 <u>3.00</u>
For all over 40,000	\$4.00 <u>4.25</u>

Section D. Irrigation Charges Using Potable Water.

All customers with a separate meter for irrigation connected to a potable water distribution main or those developments that were approved with other nonpotable irrigation sources (private wells, retention ponds and/or other non-MTUD sources) shall pay a separate fixed service charge based on the size of each connection installed, in addition to the charges for the quantity of potable water used using the rates from Section E below, as shown:

Size of Connection	Fixed Service Charge per Quarter
5/8" or 3/4"	\$13.28 <u>15.95</u> per unit
1"	\$26.55 <u>29.22</u> per unit
1 1/2"	\$50 <u>52.67</u> per unit
2"	\$75 <u>77.67</u> per unit
3"	\$120 <u>122.67</u> per unit
4"	\$150 <u>152.67</u> per unit
6" and over	\$225 <u>227.67</u> per unit

Section E. Rates For Townhouses/Multifamily/Apartment Buildings/Residential Single-Family Homes/Commercial Properties Using Potable Water Used for Irrigation With a Separate Water Meter:

In addition to the fixed service charge set forth above, a quarterly charge will be made for all potable water used as registered by the meter.

Gallons per Quarter	Rate per 1,000 Gallons
For the first 10,000	\$2.47
For the next 15,000	\$2.76 <u>3.00</u>
For all over 25,000	\$4.15 <u>4.40</u>

Section F. Irrigation Charges - Nonpotable Water Use.

- a. Residential customers with a separate meter for irrigation, connected to a nonpotable water main, quarterly charges will be based only on the amount of water actually used. No fixed service charge and no connection fee. A rate of \$2 per 1,000 gallons will apply up to the first 25,000 gallons per quarter and ~~\$2.73~~ 4.15 per 1,000 gallons thereafter.
- b. Commercial customers with a separate meter for irrigation connected to a nonpotable distribution main, charges will be based only on the amount of water actually used. A rate of \$2.73 per 1,000 gallons will apply up to 25,000 gallons per quarter and ~~\$3.41~~ 4.40 per 1,000 gallons thereafter.

In the event that any water meter shall become damaged or otherwise inoperable during any billing period, the bill for that billing period shall be based on an estimated use of water.

Section G. Private Fire Protection Service for Monroe Fire Districts Nos. 1, 2 And 3:

1. Annual standby water charges for sprinkler systems.

Size of Connection (inches)	Annual Charge
Nonresidential 2" or smaller*	\$170 <u>270</u>
3"	\$275 <u>375</u>
4"	\$375 <u>475</u>
6"	\$725 <u>825</u>
8"	\$1,500 <u>1,600</u>

10"	\$2,500 <u>2,600</u>
12"	\$3,000 <u>3,100</u>

Additional charge for each sprinkler head is \$~~2~~ 3 and is in addition to the above fees.

*Nonresidential only; there will be no stand-by charge for residential fire connections 2 inches and smaller.

2. The annual charge for each hydrant and/or Siamese connection shall be \$~~400~~ 432, whether metered or not. Private fire hydrants are only to be used for firefighting.
3. No charge shall be made for water used in the extinguishing of fires. Water for any other purpose shall not be drawn from a private fire service connection and will be considered theft of service.
4. Fire protection shall be provided by separate connection to the Utility Department mains.

Section H. Public Fire Protection Service.

1. The annual charge for each public hydrant, owned/operated/maintained by the Utility Department shall be \$~~275~~ 300.
2. No charge shall be made for water used in the extinguishing of fires via a fire hydrant.

Section I. Miscellaneous.

1. Turn on and turn off fees and final meter readings.

A charge of \$75 shall be made for each turn-off or turn-on during regular working hours. Any turn-on or turn-off required outside regular working hours shall be charged at \$102.50 each unless both turn-on and turn-off are scheduled two days in advance and no more than one hour apart. A minimum notice of seven days for each turn-off and/or turn-on must be given to the Utility Department. A penalty of \$50 shall be assessed for each scheduled appointment that is cancelled upon arrival of Utility Department personnel. Under no circumstances shall any person not authorized by the Utility Department open or close the curb stops or valves in any Utility Department water line.

~~The above fees shall also apply to~~ A charge of \$85 will be made for each and every final water meter reading request and shall be payable as a part of the final water/sewer billing plus a \$25 administrative fee for a total final meter reading charge of \$~~100~~ 110 (workday).

2. Water Meters.

The Utility Department reserves the right to install temporary meters during construction of any residential or commercial structure. The fee for installation of temporary meters shall be \$275. Spreader pipes shall not be used and/or installed.

Water meters and remote reading units for all new residential and commercial construction shall be purchased from the Utility Department with 10 days' advance notice. The cost of meters shall be at cost plus an administrative fee of \$~~75~~ 130 each. The cost of remote reading units shall be at cost, plus an administrative fee of \$~~45~~ 100 each. The meters and remote reading units are as follows:

- A. Residential/commercial potable or irrigation water meters up to 2 inches: contracted ultrasonic meter at the time.
- B. Commercial meters larger than 2 inches: current contracted ultrasonic meter at the time.
- C. Remote reading unit: ITRON ERT-1300-402 100W+, or most current contracted model.

Wet tap fees.

Where the user requires connection to the water system after construction of mains has been completed and water service is available to the user, then in addition to the connection fee, the applicant shall pay for the cost of construction from the main to the curb, such construction to be performed by the Utility Department and/or an approved contractor. These costs shall be as follows:

When the tap is on the same side of the road as the service:

3/4"	\$1,500- <u>3,000</u>
1"	\$1,650- <u>3,300</u>
1 1/2"	\$2,650- <u>5,300</u>
2"	\$3,100- <u>6,200</u>

When the tap is on the opposite side of the road from the service:

3/4"	\$1,750- <u>3,500</u>
1"	\$1,950- <u>3,900</u>
1 1/2"	\$3,000- <u>6,000</u>
2"	\$3,650- <u>7,300</u>

The above fees are based on a four-hour time frame. If project goes over four hours, then hourly rate of \$250 is applied. These fees include meter pit and installation costs.

It is the applicant's responsibility to secure necessary road opening permit, to excavate, backfill and restore the excavated area according to MTUD Rules and Regulations.

3. Hydrant meter rental.

The use of water for building purposes, irrigation, or other construction, shall be metered at a hydrant to be determined by the Utility Department. At the time of application, the user shall pay submit a deposit for the meter as follows:

3/4" meter	\$500
3"	\$2,000

In addition, there shall be a hydrant use fee of \$50 per month and a rental charge for the hydrant meter of \$100 per month or part thereof, payable monthly in advance. Each meter holder, by the 5th day of each month shall return the meter to the Utility Department for them to read.

If the meter holder fails to provide a meter reading by the date specified, then the meter will be confiscated by the Utility Department and the deposit will be forfeited. The charge for water usage will be made on the basis of Section C hereof. The application for such water services shall be made by the owner of the property on which said water is to be used. The Utility Department shall have its statutory lien on such property for the collection of said charges.

4. Tampering, illegal connections and theft of services.

In any case, where an unmetered attachment is made to a hydrant or a water service line is attached to the Monroe Township Utility Department's water system, or a water meter has been adjusted, damaged, or tampered with, the customer who uses such unmetered water or on whose premises said meter is located, as the case may be, shall be charged a cost recovery charge of \$500, plus the cost of water, which shall be billed as part of his regular billing on the next regular billing date after said adjusting, tampering or damage shall have been discovered.

In addition, any person, developer, general contractor or plumbing contractor found tampering or unauthorized use of water by way of using a hydrant or a fitting known as "jumper," "spacer" or "spreader" shall be billed a recovery charge plus water usage charge to be determined by the Utility Department. Connections or tampering with larger-size illegal connections will be in increments of \$500 for every diameter over 3/4 inch (3/4" to 1", 1" to 1 1/2", 1 1/2" to 2", etc....) Payment shall be paid in full prior to the issuance of any additional MTUD permits or continuation of any MTUD permit and the Construction Department of Monroe shall be authorized to issue a stop-work order until such payment has been made in full.

A minimum fine of \$500 plus a \$5 per gallon charge for pumping, vactoring or diluting any illegal discharge and any outside expenses plus an administrative fee of 25% associated with investigating and rectifying any situation to the satisfaction of the Utility Department, Middlesex County, and/or NJ DEP shall be charged to any person or persons who illegally, or without MTUD permission, opens or uses any sanitary sewer, pipe connection, lateral, cleanout, or manhole to discharge or cause to be discharged any substance or liquid that will flow into a Utility Department sewer, including rainwater, runoff, sump pump discharges, groundwater, septage, or wastewater of any kind.

In addition, a minimum fine of \$500 plus the cost of repairs with a 25% administrative fee shall be imposed on any person or persons who damages, paves over, and/or discharges millings or other debris into each and every valve box, curb box, meter pit, manhole, cleanout or any other Utility Department facility.

5. Damages caused to water and/or sewer equipment or facilities caused by customers, contractors or developers including water meters, meter pits, meter pit covers, remote readers, or other water or sewer appurtenances will be billed to the responsible party at three times the current replacement cost to cover the labor, administrative and other costs incurred by the Township.
6. Meter removal, testing and certification charges.

If, at the request of the customer, a meter is removed and bench tested and it is found to be accurate (within 1% of 100%), then the customer shall pay the cost of such testing as stated below. A deposit equal to test fee is required before any testing can be done. If the meter meets the utilities' standards, the deposit is used to cover the cost of testing. No charge if meter tests outside these standards, the deposit is returned to the customer.

Size of Meter (inches)	Test Fee
5/8" to 1"	\$150
1 1/2"	\$250
2" and up	\$350

7. When the Utility Department performs a bacteriological test on new water lines, there shall be a fee of \$150 per test, payable in advance.
8. Winterization fees.

MTUD staff shall be the sole operator of utility facilities including: valves, curb stops, meters and other appurtenances.

Residential winterization work should be done by a licensed plumber bonded with the MTUD. It is the responsibility of the customer/homeowner to protect the meter from freezing during cold and freezing weather. Fees for repairs due to damage resulting from frozen meters are the responsibility of the customer/homeowner. There will be a nonrefundable fee as follows for weekday business hours turn off (Fall) and turn on (Spring) service by MTUD staff:

Size (inches)	Fee
Up to 1"	\$40
Up to 2"	\$150

After-hours operations will incur an additional charge of \$125, and a workday return trip will be at a fee of \$50 for each additional trip.

Note: Call MTUD or visit our website for a current list of MTUD qualified (bonded) plumbers.

9. Returned check fee: \$20
10. Irrigation connection application processing fee (Form #W7): \$50
11. Hydrant flow testing fees: \$250 All fire hydrant flow tests shall be witnessed by Utility Department staff who will operate the two hydrants required to provide the flow test. Results of the flow test results shall be provided to the Utility Department Director within 10 days of the test. Use of more than two fire hydrants shall be billed at \$125 per additional hydrant.
12. Water/sewer assistance fees: Utility Department staff may assist private and/or outside agencies under various emergency conditions. The Utility Department shall be reimbursed for all expenses using applicable FEMA rates and/or actual expenses plus a 25% administrative charge for private assistance and 10% for other public agency assistance.
13. Access to the premises.

Upon presentation of an official MTUD identification badge, Utility staff in full uniforms, the authorized MTUD employee shall be granted access to the meter at reasonable hours of the day to inspect the meter and perform other duties as may deem necessary. Any person who may obstruct or oppose the Utility Department in making such inspection or other work relative to the water service shall bear the cost of having a meter pit installed. If the cost of the installation remains unpaid, the Utility Department shall have its statutory lien on the property for the collection of said charges.

Section J. Payment.

1. All water fixed service charges are payable quarterly in advance, and water usage charges shall be billed in the next quarter.
2. All charges shall be payable on or before the due date of the bill. Any charges which are not paid by the due date will be charged a penalty of 1% per month or fraction of a month, back to the billing date. Any partial payment of a bill will be applied first to interest charges, then to the oldest service charges.
3. If any account remains unpaid after the due date, they will be sent a reminder; if any account is still unpaid at 30 calendar days after the due date, a notice will be sent giving 15 calendar days to make payment or services will be discontinued. If payment is not received within 15 calendar days, water service will be discontinued and a shut-off fee of \$75 will be assessed to the account and an additional \$75 turn- on fee will be assessed, when all other charges are settled.
4. All penalties are due and payable within 30 days from the date that the owner is notified in writing of the violations charged and the penalty to be imposed. In the event the penalty is not paid as required under these rules, then the Utility Department in its discretion may take all actions available to it for the nonpayment of sewer charges as provided in N.J.S.A. 40A:31-12. For purposes of these regulations, the owner shall be responsible for the actions of any tenant using the sewer system.

The penalties imposed in this section shall be cumulative to other remedies afforded to the Utility Department by statute, as provided in N.J.S.A. 40A:13-14.

Section K. Potable Water Connection Fees and Charges.

1. The initial fees for the right to connect directly or indirectly to the Utility Department's water system shall include a connection charge or fee as well as fees for application review and inspection of work to be accomplished by the applicant in keeping with the requirements of the Utility Department's Rules and Regulations. These connection fees, which are one-time initial service charges for the right to connect to the Utility Department's water system, are calculated in accordance with N.J.S.A. 40A:31-11 and are an integral part of this Rate Schedule.

2. The potable water connection fee for each equivalent unit shall be ~~\$3,123~~ 3,254, and the irrigation connection fee using potable water with a separate meter shall be \$1,000 per equivalent unit. Connection fees for single-family homes not part of a real estate development are payable at the option of the applicant in two installments with the initial installation paid prior to the time of the connection and the second payment due within one year. Interest shall accrue and be due to the Utility Department at 1% per month on the unpaid balance. In case the system is under construction but not yet available for connection, connection fees can be paid at the option of the applicant in two installments without interest. In the case of real estate developers, the connection fees for the development shall be payable at the time of final approval.

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

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

3. For a user other than residential with estimated potable water consumption in excess of 171 gallons per day and/or 483 gallons per day for nonpotable irrigation water, then the connection fee shall be based on the number of units as defined in Subsection A(2) above. Fractional number of units shall be calculated to the next highest unit.
4. The Utility Department reserves the right to examine plans for all connections and to specify the connection size required. The gallonage used to determine the size of the connection shall be based on estimated annual water consumption as calculated by the applicant's engineer and approved by the Utility Department Engineer.
5. Where a connection to the water system is to be made after construction of mains has been completed and water service is available to the user, then in addition to the connection fee, the applicant shall pay for the cost of construction and inspection from the main to the curb, such construction to be performed by an approved contractor and inspection by the MTUD.
6. No connection into the Utility Department's water system shall be made until compliance with the requirements set forth in this section have been met, and no excavation shall be back-filled until inspection has been completed by the duly designated representative of the Utility Department.

Section L. Filing, Review, and Inspection Fees.

Where mains are to be constructed by anyone other than the Utility Department, the applicant shall make application and pay fees for the time of Utility Department personnel on an hourly basis down against the deposit as listed below:

- | | |
|---|--|
| a) Application for connection to Utility Department:
Water system (up to two units) | \$2,500 |
| b) Application for Review of Preliminary Plans:
Minor subdivision fee:
Major subdivision or major site plan-deposit | \$4,000
\$2,000 minimum or \$100 per unit, whichever is greater |
| c) Application for Tentative Approval: | |

Review Fee - deposit	5% of estimated construction or \$1,000 minimum cost
d) Application for Final Approval: Review Fee - deposit	5% of estimated construction cost
Inspection fee – deposit (\$1,000 minimum)	10% of estimated construction cost

e) An administrative fee shall be applied directly to water reimbursement calculation update requests by or for developers and shall include administrative, accounting and engineering time. Fees shall be a minimum of \$450 per calculation (up to 5 connecting developments), \$750 per calculation (6 to 10 connecting developments), \$1,250 per calculation (11 to 20 connecting developments) and \$2,000 (over 20 connecting developments). Fees will be deducted from the appropriate reimbursement amounts.

Applications for extensions of approval must be accompanied by a review fee deposit of \$600. Application for revisions after submittal and initial review must be accompanied by a review fee deposit of \$1,000.

If the deposit is depleted before completion of review or inspection, the applicant shall deposit an additional amount to complete the review or inspection as estimated by the Utility Department Engineer within five days of notification or all review and inspection will cease at the end of the allotted five days.

Any review fees for preliminary minor applications are a flat fee, and no portion will be returned to the applicant upon approval by the Utility Department.

Minor applications include any residential application which does not require extension of water and or sewer facilities (including service connection in the street) and which will not connect more than three houses to the water/sewer system. All commercial/industrial applications are major applications; however, the Utility Department may charge the lower minor review fee to tenants in newly approved commercial buildings for individual tenant fit out.

Any deposit monies other than review fees for preliminary minor application not used will be returned to the applicant upon request after the project is completed. The Utility Department will retain sufficient funds to conduct an inspection at the end of the maintenance period.

The amount charged by the Utility Department for review and/or inspection shall be calculated by the Utility Department's Auditor on an annual basis after the adoption of the Utility Department's budget for the upcoming fiscal year, and shall be based on the hourly salary cost to the Utility Department plus the cost of fringe benefits payable to said individual and the cost of the overhead of the Utility Department allocable to that employee.

Section M. Rates Charged To Customers Serviced By Other Entities.

Rates charged to Monroe Township customers who are serviced by other water and/or sewer entities through contract between the Monroe Township Utility Department and that entity shall be at that rate which is set forth in the contract with the entity, plus a 25% administrative cost.

Section N. Reimbursement Rates for Certain Completed and Planned Off-Site Sewer and Water System Capacity Improvements.

The MTUD may, by ordinance, require developers, as a condition of subdivision or site plan approval, to pay to the Township the cost of off-tract sewerage and water infrastructure improvements constructed by the Township and necessitated by their developments pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. Chapter 108, Subsection 108-13.3 of the Code of the Township of Monroe ("Code") provides that, said costs shall be allocated in accordance with express standards ensuring that each developer's contribution is fair and reasonable and based upon the impact of its project.

Since 2009, the MTUD has been tasked with installing, maintaining and providing sewerage and water service within the Township. The MTUD is the department best equipped to determine and allocate the proportionate share of the costs of sewerage and water infrastructure amongst users (the "pro rata rate"). The MTUD calculates the pro rata rate in accordance with Subsection 108-13.3 of the Code.

The MTUD has calculated user rates for three water service projects and three sewer service projects it has constructed. These completed projects and pro rata rates are as follows:

SEWER:

The following fees shall be collected for developers who specifically require use of these facilities:

1. West trunk sewer project equates to a rate of \$3,000 per equivalent dwelling unit ("EDU")
2. Phase VII Jamesburg/Outcalt trunk sewer equates to a rate of \$1.80 per gallon average daily flow ("ADF")
3. Phase VIII, Outcalt force main equates to a rate of \$2.01 per gallon ADF

WATER:

The following two fees shall be collected for every connection to the Utility Department's water distribution system east of Spotswood Gravelhill Road and south of North State Home Road:

1. Hoffman Station Road loop line water main extension project equates to a rate of \$1,000 per EDU
2. Route 613 water storage tank project (0.75 million gallon capacity) equates to a rate of \$1,704 per equivalent dwelling unit ("EDU")

The following fee shall be collected for every connection to the Utility Department's water distribution system south of Cranbury Station/Union Valley Road:

3. Applegarth Road elevated water storage tank project (3.4 million gallon capacity) equates to a rate of \$1,886 per EDU

Section O. Reservation, Right to Modify.

The Township of Monroe reserve the rights to modify or change any of the foregoing rules or make such addition, by rules and regulation, as may be found essential in the protection of the public interests and the management of the Department and to impose such additional restrictions as may be deemed necessary.

If any of the above regulations is declared or held to be unconstitutional or legally inoperative, no other portion of this regulation shall be affected, but the unconstitutional or inoperative provision shall be rescinded and remaining provisions of this regulation shall remain in effect.

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

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

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

SO ORDAINED, as aforesaid.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-6-2024-011** was **opened**. All were in favor, none opposed.

PUBLIC COMMENT:

No Public Comment.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-6-2024-011** was **closed**. All were in favor, none opposed.

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

O-6-2024-012 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE A STORM SEWER MANAGEMENT EASEMENT OVER PROPERTY LOCATED AT REMINGTON AVENUE KNOWN AS BLOCK 13.01 PART OF LOTS 4 AND 5 ON THE TOWNSHIP OF MONROE TAX MAP. (Stratford)

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 Councilwoman Siegel and seconded by Councilman Markel, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

O-6-2024-013 ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 108 SECTION 6.23 TO AMEND THE MEDICAL FACILITY REQUIREMENT IN THE PLANNED RETIREMENT COMMUNITY DISTRICT 2 (“PRC-2”)

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-6-2024-014 ORDINANCE OF THE MONROE TOWNSHIP COUNCIL REPEALING CHAPTER 78 OF THE CODE OF THE TOWNSHIP OF MONROE, ENTITLED “PERSONNEL POLICIES AND PROCEDURES”

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 Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:** (R-6-2024-168– R-6-2024-178 except R-6-2024-171 which will be considered separately)

R-6-2024-168 RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 1127 MORNING GLORY DRIVE.

WHEREAS, on March 17, 2009, William Shearn Jr. and Paige Shearn (the “Shearn’s”), gave a recapture mortgage in accordance with the State’s Affordable Housing Program, to the Township of Monroe requiring the Shearn’s to pay the sum of \$101,000 to the Municipality upon the first non-exempt sale of their property having an address of 1127 Morning Glory Drive, (the “Property”) as provided under the rules of the New Jersey Housing and Mortgage Finance Agency set forth in N.J.A.C. 5:80-26.5(c), said mortgage having been recorded with the Middlesex County Clerk on March 25, 2009, in Mortgage Book 13314 on Page 0681 *et seq.* (the “Shearn Affordable Housing Lien”); a copy of said mortgage is attached as Exhibit “A”; and

WHEREAS, on September 24, 2015, the Shearn’s sold the Property to Atef Azouz (“Azouz”); the Shearn’s executed a deed in the mandatory form required for ownership units subject to restrictive covenant required by N.J.A.C. 5:80-26.5(d) transferring title to the Property to Azouz for the sum of \$155,000.00, said deed having been recorded with the Middlesex County Clerk on October 20, 2015 in Deed Book 06745, page 0471 *et seq.*; a copy of said deed is attached as Exhibit “B”; and

WHEREAS, on September 29, 2015, Azouz gave a recapture mortgage in accordance with the State’s Affordable Housing Program to the Township of Monroe requiring Azouz to pay the sum of \$41,000.00 to the Municipality upon the first non-exempt sale of their property having an address of 1127 Morning Glory Drive, also known as Block 1, Lot 10.2 C1127 on the tax map of the Township of Monroe, as provided under the rules of the New Jersey Housing and Mortgage Finance Agency set forth in N.J.A.C. 5:80-26.5(c), said mortgage having been recorded with the Middlesex County Clerk on October 20, 2015 in Mortgage Book 16148 on Page 0642 *et seq.*; a copy of said mortgage is attached as Exhibit “C”; and

WHEREAS, the Shearn’s Affordable Housing Lien qualifies for discharge under the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and the rules of the New Jersey Housing and Mortgage Finance agency set forth in N.J.A.C. 5:80-26.1 et seq.; and

WHEREAS, the Shearn’s sold the Property to Azouz, and Azouz executed a new affordable housing recapture mortgage in favor of the Township; accordingly, the Shearn’s Affordable Housing Lien should be discharged; and

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 authorized and directed to execute the Discharge of Mortgage, annexed hereto as Exhibit “D”.

SO RESOLVED, as aforesaid.

R-6-2024-169 RESOLUTION AUTHORIZING AND APPROVING THE RENEWAL OF LIQUOR LICENSES FOR THE 2024– 2025 LICENSE TERM.

WHEREAS, the Plenary Retail Consumption and Plenary Retail Distribution Applications set forth on the **attached list** for licenses heretofore issued by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey for the licensing year 2024-2025 have been submitted in proper form and no objections have been received in writing or otherwise; and

WHEREAS, the applications submitted for the licenses set forth have been found complete in all respects; and

WHEREAS, the applicants have been found qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes and regulations promulgated thereunder, as well as pertinent local Ordinances and conditions consistent with Title 33;

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 Liquor Licenses as outlined on the attached list, heretofore issued for the licensing term of 2024 – 2025 be and are hereby renewed for the said licensing term, effective July 1, 2024;

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized and directed to issue the Club, Plenary Retail Consumption and Plenary Retail Distribution Licenses for the licensing term of 2024 – 2025, effective July 1, 2024 – June 30, 2025.

SO RESOLVED, as aforesaid.

R-6-2024-170 RESOLUTION AUTHORIZING CONTRACT WITH ROK/REAL AUCTION TO CONDUCT AN ELECTRONIC TAX SALE.

WHEREAS, N.J.S.A. 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the municipality of Monroe Township wishes to participate in an electronic tax sale for prior year 2023 delinquencies.

NOW THEREFORE BE IT RESOLVED, by the Township Council of the Township of Monroe, New Jersey, that the Tax Collector is hereby authorized to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

BE IT FURTHER RESOLVED, that a certified copy of this resolution is forwarded to the Township of Monroe Tax Collector and the Chief Financial Officer by the Township Clerk.

SO RESOLVED, as foresaid.

R-6-2024-172 RESOLUTION AUTHORIZING THE SALE OF VEHICLES AND SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE TO BE CONDUCTED BY GOVDEALS.COM.
(Online Auction to be held August 19-26, 2024)

WHEREAS, the Township of Monroe has determined that various vehicles and Miscellaneous Equipment listed on Schedule "A" as attached hereto and incorporated herein are no longer needed for public use: and

WHEREAS, the Local Unit Technology Pilot Program and Study Act (P.L. 2001, c. 30) authorizes the sale of surplus property no longer needed for public use through the use of an online auction service; and

WHEREAS, the Township of Monroe wishes to utilize the online auction services of GovDeals Inc., 6931 Arlington Road, Suite 460, Bethesda, Maryland, 20814, in accordance with the Local Public Contracts Law, N.J.S.A.40A:11-36;

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 Township is hereby authorized to sell the Township vehicles and miscellaneous equipment described on the attached Schedule "A" on an online auction website entitled www.govdeals.com and Monroe Township's website at www.monroetwp.com in accordance with the terms and conditions attached hereto and made a part hereof with said auction to be held the week of August 19 - 26, 2024; and

BE IT FURTHER RESOLVED, that a certified copy of the within Resolution be forwarded by the Township Clerk to the following:

Alan Weinberg, Business Administrator
GovDeals, Inc.
Greg Slavicek, DPW

SO RESOLVED, as aforesaid.

R-6-2024-173 RESOLUTION AUTHORIZING AWARD OF BID TO YANNUZZI GROUP, INC. FOR THE BUILDING DEMOLITION OF 405 SPOTSWOOD GRAVEL HILL ROAD (GARVEY'S).
(\$110,535)

WHEREAS, on May 30, 2024, eight (8) sealed bids were received by Monroe Township regarding the **Building Demolition of 405 Spotswood Gravel Hill Road (Garvey's)**; and

WHEREAS, the Township Engineer, by copy of letter dated June 17, 2024, has recommended **Yannuzzi Group, Inc. 135 Kinnelon Rd. Kinnelon, NJ 07405**, to be awarded the contract, based upon their bid submission in the amount of **\$110,535.00**; and

WHEREAS, the Township Council has reviewed the recommendations made by the Township Engineer regarding said bid; and

WHEREAS, the Township's Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-2400054, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, no contract that is subject to the requirements of the Affirmative Action Regulations pursuant to N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq. shall be awarded by the Township of Monroe, nor shall any monies be paid there under, 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, in the County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to the award of bid to *Yannuzzi Group, Inc.* for the **Building Demolition of 405 Spotswood Gravel Hill Road (Garvey's)**, at a total contract price of **\$110,535.00**; and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with *Yannuzzi Group, Inc.*; and

BE IT FURTHER RESOLVED that the Township's Certified Municipal Finance Officer is hereby authorized and directed to pay *Yannuzzi Group, Inc.* in accordance with the contract entered into between the parties; and

BE IT FURTHER RESOLVED that the contract is awarded with the stipulation that *Yannuzzi Group, Inc.* shall comply with Affirmative Action Regulations, including revising their contracts as necessary to add mandatory affirmative action language, and submitting a completed AA-201, within seven (7) days of notification of award of the contract or risk being declared non-responsive and forfeiting the award.

BE IT FURTHER RESOLVED, thereafter, a completed AA-202, monthly project workforce report, must be submitted once a month for the duration of the contract to the Department of Labor and to the Monroe Township Public Agency Compliance Officer.

SO RESOLVED, as aforesaid.

**R-6-2024-174 RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL
ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A.
40A:4-87 (CHAPER 159, P.L. 1948).
(Click It or Ticket 2024 Seat Belt Mobilization - \$8,750.00)**

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 \$8,750.00, which is now available as a revenue from the Click It or Ticket 2024 Seat Belt Mobilization Grant;

BE IT FURTHER RESOLVED that a like sum of \$8,750.00 is hereby appropriated under the caption:

“CLICK IT OR TICKET 2024 SEAT BELT MOBILIZATION”

SO RESOLVED, as aforesaid.

**R-6-2024-175 RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL
ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A.
40A:4-87 (CHAPER 159, P.L. 1948).
(Solid Waste Mgmt. FY 2024 Clean Communities Grant - \$134,073.00)**

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 \$134,073.00, which is now available as a revenue from the Solid Waste Management FY 2024 Clean Communities Grant;

BE IT FURTHER RESOLVED that a like sum of \$134,073.00 is hereby appropriated under the caption:

“SOLID WASTE MANAGEMENT FY2024 CLEAN COMMUNITIES GRANT”

SO RESOLVED, as aforesaid.

**R-6-2024-176 RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL
ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A.
40A:4-87 (CHAPER 159, P.L. 1948).
(Water Resources Mgmt. Stormwater Assistance Grant - \$15,000.00)**

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 \$15,000.00, which is now available as a revenue from the Water Resources Planning Management – Stormwater Assistance Grant;

BE IT FURTHER RESOLVED that a like sum of \$15,000.00 is hereby appropriated under the caption:

**“WATER RESOURCES PLANNING MANAGEMENT – STORMWATER ASSISTANCE
GRANT”**

SO RESOLVED, as aforesaid.

**R-6-2024-177 RESOLUTION AUTHORIZING THE AWARD OF BID TO
PABCO FOR THE PURCHASE OF GRASS BAGS FOR THE
MONROE TOWNSHIP DEPARTMENT OF PUBLIC WORKS.
(\$161,568)**

WHEREAS, on June 18, 2024 two (2) sealed bids were received by Monroe Township regarding the purchase of Grass Bags for the Department of Public Works; and

WHEREAS, after a detailed review of the apparent low bidder ACJ&R, it was found that the vendor did not meet bid specifications as detailed in the attached letter; and

WHEREAS, the Township Purchasing Manager recommends, by copy of letter dated June 24, 2024, a copy of which is attached hereto, that the Grass Bag contract be awarded to *Pabco Industries LLC, 166 Frelinghuysen Avenue, Newark, N.J.* at the unit pricing of \$.561 per bag, as provided by the bidder; and

WHEREAS, the Township Council has reviewed the recommendation made by the Business Administrator regarding said bid and finds same to be reasonable; and

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No C-2400055, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, no contract that is subject to the requirements of the Affirmative Action Regulations pursuant to N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq. shall be awarded by the Township of Monroe, nor shall any monies be paid there under, 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, State of New Jersey that it has rendered its advice and hereby consents to the award of a contract for the Department of Public Works Grass Bags, at the unit pricing provided by the bidder, said contract to commence on July 1, 2024 and expiring June 30, 2025 with the provision authorizing the Business Administrator to extend for two additional one year periods with the consent of the bidder;

and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with *Pabco Industries, LLC*. at a cost not to exceed \$.561 per unit; and

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

BE IT FURTHER RESOLVED that the contract is awarded with the stipulation that *Pabco Industries, LLC* 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-6-2024-178 RESOLUTION AUTHORIZING THE PURCHASE AND
INSTALLATION OF SECURITY CAMERAS AND ACCESS
CONTROL UPGRADES TO THE MONROE TOWNSHIP
POLICE DEPARTMENT FROM SHI INTERNATIONAL CORP.
USING THE BERGEN COUNTY (NJCPA) STATE APPROVED
COOPERATIVE PURCHASING PROGRAM #CK04. (\$204,597.70)**

WHEREAS, Monroe Township Police Department has the need for the purchase and installation of security cameras and access control upgrades to the Police Headquarters located at 3 Municipal Plaza; and

WHEREAS, the state approved NJCPA has awarded Contract #BC-BID-24-38 – “Computer Equipment and Peripherals” to SHI International Corp.; and

WHEREAS, the Township of Monroe has been a member of the NJCPA since April of 2022; and

WHEREAS, SHI International Corp. has submitted a proposal based on contract pricing for required work dated May 31, 2024 in the amount of \$204,597.70, copies of which are attached hereto as Exhibit B; and

WHEREAS, it is required by law that any like commodity purchase which exceeds the bid threshold of the Township (\$44,000.00) in aggregate, be authorized by the governing body; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Municipal Finance Officer has certified availability of funds in Certificate No. C-2400056 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) Authorizes the Township to enter into a contract for the required purchase and installation of security cameras and access control upgrades with SHI International Corp. based on the proposal provided, using the state approved Bergen County (NJCPA) Cooperative Purchasing Program #CK04, Subcontract #24-38; and

(2) The Township Chief Municipal Finance Officer is hereby authorized and directed to pay invoices for said services provided by SHI International Corp.; and

(3) The contract is awarded through this Cooperative Purchasing Program is considered fair and open contract in accordance with the Local Public Contracts Law, as well as being exempt from public bidding by the Township.

(4) The award is subject to SHI International Corp. providing a valid certificate of insurance naming the Township of Monroe additionally insured for this project.

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

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

R-6-2024-171 RESOLUTION AUTHORIZING THE ADOPTION AND EXECUTION OF A TRI-PARTY AGREEMENT BY AND BETWEEN THE MONROE TOWNSHIP VOLUNTEER FIRE COMPANY #1, MONROE TOWNSHIP FIRE DISTRICT #1 AND THE TOWNSHIP OF MONROE.
(75TH Anniversary Celebration on August 10, 2024)

WHEREAS, Thompson Park located at Forsgate Drive in Monroe Township is owned and maintained by Middlesex County; and

WHEREAS, the Monroe Township Volunteer Fire Company #1 and the Monroe Fire District #1 plan and intend to hold the 75th Anniversary Celebration Parade at Thompson Park on August 10, 2024; and

WHEREAS, the parties agree to enter into a cost sharing and indemnification agreement for this event, as described in substantially the form appended hereto as Attachment A.

NOW, THEREFORE, BE IT RESOLVED on this 26th day of June, 2024, by the Township Council of the Township of Monroe (the "Council") that:

1. The Township is hereby authorized to execute the Hold Harmless Agreement as described in substantially the form appended hereto as Attachment A; and

SO RESOLVED, as aforesaid.

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

Administrator's Report – Assistant Business Administrator McGowan invited Utility Director Stroin to discuss the irrigation demand. Director Stroin explained that during the hot weather it was discovered that the filter media was not functioning in two wells so they were taken out of service which reduced capacity; this immediately was put out to bid and awarded at the May 6th Council meeting with the plan to replace by Memorial Day, but due to supply chain issues this caused the repair to be delayed. He went on to explain that on June 20th a heatwave began and caused irrigation demand to increase but the tank levels were declining rapidly and would cause negative pressure if not temporarily rectified by interim measures to alternate the irrigation schedule to happen during non-peak periods. Director Stroin went on to say that they have worked tirelessly to ensure the quality of water and irrigation schedules and invited any resident with questions to reach out to him with any questions or concerns they may have.

Extended congratulations to Erick Kessner for his retirement and thanked him for his years of service to the Township.

Thanked our Utility Department, DPW, Police and Camp staff for working through the heatwave.

Noted that the Police will be holding a Community Safety Tips presentation on July 2nd at the Recreation Center and July 18th at the Senior Center.

The Farmer's Market begins tomorrow June 27th and will run every Thursday through September 26th with the exception of July 4th which will be closed.

Lastly, the fireworks will be held at Thompson Park on July 4th with festivities beginning at 5:00pm.

Engineer's Report – Engineer Rasimowicz reported that the building demolition bid for Garvey's garnered 8 bids with the lowest bidder being Yannuzzi Group at a cost of \$110,000.

The South Middlesex Avenue milling and repaving has been completed.

Submitted a grant application to NJDOT for roadway improvements to Inwood Estates which will go out to bid in July and award for August.

2024 Roadway Improvements will include 18 roadways with concrete work starting on July 18th.

Council's Reports –

Councilwoman Siegel –

- Reminded all that the Farmer's Market kicks off tomorrow, June 27th at the Library running every Thursday through September 26th except for July 4th.
- Thanked the Parks & Recreation Department for their hard work.
- Invited all to attend the next Open House at the Dey Farm which will be held on Sunday, July 7th.
- The Cultural Arts "Summer Concert Series" will begin on July 11th at Thompson Park.
- Congratulated all the students who moved up and/or graduated this year.

Councilman Dipierro –

- Attended Court with the 7th graders who were observing proceedings. Stated it was amazing to see our judge, court personnel, police and prosecutor explain the process.
- Attended the high school graduation ceremony held in Trenton at the Cure Arena. Congratulated all the graduates and wished them well on their next chapter.
- Asked if there were any updates on the affordable veteran's housing project; Assistant Administrator McGowan responded that Valor Pointe our Township's affordable veteran's housing project is coming along and is almost 65% finished. He went on to explain that there is an interest list available for those who would like more information and to obtain an application once made available. He added that the intention is for applications to be made available soon with units being filled by Winter.
- Suggested that we include an area on our website for residents to report potholes.
- Inquired as to what repairs were made to the hockey rink located at the Recreation Center; Assistant Administrator McGowan responded that he will confirm the work that was done to which Engineer Rasimowicz answered that it was the filling and sealing of cracks that was repaired.
- Asked when hydrant painting would take place; Director Stroin answered that we are in the process of hiring seasonal help to accomplish this task.
- Asked what the status of the water tower painting was; Director Stroin explained that we went out to bid with the bid opening held on June 25th and once analyzed we hope to award at the August or September Council meeting.
- Thanked Director Stroin for his explanation on the irrigation issue.
- Conveyed concerns made by residents regarding speeding and suggested speed limit signage to be placed around problem areas to hopefully make drivers aware of the speed limit so they can adjust their speed accordingly.
- In response to a resident's comments that fire fighters will go out to EMS calls, he clarified that fire fighters will help assist as needed on an EMS call for any CPR related cases but calling 9-1-1 is the way to go.
- Invited all to attend the Monroe Twp. Fire Company #1's 75th Anniversary celebration which will be held on August 10th in Thompson Park.
- Noted that it is not easy to listen to the residents coming out to share their personal experiences in needing help from the onsite nurse, but he appreciates all for taking the time to do so.

Councilman Markel –

- Attended many diverse events, including an Indian festival and Juneteenth celebration.
- Thanked Director Stroin for his explanation regarding the irrigation issues.
- Thanked the residents for coming out to share their stories and concerns regarding the onsite nurse issue at Stonebridge, stating that Council wants to ensure that the right thing is done.

Council Vice-President Van Dzura –

- Reminded all to attend the Fourth of July fireworks celebration at Thompson Park, as well as our Farmer's Market which kicks off tomorrow, June 27th in the Library's parking lot.
- Noted that this was the first reading of the Ordinance regarding the nurse at Stonebridge and will not get voted upon until the second reading where the public will have another opportunity to speak. He went on to share his thoughts on the issue.

Council President Cohen –

- Thanked the public for coming out to share their personal stories and concerns and invited all to come back and attend more meetings as it is important to have informed citizenry.

Mayor's Report – Absent; No Report.

UPON MOTION made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the **PUBLIC COMMENTS** portion of the Meeting was opened. All were in favor, none opposed.

Public Comments –

Gerry Mirelli, 15 Lionheart Rd. – Mr. Mirelli stated that he received the nurses report for January through May and will send to Assistant Director McGowan to distribute.

Prakash Parab, 33 Dayna Dr. – Mr. Parab asked if the intersection of Old Church Road and Applegarth Road where Persis Restaurant is located could be looked at as many accidents occur there; Engineer Rasimowicz stated that he is meeting with the County engineer to see if any improvements can be made.

Asked where residents can go on hot days ie. cooling center locations, etc. Assistant Director McGowan stated that the OEM decides on where temporary cooling centers are located when/if needed. He went on to say that various locations would include the Senior Center, Recreation Center and the Library. Township Attorney Shah added that because things change, we cannot function on hypotheticals so when a need arises it will be addressed accordingly by the OEM and communicated as such by that department and the Administration.

Mr. Parab asked for more clarification on the wells to which Director Stroin explained and advised that they are monitoring the situation closely.

Paul Altschuler, 168 Diamond Spring Dr. – Mr. Altschuler stated that he read the nurse's report for 2022-2023 and there were 1,000 house calls made.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman commented about streetlight outages stating that the contact information given out to report an outage is great but unfortunately because the equipment being used is outdated these issues will constantly occur.

Mr. Gunkelman stated that large developments are not using ponds to irrigate and he finds it absurd to spend money to purify water when it is being used to spray lawns.

Michele Arminio, 9 Nathaniel St. – Mrs. Arminio asked for clarification on R-6-2024-172 asking how many vehicles are being sold and what exactly are we selling; Township Clerk Robbins stated that we have thirteen vehicles thus far on the list.

Mrs. Arminio asked regarding R-6-2024-173 what the property will be used for since it is being demolished; Township Attorney Shah answered that the buildings on site were viewed and determined to be unsalvageable and the property will be used for recreation.

Mrs. Arminio asked where the cameras will be placed in regard to Resolution R-6-2024-178; Assistant Administrator McGowan answered that they are for the police headquarters.

Mrs. Arminio commented that OEM's function is to preplan disaster relief and to not know is reactionary. She went on to say that a plan must be in place and people should know where to go. Township Attorney Shah commented that the Township does have cooling centers but cannot direct people to go there until they are sure it is safe to do so depending on the circumstances, such as whether the location has power, is accessible, etc. Assistant Administrator McGowan and Engineer Rasimowicz both reiterated that OEM has a plan in place with locations being a part of that plan, as well as a public outreach plan in place, which is all presented to the State.

Ann Fried, 8 Gryphon Dr. – Ms. Fried stated that there were 1,000 calls made to the nurse with many more residents utilizing her services.

Councilman Dipierro added that in the event of an emergency, Station 51 is geared to act as a shelter as there are generators available.

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 Councilman Dipierro and seconded by Councilwoman Siegel, the Regular Meeting was Adjourned at 8:40pm.

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 August 5, 2024.