

**** 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**

MAY 7, 2025

1. **AGENDA MEETING CALLED TO ORDER.** (6:30 p.m.)

2. **SALUTE TO THE FLAG.**

3. **ROLL CALL:**

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

4. Township Clerk Christine Robbins reads the **SUNSHINE LAW** into the record.

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

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

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

5. **PROCLAMATIONS and PRESENTATIONS:**

Proclamations:

“Military Appreciation Month” - May

“National Day of Prayer” - May 1, 2025

“Apraxia Awareness Day” - May 14, 2025

“Om Parikh Day” – May 18, 2025

“Municipal Clerk’s Week” – May 4-10, 2025

“National Police Week and Peace Officer’s Memorial Day” – May 11-17, 2025

“Emergency Medical Services Week” – May 18-24, 2025

“National Public Works Week” – May 18-24, 2025

Presentation:

Heroic Act by Middle School Student Iman Saidu

Presented by Mayor Dalina, Chief Banos, Chief Lyons and EMS Director Rich Morris

Presentation:

Human Relations Commission Annual Ceremony Honoring and Presenting Awards to those students who exemplify the 6 pillars of Character: Caring, Responsibility, Respect, Fairness, Citizenship and Trustworthiness.

Barclay Brook

Pre-K- Kyra Kasternakis
Kindergarten- Serina Patel
1st Grade- Aakarsh Anand
2nd Grade- Miraya Sangroha

Oak Tree

Kindergarten- Saahil Sahdev
1st Grade- Aston Xiang
1st Grade- Naira Malhotra
2nd Grade- Reagan Parker
3rd Grade- Shanaya Rodrigues

Brookside

3rd Grade- Natasha Godson
4th Grade- Amaris Tan
5th Grade- Yash Anand

Middle School

6th Grade- Dylan Jabbal
7th Grade- Shannon Takacs
8th Grade- Iman Saidu

Mill Lake

Pre-K- Alessia Arrisicato
Kindergarten- Nyra Upadhyaya
1st Grade- Emma Styles
2nd Grade- Olivia Faulkner
3rd Grade- Malorie Stankiewicz

Applegarth

4th Grade- Shaivi Prathap
5th Grade- Svanik Tanikella

Woodland School

4th Grade- Ava Lutz
5th Grade- Nicole Padrino

High School

Freshman- Shubh Gala
Sophomore- Mia Marabuto
Junior- Alina Chaudhary
Senior- Julianna Dowd

6. **ORDINANCE(S) for SECOND READING** at the May 7, 2025 Regular Meeting:

- | | |
|---------------------|---|
| O-4-2025-007 | ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK. |
| O-4-2025-008 | ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY KNOWN AS BLOCK 52, LOT 2.05.
(Buckelew/Schoolhouse for Fire Dept. Easement) |
| O-4-2025-009 | ORDINANCE APPROVING THE TRAFFIC SIGNAL IMPROVEMENTS FOR APPLEGARTH ROAD AND JOAN WARREN WAY. |
| O-4-2025-010 | 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”) |

7. **ORDINANCE(S) for INTRODUCTION** at the May 7, 2025 Regular Meeting:

- | | |
|---------------------|--|
| O-5-2025-011 | ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON 951 STATE ROUTE 33 WEST KNOWN AS BLOCK 5, LOT 12.02, FROM HENNESSY REALTY, LLC, IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER INSTALLATIONS. |
| O-5-2025-012 | ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON 46 BENTLEY ROAD, KNOWN AS BLOCK 5, LOT 4.01, FROM BONNIE LACINA AND EDWARD LACINA, IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER INSTALLATIONS. |
| O-5-2025-013 | ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON COLOMBUS AVENUE KNOWN AS BLOCK 106.04, LOTS 1 TO 11, FROM NATALIA MISYCHKO, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF EXISTING UTILITIES. |

8. **BUDGET RESOLUTIONS for CONSIDERATION at the May 7, 2025 Regular Meeting:**

- | | |
|----------------------|--|
| R-5-2025-103 | RESOLUTION PROVIDING THAT THE 2025 MUNICIPAL BUDGET BE READ BY TITLE AT THE TIME OF THE PUBLIC HEARING. |
| R-5-2025-104A | RESOLUTION AMENDING THE 2025 MUNICIPAL BUDGET. |
| R-5-2025-104B | RESOLUTION ADOPTING THE 2025 MUNICIPAL BUDGET. |

9. **RESOLUTIONS for CONSIDERATION under CONSENT AGENDA at the May 7, 2025 Regular Meeting: (R-5-2025-105 – R-5-2025-117)**

- | | |
|---------------------|---|
| R-5-2025-105 | RESOLUTION APPOINTING ALTERNATE II MEMBER TO THE ECONOMIC DEVELOPMENT ADVISORY BOARD.
(Ali Rizvi – unexpired 2 yr term expiring 12/31/25) |
| R-5-2025-106 | RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEES FOR MAIYA HOMES, LLC, W&S 1237 Block 103, lot 33.02, POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (Lincoln Avenue) |
| R-5-2025-107 | RESOLUTION AUTHORIZING A RELEASE OF CASH PORTION OF PERFORMANCE GUARANTEE FOR GATEROCK ASSOCIATES AND PINE RUN III, C/O MATRIX DEVELOPMENT GROUP, W&S P510PB, & P510.3PB POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (Pine Run at Forsgate Development) |
| R-5-2025-108 | RESOLUTION AUTHORIZING AND APPROVING A PLACE-TO-PLACE TRANSFER OF A LIQUOR LICENSE CURRENTLY ISSUED TO JSM INVESTMENTS AT MONROE, LLC.
(Inactive to Active license - sited premises located in The Commons at Monroe – 647 Spotswood Englishtown Rd.) |
| R-5-2025-109 | RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2012 HONDA ACCORD BY THE MONROE TOWNSHIP POLICE DEPARTMENT. |
| R-5-2025-110 | RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2013 FORD F150 CREWCAB BY THE MONROE TOWNSHIP POLICE DEPARTMENT. |
| R-5-2025-111 | RESOLUTION AUTHORIZING CONTRACT WITH ROK/REAL AUCTION TO CONDUCT AN ELECTRONIC TAX SALE. |
| R-5-2025-112 | RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS. |
| R-5-2025-113 | RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND BOROUGH OF JAMESBURG FOR THE STORAGE OF ROAD SALT DEICING MATERIAL. |
| R-5-2025-114 | RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 107 MORGAN WAY. |
| R-5-2025-115 | RESOLUTION AUTHORIZING A RELEASE OF MAINTENANCEE GUARANTEES POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) FOR W&S 1001R, BLOCK 109.15, LOT 17 – 22 - PB #1143-13. (Emily Court) |
| R-5-2025-116 | RESOLUTION AUTHORIZING THE PURCHASE OF (4) DISPATCHING FURNITURE POSITIONS/CONSOLES FOR THE MONROE TOWNSHIP POLICE DEPARTMENT UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM. (\$367,366.10) |
| R-5-2025-117 | RESOLUTION AUTHORIZING AWARD OF BID TO DISCOVER CONSTRUCTION LLC. FOR THE 2025 ROADWAY IMPROVEMENTS PROJECT. (\$1,738,449.70) |

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

MAY 7, 2025 REGULAR MEETING TO FOLLOW

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

**REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL**

MAY 7, 2025

AGENDA

1. **REGULAR MEETING CALLED TO ORDER:** Time: _____
- MOTION:_____ SECOND:_____ ROLL CALL: Ayes____Nays____
-
2. **MOTION** to approve the payment of **CLAIMS** per run date **May 1, 2025.**
- MOTION:_____ SECOND:_____ ROLL CALL: Ayes____Nays____
-
3. **APPROVAL OF MINUTES:**
- MOTION** to approve the **MINUTES** of the following meetings as written and presented:
- April 7, 2025 - Agenda and Regular Combined Meeting**
- MOTION:_____ SECOND:_____ ROLL CALL: Ayes____Nays____
-
4. **ORDINANCE(S) for SECOND READING:**
- O-4-2025-007 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.**
- PUBLIC HEARING OPEN: MOTION:_____ SECOND:_____
- PUBLIC HEARING CLOSE: MOTION:_____ SECOND:_____
- ADOPTION: MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____
-
- O-4-2025-008 ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE
PROPERTY KNOWN AS BLOCK 52, LOT 2.05.
(Buckelew/Schoolhouse for Fire Dept. Easement)**
- PUBLIC HEARING OPEN: MOTION:_____ SECOND:_____
- PUBLIC HEARING CLOSE: MOTION:_____ SECOND:_____
- ADOPTION: MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____

**O-4-2025-009 ORDINANCE APPROVING THE TRAFFIC SIGNAL IMPROVEMENTS
FOR APPEGARTH ROAD AND JOAN WARREN WAY.**

PUBLIC HEARING OPEN: MOTION:_____ SECOND:_____

PUBLIC HEARING CLOSE: MOTION:_____ SECOND:_____

ADOPTION: MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____

**O-4-2025-010 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”)**

PUBLIC HEARING OPEN: MOTION:_____ SECOND:_____

PUBLIC HEARING CLOSE: MOTION:_____ SECOND:_____

ADOPTION: MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____

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

**O-5-2025-011 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE
TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED
ON 951 STATE ROUTE 33 WEST KNOWN AS BLOCK 5, LOT
12.02, FROM HENNESSY REALTY, LLC, IN CONNECTION
WITH THE INSTALLATION AND MAINTENANCE OF WATER
AND SEWER INSTALLATIONS.**

MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

**O-5-2025-012 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE
TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED
ON 46 BENTLEY ROAD, KNOWN AS BLOCK 5, LOT 4.01,
FROM BONNIE LACINA AND EDWARD LACINA, IN
CONNECTION WITH THE INSTALLATION AND
MAINTENANCE OF WATER AND SEWER INSTALLATIONS.**

MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

**O-5-2025-013 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE
TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED
ON COLOMBUS AVENUE KNOWN AS BLOCK 106.04, LOTS 1
TO 11, FROM NATALIA MISYECHKO, FOR THE PURPOSE OF
ACCESS TO AND MAINTENANCE OF EXISTING UTILITIES.**

MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

6. **2025 MUNICIPAL BUDGET**

**R-5-2025-103 RESOLUTION PROVIDING THAT THE 2025 MUNICIPAL BUDGET
BE READ BY TITLE AT THE TIME OF THE PUBLIC HEARING.**

MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

PUBLIC HEARING ON THE 2025 MUNICIPAL BUDGET INTRODUCED ON APRIL 7, 2025

OPEN:
MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

CLOSE:
MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

R-5-2025-104A RESOLUTION AMENDING THE 2025 MUNICIPAL BUDGET.

MOTION:____SECOND:____

ROLL CALL: Ayes____Nays____

R-5-2025-104B RESOLUTION ADOPTING THE 2025 MUNICIPAL BUDGET.

MOTION:____SECOND:____

ROLL CALL: Ayes____Nays____

7. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
(R-5-2025-105– R-5-2025-117)

**R-5-2025-105 RESOLUTION APPOINTING ALTERNATE II MEMBER TO THE
ECONOMIC DEVELOPMENT ADVISORY BOARD.
(Ali Rizvi – unexpired 2 yr term expiring 12/31/25)**

**R-5-2025-106 RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE
GUARANTEES FOR MAIYA HOMES, LLC, W&S 1237 Block 103, lot
33.02, POSTED TO THE MONROE TOWNSHIP UTILITY
DEPARTMENT (M.T.U.D.). (Lincoln Avenue)**

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**R-5-2025-110 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2013
FORD F150 CREWCAB BY THE MONROE TOWNSHIP POLICE
DEPARTMENT.**

R-5-2025-111 RESOLUTION AUTHORIZING CONTRACT WITH ROK/REAL AUCTION TO CONDUCT AN ELECTRONIC TAX SALE.

R-5-2025-112 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.

**R-5-2025-113 RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT
BETWEEN THE TOWNSHIP OF MONROE AND BOROUGH OF
JAMESBURG FOR THE STORAGE OF ROAD SALT DEICING
MATERIAL.**

**R-5-2025-114 RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE
HOUSING LIEN GIVEN ON 107 MORGAN WAY.**

**R-5-2025-115 RESOLUTION AUTHORIZING A RELEASE OF MAINTENANCEE
GUARANTEES POSTED TO THE MONROE TOWNSHIP UTILITY
DEPARTMENT (M.T.U.D.) FOR W&S 1001R, BLOCK 109.15, LOT 17 –
22 - PB #1143-13. (Emily Court)**

**R-5-2025-116 RESOLUTION AUTHORIZING THE PURCHASE OF (4) DISPATCHING
FURNITURE POSITIONS/CONSOLES FOR THE MONROE TOWNSHIP
POLICE DEPARTMENT UNDER THE STATE OF NEW JERSEY
COOPERATIVE PURCHASING PROGRAM. (\$367,366.10)**

**R-5-2025-117 RESOLUTION AUTHORIZING AWARD OF BID TO DISCOVER
CONSTRUCTION LLC. FOR THE 2025 ROADWAY
IMPROVEMENTS PROJECT. (\$1,738,449.70)**

MOTION: SECOND: ROLL CALL: Ayes Nays

8. **RESOLUTIONS removed** from consent agenda for **CONSIDERATION (if needed).**
- MOTION:_____SECOND:_____
- ROLL CALL: Ayes____Nays____
9. **Administrator’s Report.**
10. **Engineer’s Report.**
11. **Council’s Reports.**
12. **Mayor’s Report.**
13. **Public Comments.** (5 Minutes per Speaker)
- OPEN: MOTION:_____ SECOND:_____
- CLOSE: MOTION:_____ SECOND:_____
14. **Adjournment.** MOTION:_____ SECOND:_____
- Time: _____