

**** 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**

SEPTEMBER 3, 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 & PRESENTATIONS**

Proclamations: *Childhood Cancer Awareness Month – September 2025*

Township of Monroe Senior Center Month – September 2025

Alvera Grossel's 100th Birthday Celebration

Presentations:

*Recognizing Leah Wagner for her 36 years
of outstanding service with the Monroe Township Library*

*Monroe Township Police Department Accreditation Certificate Presentation
Presented by Harry Delgado, New Jersey Association of Chiefs of Police*

Swearing in of new Police Officers:

- *Officer Franci Bueno 159*
- *Officer Joseph LaPorta 160*
- *Officer Sebastian Skoczylas 161*
- *Officer Michael Smith 162*

6. **ORDINANCE(S)** for **SECOND READING** at the September 3, 2025 Regular Meeting:

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

7. **ORDINANCE(S)** for **INTRODUCTION** at the September 3, 2025 Regular Meeting:

- O-9-2025-022** **ENERGY SAVINGS OBLIGATION REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM OF THE TOWNSHIP, APPROPRIATING \$11,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,500,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS TO PROVIDE FOR A PORTION OF THE COST OF SUCH IMPROVEMENTS.**
- O-9-2025-023** **BOND ORDINANCE PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM, IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

8. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the September 3, 2025 Regular Meeting: (R-9-2025-171 – R-9-2025-190)

- R-9-2025-171** **RESOLUTION OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-9-2025-172** **RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) (2025 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown - \$7,000).**
- R-9-2025-173** **RESOLUTION OF THE MONROE TOWNSHIP COUNCIL APPOINTING ALTERNATE DEPUTY REGISTRAR OF VITAL STATISTICS. (George Gordon)**
- R-9-2025-174** **RESOLUTION REQUESTING THAT NEW JERSEY CONGRESSIONAL REPRESENTATIVES SUPPORT PASSAGE OF THE PROPOSED TASKFORCE FOR RECOGNIZING AND AVERTING PAYMENT SCAMS (TRAPS) ACT.**
- R-9-2025-175** **RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES UPON THE POSTING OF MAINTANENCE GUARANTEES FOR STRATFORD LLC. - W&S 623.8AR & SECTION 5, 623.4A & 623.4BW.**

- R-9-2025-176** RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEE UPON THE POSTING OF MAINTANENCE GUARANTEE FOR DYNR LLC. W 1219.
- R-9-2025-177** RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR (1) SEWER VACUUM TRUCK (TRUCK) FROM W.E. TIMMERMAN CO., INC. USING THE SOURCEWELL NATIONAL COOPERATIVE PURCHASING PROGRAM FOR THE TOWNSHIP OF MONROE. (\$605,354.84)
- R-9-2025-178** RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) 2025 FORD EXPLORER FROM ALL AMERICAN FORD USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #CK04 FOR THE MONROE TOWNSHIP CONSTRUCTION DEPARTMENT. (\$41,581.40)
- R-9-2025-179** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FERGUSON WATERWORKS FOR SECTIONS “B, D, F, H, I & K” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-180** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CORE AND MAIN LP FOR SECTIONS “C & E” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-181** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ATLANTIC PLUMBING SUPPLY FOR SECTION “A” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-182** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO BRENT MATERIAL CO. FOR SECTIONS “G & J” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-183** RESOLUTION AUTHORIZING AWARD OF A (2) TWO-YEAR CONTRACT TO FILTER TECHNOLOGIES, INC. d.b.a. FILTER PROCESS & SUPPLY FOR CONTRACT U-2506, “MUNICIPAL WATER SYSTEM BAG AND CARTRIDGE FILTERS” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT. (M.T.U.D.) (per unit pricing)
- R-9-2025-184** RESOLUTION MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:11-4.6©(3) AND N.J.S.A. 40A:2-52 ET SEQ.
- R-9-2025-185** RESOLUTION PROVIDING FOR AN APPROPRIATION IN THE AMOUNT OF \$225,000 PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:4-46 TO PROVIDE FOR THE DOWN PAYMENT ON VARIOUS CAPITAL IMPROVEMENTS.
- R-9-2025-186** RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL SUBMITTED BY YANNUZZI GROUP INC. IN CONNECTION WITH THE BUILDING DEMOLITON OF 405 SPOTSWOOD GRAVEL HILL ROAD (GARVEY’S). (Increase of \$46,316.77)
- R-9-2025-187** RESOLUTION AUTHORIZING THE RENEWAL OF CONTRACT WITH FLOCK GROUP INC. FOR (20) LICENSE PLATE READER CAMERAS WITH VEHICLE FINGERPRINT TECHNOLOGY FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (2 yr contract - \$70,000/per year)

R-9-2025-188 **RESOLUTION AUTHORIZING AN AMENDMENT TO THE VARIOUS DEVELOPERS AGREEMENTS WITH JSM AT MONROE TO REDUCE BY 479 THE NUMBER OF MARKET RATE UNITS TO BE CONSTRUCTED PURSUANT TO THE TOWNSHIP OF MONROE’S THIRD ROUND AFFORDABLE HOUSING PLAN.**

R-9-2025-189 **RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH H2M ARCHITECTS & ENGINEERS FOR PROFESSIONAL SERVICES IN CONNECTION WITH THE INDOOR SPORTS PRACTICE FACILITY AT JAMES MONROE PARK. (\$197,000)**

R-9-2025-190 **RESOLUTION AMENDING RESOLUTION R-5-2025-114 AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 107 MORGAN WAY.**

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

OPEN: MOTION: _____ SECOND: _____

CLOSE: MOTION: _____ SECOND: _____

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

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

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

**REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL**

SEPTEMBER 3, 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 **August 27, 2025**.
MOTION: _____ SECOND: _____ ROLL CALL: Ayes _____ Nays _____

3. **APPROVAL OF MINUTES:**
MOTION to approve the **MINUTES** of the following meetings as written and presented:

August 4, 2025 - Agenda and Regular Combined Meeting

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

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

O-8-2025-019 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NORTH DISBROW HILL ROAD FOR USE AS OPEN SPACE IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,635,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,509,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

O-8-2025-020 ORDINANCE TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

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

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

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

O-9-2025-022 ENERGY SAVINGS OBLIGATION REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM OF THE TOWNSHIP, APPROPRIATING \$11,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,500,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS TO PROVIDE FOR A PORTION OF THE COST OF SUCH IMPROVEMENTS.

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

O-9-2025-023 BOND ORDINANCE PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM, IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

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

6. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
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- R-9-2025-190** RESOLUTION AMENDING RESOLUTION R-5-2025-114 AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 107 MORGAN WAY.

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 – September 3, 2025

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

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

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

ALSO PRESENT: Mayor Stephen Dalina, Business Administrator Kevin McGowan, CFO Lori Olah, Auditor Gary Higgins, Utility Director Joe Stroin, Engineer Mark Rasimowicz, Township Attorney Lou Rainone and Deputy Clerk Tanya Pannucci.

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

Proclamations: ***Childhood Cancer Awareness Month – September 2025***
Township of Monroe Senior Center Month – September 2025
Alvera Grossel's 100th Birthday Celebration

Council President Cohen welcomed Mr. Harry Delgado, from the New Jersey Association of Chiefs of Police, who presented Chief Banos and the Monrow Township Police Department with an Accreditation Certificate. Mr. Delgado gave an overview of the importance of the accreditation certification, adding that only 54% of the agencies who apply become accredited. He stated that the Monroe Township Police Department had not a single issue needing to be addressed, which is a remarkable accomplishment in and of itself. Chief Banos thanked Mr. Delgado and the New Jersey Association of Chiefs of Police, as well as his entire department and Captain Solomons for all of their efforts in getting this done and done fast.

Council President Cohen turned the meeting over to Chief Banos for the Swearing In Ceremony of Officers Franci Bueno, Joseph LaPorta, Sebastian Skoczylas and Michael Smith. Chief Banos gave a brief biography of each new officer and then called upon each officer for the administration of the Oath of Office by Township Clerk Christine Robbins. Officer Franci Bueno was joined by his mother, father and girlfriend who held the bible, Officer Joseph LaPorta was joined by his father, mother, sister and niece who held the bible, Officer Sebastian Skoczylas was joined by his father, mother and sister who held the bible and lastly, Officer Michael Smith was joined by his mother and father who held the bible.

Mayor Dalina congratulated Chief Banos and all of the officers on receiving their accreditation as this an achievement deserving of celebration. He went on to thank the families of the new officers who were sworn in earlier and wished them much success and safety working for Monroe Township.

Mayor Dalina went on to recognize Leah Wagner for her 36 years of outstanding service with the Monroe Township Library. He shared that Leah's level of professionalism has been at the highest peak for all of her interactions with her staff and the citizens of this Township and he thanked her for her friendship over the course of the years, noting to her that the 'world is waiting for you'. Mayor Dalina read aloud and presented a plaque in appreciation to Leah and her tenure with the Monroe Township Library.

Leah shared a few highlights of her 36-year tenure, noting that she was hired back in 1989 when there was no Library building but instead home within the municipal building. She stated that she could not imagine how the Library's services would develop over the course of 36 years, with not only a building known as the "crown jewel" of the Township but services including the book mobile which is nothing short of amazing. Leah extended thanks to the Mayor and Council, Library Board of Trustees, her staff and her family and shared she is looking forward to what the next chapter has in store for her.

A five-minute recess was taken for pictures with the meeting reconvening at 6:58pm.

Township Clerk Christine Robbins read the following entitled **ORDINANCE(S)** for **SECOND READING** at the **WEDNESDAY, September 3, 2025** Regular Meeting:

- O-8-2025-019** **BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NORTH DISBROW HILL ROAD FOR USE AS OPEN SPACE IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,635,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,509,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

- O-8-2025-020** **ORDINANCE TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES.**

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

Administrator McGowan asked the Council to **TABLE** Ordinance **O-8-2025-021** until next month as there are certain notice requirements under the Municipal Land Use Law that he would like to ensure have been fulfilled so the legality of this Ordinance does not come into question.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilman Dipierro, Ordinance **O-8-2025-021** was **TABLED** from consideration:

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

Attorney Rainone explained that Ordinance O-8-2025-021 will be re-noticed to the newspapers and on for public hearing and adoption at the October 6, 2025 meeting.

Mayor Dalina commented that the bodies of these Ordinances are a series of high-level measures designed to accomplish certain planning goals of the Township for the next decade and beyond. He explained that there are a number of moving parts which will play out over the next few months between our Council and the Planning Board. Mayor Dalina gave a brief synopsis explaining that these ordinances will prevent a warehouse from being built on the corner of two residential streets, as well as reducing the number of affordable housing units needing to be built. This will also convert a number of our obligations from non-age restricted to age-restricted, which will reduce the impact on our schools as well. He went on to say that this was negotiated to be beneficial to our tax ratables, as well as focusing on affordability and the quality of life for our residents.

Township Clerk Christine Robbins read the following entitled **ORDINANCE(S)** for **INTRODUCTION** at the **WEDNESDAY, September 3, 2025** Regular Meeting:

- O-9-2025-022 ENERGY SAVINGS OBLIGATION REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM OF THE TOWNSHIP, APPROPRIATING \$11,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,500,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS TO PROVIDE FOR A PORTION OF THE COST OF SUCH IMPROVEMENTS.**
- O-9-2025-023 BOND ORDINANCE PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM, IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

Council President Cohen read the following entitled **RESOLUTIONS** for **CONSIDERATION** under the **CONSENT AGENDA** at the **WEDNESDAY, September 3, 2025** Regular Meeting:
(R-9-2025-171 – R-9-2025-190)

- R-9-2025-171 RESOLUTION OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-9-2025-172 RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) (2025 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown - \$7,000).**
- R-9-2025-173 RESOLUTION OF THE MONROE TOWNSHIP COUNCIL APPOINTING ALTERNATE DEPUTY REGISTRAR OF VITAL STATISTICS. (George Gordon)**
- R-9-2025-174 RESOLUTION REQUESTING THAT NEW JERSEY CONGRESSIONAL REPRESENTATIVES SUPPORT PASSAGE OF THE PROPOSED TASKFORCE FOR RECOGNIZING AND AVERTING PAYMENT SCAMS (TRAPS) ACT.**
- R-9-2025-175 RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES UPON THE POSTING OF MAINTANENCE GUARANTEES FOR STRATFORD LLC. - W&S 623.8AR & SECTION 5, 623.4A & 623.4BW.**
- R-9-2025-176 RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEE UPON THE POSTING OF MAINTANENCE GUARANTEE FOR DYNR LLC. W 1219.**
- R-9-2025-177 RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR (1) SEWER VACUUM TRUCK (TRUCK) FROM W.E. TIMMERMAN CO., INC. USING THE SOURCEWELL NATIONAL COOPERATIVE PURCHASING PROGRAM FOR THE TOWNSHIP OF MONROE. (\$605,354.84)**
- R-9-2025-178 RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) 2025 FORD EXPLORER FROM ALL AMERICAN FORD USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #CK04 FOR THE MONROE TOWNSHIP CONSTRUCTION DEPARTMENT. (\$41,581.40)**
- R-9-2025-179 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FERGUSON WATERWORKS FOR SECTIONS “B, D, F, H, I & K” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)**

- R-9-2025-180** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CORE AND MAIN LP FOR SECTIONS “C & E” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D). (per unit pricing)
- R-9-2025-181** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ATLANTIC PLUMBING SUPPLY FOR SECTION “A” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-182** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO BRENT MATERIAL CO. FOR SECTIONS “G & J” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-183** RESOLUTION AUTHORIZING AWARD OF A (2) TWO-YEAR CONTRACT TO FILTER TECHNOLOGIES, INC. d.b.a. FILTER PROCESS & SUPPLY FOR CONTRACT U-2506, “MUNICIPAL WATER SYSTEM BAG AND CARTRIDGE FILTERS” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT. (M.T.U.D.) (per unit pricing)
- R-9-2025-184** RESOLUTION MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:11-4.6©(3) AND N.J.S.A. 40A:2-52 ET SEQ.
- R-9-2025-185** RESOLUTION PROVIDING FOR AN APPROPRIATION IN THE AMOUNT OF \$225,000 PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:4-46 TO PROVIDE FOR THE DOWN PAYMENT ON VARIOUS CAPITAL IMPROVEMENTS.
- R-9-2025-186** RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL SUBMITTED BY YANNUZZI GROUP INC. IN CONNECTION WITH THE BUILDING DEMOLITION OF 405 SPOTSWOOD GRAVEL HILL ROAD (GARVEY’S). (Increase of \$46,316.77)
- R-9-2025-187** RESOLUTION AUTHORIZING THE RENEWAL OF CONTRACT WITH FLOCK GROUP INC. FOR (20) LICENSE PLATE READER CAMERAS WITH VEHICLE FINGERPRINT TECHNOLOGY FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (2 yr contract - \$70,000/per year)
- R-9-2025-188** RESOLUTION AUTHORIZING AN AMENDMENT TO THE VARIOUS DEVELOPERS AGREEMENTS WITH JSM AT MONROE TO REDUCE BY 479 THE NUMBER OF MARKET RATE UNITS TO BE CONSTRUCTED PURSUANT TO THE TOWNSHIP OF MONROE’S THIRD ROUND AFFORDABLE HOUSING PLAN.
- R-9-2025-189** RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH H2M ARCHITECTS & ENGINEERS FOR PROFESSIONAL SERVICES IN CONNECTION WITH THE INDOOR SPORTS PRACTICE FACILITY AT JAMES MONROE PARK. (\$197,000)
- R-9-2025-190** RESOLUTION AMENDING RESOLUTION R-5-2025-114 AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 107 MORGAN WAY.

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

Public Comments:

Gary Busman, 7 Monarch Rd. – Mr. Busman commended the Mayor and Council for their explanation given on the series of Ordinances and their overall effect on what is to come for the Township.

Extended thanks for approving a park on the southern side of the Township near the Community Garden.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman asked what the difference is between O-9-2025-022 and O-9-2025-023 and how the finances work for each as well as what the bond period is; Administrator McGowan answered that these Ordinances are related to the solar project, which is a budget neutral project, meaning no additional taxpayer money is needed; he went on to explain further and added that the bonding period would be 20 years.

Mr. Gunkelman asked what the definition of appurtenances was in relation to R-9-2025-179 through R-9-2025-182, as well as how many there are, what they are and the cost; Director Stroin gave further explanation by going over a few of the items and are unit costs. Attorney Rainone also pointed out that all items are listed in the resolutions as well if he wanted to look into further.

Mr. Gunkelman asked regarding R-9-2025-185 what the capital improvements are and their value.

Lastly, Mr. Gunkelman inquired as to why the Township does not go after the contractor who did the survey work regarding R-9-2025-186, adding that we should not be responsible for the overages. Administrator McGowan answered that now we can put in an insurance claim to recoup the cost but at the time there was no way in knowing what the cost to remediate the site or cost of the oil tank removal would be. He went on to say that now that we know all of that important information we can move forward in filing an insurance claim.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked if there was a concern in receiving Federal funding regarding R-9-2025-184 and if the Township had a Plan B in place.

Mrs. Arminio commented that it seems an expensive way to go regarding R-9-2025-186 and should have been established beforehand.

Extended thanks to the Mayor regarding affordable housing and asked how the donation of 55+ acres was established; Attorney Rainone answered that this was done by negotiation with many different moving parts working together to achieve the goal of reducing the number of units we are obligated to provide.

Mrs. Arminio commented that the more we build the more our water allocation will become reduced and even used up within the next 50 years.

Lastly, Mrs. Arminio suggested that the Township speak with Honeywell for an estimate regarding the solar project as she feels that a second opinion should be done.

Bob Valentine, 68 Union Valley Rd. – Mr. Valentine asked for an explanation on the refunding of old bonds; Auditor Gary Higgins explained a breakdown of what the terminology means and explained in detail what the purpose of these Ordinances are. Mr. Valentine asked if we have done our due diligence regarding payouts and asked what the methodology is; Administrator McGowan stated that we have and continue to do our due diligence, which is an important component to making this work. Auditor Gary Higgins gave further explanation regarding our debt and our borrowing, stating that with our debt load is considerably less than other towns.

Chrissy Skurbe, 21 Preakness Dr. – Mrs. Skurbe asked what company is being used for the solar project to which Administrator McGowan answered that we are using Schneider Electric, adding that we will be paying for the optional guarantee. Mrs. Skurbe stated that the school is using Honeywell and the Board of Education opted not to take the guarantee so she is curious as to why the Township would. Administrator McGowan answered that in evaluating this \$15 million project expending an additional \$19,000 to guarantee at least 90% of the savings makes the most sense, as we will still be able to recoup funds with the cash flow analysis that was done. Mrs. Skurbe asked for a further explanation on how the guarantee works to which Administrator McGowan answered.

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 Councilman Markel, the Agenda Meeting was Adjourned at 7:49pm.

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

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the Regular Meeting was Called to Order at 7:50pm.

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 **CLAIMS** per run date of **8/27/2025** were approved for payment as written and presented.

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

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

August 4, 2025 - Agenda and Regular Combined Meeting

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	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-8-2025-019 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NORTH DISBROW HILL ROAD FOR USE AS OPEN SPACE IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,635,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,509,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Monroe, in the County of Middlesex, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$2,635,000, including the sum of \$125,500 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$2,509,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of North Disbrow Hill Road for use as open space, including all costs and expenditures incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine

all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,509,500, but is deductible from gross debt pursuant to N.J.S.A. 40A:2-44(h), and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law..

(d) An aggregate amount not exceeding \$135,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

UPON MOTION made by Councilman Markel and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-8-2025-019** was **opened**. All were in favor, none opposed.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked who the seller is that will be receiving \$2.6 million; Attorney Rainone answered Federal Business Centers as they are the property owner. Mrs. Arminio asked if they were part of the negotiations to which Attorney Rainone answered no and explained further. Mrs. Arminio asked how much of the land will be purchased for Open Space; Administrator McGowan answered 22+ acres will be used for Open Space and the donation is an additional 44+ acres. Mrs. Arminio asked if that was being donated freely to which Attorney Rainone answered yes. Mrs. Arminio said in her time she has never seen a developer give that many acres as a donation without something in return, to which Attorney Rainone answered his guess is that some of it are wetlands and went on to explain the movement happening down in Washington to reclassify wetland regulations. Mrs. Arminio asked what the plan was for the 22+ acres of Open Space, as well as the 44+ acres being donated to which Attorney Rainone answered passive recreation.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-8-2025-019** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, **Ordinance O-8-2025-019** was passed on Second Reading and Final Adoption:

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

Copy of Ordinance Duly Filed.

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

O-8-2025-020 ORDINANCE TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES.

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

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

WHEREAS, the Township desires to acquire certain land known as and designated as Tax Block 2, Lot 1 by negotiated agreement and Block 3, Lot 25 by donation on the Official Tax Map of the Township of Monroe located on North Disbrow Hill Road (the “Property”) from Federal Business Centers, Inc. or their affiliates for the purposes of open space and/or other recreation purposes.

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

1. The voluntary acquisition by negotiated agreement of the Property known as Block 2, Lot 1 located on North Disbrow Hill Road (the “Property”) from Federal Business Centers, Inc., or their affiliates for the purpose of open space and/or recreation use in the Township of Monroe for a consideration of \$2,500,000.00 be and is hereby authorized.
2. The voluntary acquisition by the acceptance of a donation of the Property known as Block 3, Lot 25 located on North Disbrow Hill Road (the “Property”) from Federal Business Centers, Inc., or their affiliates for the purpose of open space and/or recreation use in the Township of Monroe be and is hereby authorized.
3. The Township Attorney and Business Administrator are hereby authorized to take all actions necessary to acquire the Property through negotiation.
4. The Mayor and Clerk are hereby authorized to sign and witness, respectively, any contract of sale or other documents necessary to acquire the Property.

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

BE IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-8-2025-020** was **opened**. All were in favor, none opposed.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio commented that she objects to the word “donation” as she feels that valuable consideration goes into this.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-8-2025-020** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Dipierro, **Ordinance O-8-2025-020** 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.

Councilman Dipierro asked what the term of the bond was for O-9-2025-022; Administrator McGowan answered 20 years.

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

O-9-2025-022 **ENERGY SAVINGS OBLIGATION REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM OF THE TOWNSHIP, APPROPRIATING \$11,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,500,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS TO PROVIDE FOR A PORTION OF THE COST OF SUCH IMPROVEMENTS.**

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

Copy of Ordinance Duly Filed.

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

O-9-2025-023 **BOND ORDINANCE PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM, IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF**

**\$4,380,000 BONDS OR NOTES OF THE TOWNSHIP TO
 FINANCE PART OF THE COST THEREOF.**

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

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:**
 (R-9-2025-171– R-9-2025-190)

**R-9-2025-171 RESOLUTION OF THE MONROE TOWNSHIP COUNCIL
 AUTHORIZING REFUND OF TAX OVERPAYMENTS.**

WHEREAS, the Tax Collector for the Township of Monroe has recommended refunds for tax overpayments in the amount of Forty-One Thousand Five Hundred Eighty-Two Dollars and Eleven cents (\$41,582.11) as described on Schedule A attached hereto; and

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

WHEREAS, good cause has been shown.

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

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

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

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-171						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

**R-9-2025-172 RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL
 ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A.
 40A:4-87 (CHAPTER 159, P.L. 1948) (2025 Drive Sober or Get Pulled
 Over Statewide Labor Day Crackdown - \$7,000).**

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

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

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for Year 2025 in the sum of \$7,000.00, which is now available as a revenue from the Drive Sober or Get Pulled Over Statewide Labor Day Crackdown Grant;

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

**“2025 DRIVE SOBER OR GET PULLED OVER
 STATEWIDE LABOR DAY CRACKDOWN”**

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-172						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

**R-9-2025-173 RESOLUTION OF THE MONROE TOWNSHIP COUNCIL
 APPOINTING ALTERNATE DEPUTY REGISTRAR OF VITAL
 STATISTICS. (George Gordon)**

WHEREAS, N.J.S.A. 26:8-13 requires that each municipality designate one of its officers as the Township Registrar of Vital Statistics, a Deputy Registrar, and, in addition Alternate Deputy Registrars of Vital Statistics as needed;

WHEREAS, the term of office for these titles is three (3) years; and

WHEREAS, the terms of the Registrar, Deputy Registrar and Alternate Deputy Registrars currently expire on December 31, 2026; and

WHEREAS, George Gordon, Confidential Administrative Assistant for the Monroe Township Clerk’s Office received her CMR certification on May 30, 2025; and

WHEREAS, George Gordon shall be appointed as Alternate Deputy Registrar and added to the following appointments listed below effective immediately:

Registrar	Christine Robbins	Expiring 12/31/2026
Deputy Registrar	Tanya Pannucci	Expiring 12/31/2026
Alternate Deputy Registrar	Cassandra Achille	Expiring 12/31/2026
Alternate Deputy Registrar	Lorena Thompson	Expiring 12/31/2026
Alternate Deputy Registrar	George Gordon	Expiring 12/31/2026

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Monroe, in the County of Middlesex, that it hereby appoints **GEORGE GORDON** as Alternate Deputy Registrar of Vital Statistics to fill the three (3) year term, said terms ending on December 31, 2026.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-173						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

**R-9-2025-174 RESOLUTION REQUESTING THAT NEW JERSEY
 CONGRESSIONAL REPRESENTATIVES SUPPORT PASSAGE
 OF THE PROPOSED TASKFORCE FOR RECOGNIZING AND
 AVERTING PAYMENT SCAMS (TRAPS) ACT.**

WHEREAS, the proposed "Taskforce for Recognizing and Averting Payment Scams (TRAPS) Act", pending before the 119TH Congress (S.2019) is bipartisan legislation to protect Americans, especially seniors, from payment fraud by creating a coordinated federal task force dedicated to preventing scams; and

WHEREAS, Congressional sponsors have recognized that families, especially seniors, are losing billions of dollars every year to fraudulent schemes; and

WHEREAS, the TRAPS Act addresses this growing threat by:

- Establishing a task force led by the U.S. Department of the Treasury and composed of members from the Consumer Financial Protection Bureau, Federal Communications Commission, Federal Trade Commission, Department of Justice, and other federal agencies
- Including representatives from financial institutions, credit unions, digital payment networks, consumer groups, scam survivor advocates, and the tech sector
- Requiring the task force to examine fraud trends, coordinate prevention efforts across agencies, and propose legislative or regulatory solutions
- Issuing annual reports for three years to guide federal action and improve victim support services

NOW, THEREFORE BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey expressly requests that Senators Cory Booker and Andy Kim, and Congresswoman Bonnie Watson-Coleman support the legislation described in this Resolution, and consider similar measures pending in both the House of Representatives and Senate that aim to prevent and address fraudulent financial scams against our citizens; and

BE IT FURTHER RESOLVED, that the Clerk of the Township of Monroe send a copy of this resolution to all legislators mentioned herein; and

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-174						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-175 RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES UPON THE POSTING OF MAINTANENCE GUARANTEES FOR STRATFORD LLC. - W&S 623.8AR & SECTION 5, 623.4A & 623.4BW.

WHEREAS, Stratford Developers, LLC has posted Performance Guarantees for Stratford sections 8AR & section 5, 4A and 4BW (W&S 623.8ar & section 5, 623.4a, 623.4bw); and

WHEREAS, Stratford Developers, LLC., has requested a release of the Performance Guarantees upon posting and acceptance of a Maintenance Guarantee; and

WHEREAS, defined in 40:55d-53 et seq., the Monroe Township Utility Department (MTUD) has inspected the work performed and the work to be completed and has recommended that the Township Council approve the release of the Performance Guarantees, as detailed in a letter dated August 7, 2025, a copy of which is attached hereto as Exhibit "A":

Performance Bond #FP0015326 for water main in the amount of \$58,320.00 to be released and replaced with a Maintenance Guarantee in the amount of \$8,748.00 (15% of the original bond) and release the cash portion in the amount of \$6,480.00.

Performance Bond #FP0015327 for water main in the amount of \$226,800.00 to be released and replaced with a Maintenance Guarantee in the amount of \$34,020.00 (15% of the original bond) and release the cash portion in the amount of \$25,200.00.

Performance Bond #FP0018428 for water main in the amount of \$159,840.00 to be released and replaced with a Maintenance Guarantee in the amount of \$23,976 (15% of the original bond) and release the cash portion in the amount of \$17,760.00.

WHEREAS, the Township Council has reviewed and hereby approves the MTUD Director's recommendation;

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 Performance Guarantees posted for W&S 623.8ar & 5, 623.4a and 623.4bw be released as reflected above and the MTUD letter annexed hereto. This approval to release Performance Guarantees is conditioned upon the provision of replacement Maintenance Guarantees and/or riders and the resolution of any outstanding balances attached to project escrow accounts; and

BE IT FURTHER RESOLVED that the Monroe Township Utility Department is hereby authorized and directed to forward a certified copy of this Resolution to the developer, and to his attorney, if applicant has been represented by counsel in this matter.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-175						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-176 RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEE UPON THE POSTING OF MAINTANENCE GUARANTEE FOR DYNR LLC. W 1219.

WHEREAS, DYNR, LLC has posted a Performance Guarantee for 336 Applegarth Road (W 1219); and

WHEREAS, DYNR, LLC., has requested a release of the Performance Guarantee upon posting and acceptance of a Maintenance Guarantee; and

WHEREAS, defined in 40:55d-53 et seq., the Monroe Township Utility Department (MTUD) has inspected the work performed and the work to be completed and has recommended that the Township Council approve the release of the Performance Guarantee, as detailed in a letter dated August 14, 2025, a copy of which is attached hereto as Exhibit "A":

Performance Bond #SU 1195590-0000 for water main in the amount of \$30,110.00 to be released and replaced with a Maintenance Guarantee in the amount of \$4,516.50 (15% of the original bond) and release the cash portion in the amount of \$3,345.56.

WHEREAS, the Township Council has reviewed and hereby approves the MTUD Director's recommendation;

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 Performance Guarantee posted for W 1219 be released as reflected above and the MTUD letter annexed hereto. This approval to release Performance Guarantee is conditioned upon the provision of replacement Maintenance Guarantee and/or riders and the resolution of any outstanding balances attached to project escrow accounts; and

BE IT FURTHER RESOLVED that the Monroe Township Utility Department is hereby authorized and directed to forward a certified copy of this Resolution to the developer, and to his attorney, if applicant has been represented by counsel in this matter.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-177						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-177 RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR (1) SEWER VACUUM TRUCK (TRUCK) FROM W.E. TIMMERMAN CO., INC. USING THE SOURCEWELL NATIONAL COOPERATIVE PURCHASING PROGRAM FOR THE TOWNSHIP OF MONROE. (\$605,354.84)

WHEREAS, the Township of Monroe Utility Department requires (1) Sewer Vacuum Truck; and

WHEREAS, the Township of Monroe is permitted to join national cooperative purchasing agreements under the authority of N.J.S.A. 52:34-6.2(b)(3), and joined the National Purchasing Cooperative Sourcewell National Cooperative Purchasing Program (Sourcewell) on 11/23/2009 with authorization by Council Resolution; and

WHEREAS, the Sourcewell has, after competitively bidding, awarded a contract for the required Truck under its contract 101221-VTR titled “Sewer Vacuum, Hydro-Excavation, and Municipal Pumping Equipment with Related Accessories and Supplies” for said Truck; and

WHEREAS, W.E. Timmerman Co., Inc. has submitted a proposal for the Truck which meets the requirements of the Utility Department in the amount of \$604,354.84, a copy of the proposal is 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 (\$53,000.00) in aggregate, be authorized by the governing body; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Finance Officer has certified availability of funds in Certificate No. M-250028, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the M.T.U.D. Administrative Services Manager has requested, on behalf of the M.T.U.D. that this Truck be purchased to meet the needs of the M.T.U.D. in a letter dated 8/13/2025, a copy of which is attached hereto as Exhibit “C”; and

WHEREAS, The Purchasing Manager has followed the guidelines issued by the Division of Local Government Services via LFN 2012-10 for purchasing through a National Purchasing Cooperative including the advertising a notice of intent to award a contract via a National Co-op in the Home News and on the Township website both published on 8/17/25 , which included a ten-day comment period, which none were received; and

WHEREAS, Timmerman Co, Inc. has submitted the required forms packet, a copy of which is attached hereto as Exhibit “D”; 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 the purchase of (1) Sewer Vacuum Truck as referred to above, from W.E. Timmerman Co., Inc. using the Sourcewell Cooperative Purchasing Program; and
- (2) The Township Chief Municipal Finance Officer is hereby authorized and directed to pay invoices for said Truck delivered by W.E. Timmerman Co., Inc.; and
- (3) The contracts are awarded through this National Cooperative Purchasing Programs are considered fair and open contract in accordance with the Local Public Contracts Law, as well as being exempt from public bidding by the Township.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-177						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-178 RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) 2025 FORD EXPLORER FROM ALL AMERICAN FORD USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #CK04 FOR THE MONROE TOWNSHIP CONSTRUCTION DEPARTMENT. (\$41,581.40)

WHEREAS, the Monroe Township Construction Department has the need for one (1) 2025 Ford Explorer; and

WHEREAS, the State Approved NJCPA has awarded Contract #BC-BID-24-43 for vehicles under its contract number #CK04, from *All American Ford of Paramus, 375 Route 17 South, Paramus, NJ 07652* for the purchase as follows:

1 - 2025 Ford Explorer (Active 4WD - \$41,581.40; and

WHEREAS, it is required by law that any “state contract” purchase which exceeds the bid threshold of the Township (\$40,000.00) in aggregate, be authorized by the governing body; and

WHEREAS, the total amount for these vehicles exceeds the Township’s bid threshold in aggregate; and

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available, as evidenced by Certificate No. C-2500045, a copy of which is attached hereto as Exhibit "A";

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

- (1) Authorizes the Construction Department to purchase said vehicle from All American Ford of Paramus using the Bergen County (NJCPA) State Approved Cooperative Purchasing Program #CK04; and
- (2) The Township Chief Financial Officer is hereby authorized and directed to pay invoices for said vehicles delivered by All American Ford of Paramus, respectively; and
- (3) The contracts are awarded through the Bergen County (NJCPA) State Approved Cooperative Purchasing Program #CK04 are considered fair and open contract in accordance with the Local Public Contracts Law, as well as being exempt from public bidding by the Township.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-178						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-179 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FERGUSON WATERWORKS FOR SECTIONS “B, D, F, H, I & K” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)

WHEREAS, on August 20, 2025 at 11:00 AM, (4) four sealed bids were received, publicly opened, and read aloud, by the Monroe Township Purchasing Manager for Contract U-2506, “Water & Sewer System Appurtenances”, required by the M.T.U.D.; and

WHEREAS, Ferguson Waterworks. has submitted the lowest responsible and responsive bids for Sections B, D, F, H, I & K; and

WHEREAS, the Purchasing Manager has reviewed all the bids, and by copy of a letter dated August 26, 2025, has recommended that a contract should be awarded to Ferguson Waterworks. Based on unit pricing and estimated quantities, for the sections listed above, a copy of which is attached as exhibit B; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Finance Officer has certified availability of funds in Certificate No. M-250029 a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, Ferguson Waterworks has submitted all the required documents with their bid; and

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

- (1) The Mayor and Township Clerk are hereby authorized to enter into a (1) one-year contract with Ferguson Waterworks for sections B, D, F, H, I & K of Contract U-2506 in accordance with their submitted bid (as corrected);
- (2) The Township Chief Finance Officer is hereby authorized and directed to pay invoices for material delivered by Ferguson Waterworks in accordance with their bid;
- (3) The contracts are awarded through the competitive bidding process as a fair and open contract in accordance with the Local Public Contracts Law;
- (4) This contract is awarded with the stipulation that Ferguson Waterworks shall provide a properly executed certificate of insurance as required by the specifications.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-179						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-180 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CORE AND MAIN LP FOR SECTIONS “C & E” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D). (per unit pricing)

WHEREAS, on August 20, 2025 at 11:00 AM, (4) four sealed bids were received, publicly opened, and read aloud, by the Monroe Township Purchasing Manager for Contract U-2506, “Water & Sewer System Appurtenances”, required by the M.T.U.D.; and

WHEREAS, Core and Main LP. has submitted the lowest responsible and responsive bids for Sections C & E; and

WHEREAS, the Purchasing Manager has reviewed all the bids, and by copy of a letter dated August 26, 2025, has recommended that a contract should be awarded to Core and Main LP. Based on unit pricing and estimated quantities, for the sections listed above, a copy of which is attached as Exhibit “B”; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Finance Officer has certified availability of funds in Certificate No. M-250030 a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, Core and Main LP has submitted all the required documents with their bid; and

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

- (1) The Mayor and Township Clerk are hereby authorized to enter into a (1) one-year contract with Core and Main LP for sections C & E of Contract U-2506 in accordance with their submitted bid (as corrected);
- (2) The Township Chief Finance Officer is hereby authorized and directed to pay invoices for material delivered by Core and Main LP in accordance with their bid;
- (3) The contracts are awarded through the competitive bidding process as a fair and open contract in accordance with the Local Public Contracts Law;
- (4) This contract is awarded with the stipulation that Core and Main LP shall provide a properly executed certificate of insurance as required by the specifications.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-180						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-181 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ATLANTIC PLUMBING SUPPLY FOR SECTION “A” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D). (per unit pricing)

WHEREAS, on August 20, 2025 at 11:00 AM, (4) four sealed bids were received, publicly opened, and read aloud, by the Monroe Township Purchasing Manager for Contract U-2506, “Water & Sewer System Appurtenances”, required by the M.T.U.D.; and

WHEREAS, Atlantic Plumbing Supply has submitted the lowest responsible and responsive bids for Section A; and

WHEREAS, the Purchasing Manager has reviewed all the bids, and by copy of a letter dated August 26, 2025, has recommended that a contract should be awarded to Core and Main LP. Based on unit pricing and estimated quantities, for the sections listed above, a copy of which is attached as exhibit B; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Finance Officer has certified availability of funds in Certificate No. M-250031 a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, Atlantic Plumbing Supply has submitted all the required documents with their bid; and

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

(1) The Mayor and Township Clerk are hereby authorized to enter into a (1) one-year contract with Atlantic Plumbing Supply for section “A” of Contract U-2506 in accordance with their submitted bid (as corrected);

(2) The Township Chief Finance Officer is hereby authorized and directed to pay invoices for material delivered by Atlantic Plumbing Supply in accordance with their bid;

(3) The contracts are awarded through the competitive bidding process as a fair and open contract in accordance with the Local Public Contracts Law;

(4) This contract is awarded with the stipulation that Atlantic Plumbing Supply shall provide a properly executed certificate of insurance as required by the specifications.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-181						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-182 RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO BRENT MATERIAL CO. FOR SECTIONS “G & J” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT. (M.T.U.D.) (per unit pricing)

WHEREAS, on August 20,2025, at 11:00 AM, (4) four sealed bids were received, publicly opened, and read aloud, by the Monroe Township Purchasing Manager for Contract U-2506, “Water & Sewer System Appurtenances”, required by the M.T.U.D.; and

WHEREAS, Brent Material Co. has submitted the lowest responsible and responsive bid for Sections “G & J”; and

WHEREAS, the Purchasing Manager has reviewed all the bids, and by copy of a letter dated August 26, 2025, has recommended that a contract should be awarded to Brent Material Co. based on unit pricing and estimated quantities, for the sections listed above, a copy of which is attached as exhibit B; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Finance Officer has certified availability of funds in Certificate No. M-250031 a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, Brent Material Co. has submitted all the required documents with their bid; and

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

(1) The Mayor and Township Clerk are hereby authorized to enter into a (1) one-year contract with Brent Material Co. Sections “G & J” in accordance with their submitted bid;

(2) The Township Chief Finance Officer is hereby authorized and directed to pay invoices for material delivered by Brent Material Co.in accordance with their bid;

(3) The contracts are awarded through the competitive bidding process as a fair and open contract in accordance with the Local Public Contracts Law;

(4) This contract is awarded with the stipulation That Brent Material Co. shall provide a properly executed certificate of insurance as required by the specifications.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-182						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-183 RESOLUTION AUTHORIZING AWARD OF A (2) TWO-YEAR CONTRACT TO FILTER TECHNOLOGIES, INC. d.b.a. FILTER PROCESS & SUPPLY FOR CONTRACT U-2506, “MUNICIPAL WATER SYSTEM BAG AND CARTRIDGE FILTERS” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT. (M.T.U.D.) (per unit pricing)

WHEREAS, on August 20, 2025, at 11:30 AM, (1) one sealed bid was received, publicly opened, and read aloud, by the Monroe Township Purchasing Manager for Contract U-2509, “Municipal Water System Bag and Cartridge Filters”, required by the M.T.U.D.; and

WHEREAS, the bid submitted by Filter Process & Supply is both responsible and responsive; and

WHEREAS, the Purchasing Manager has reviewed the bid, and by copy of a letter dated August 26, 2025, has recommended that a 2-Year open-ended contract should be awarded to Filter Process and Supply with a (1) one-year optional extension with the agreement of the bidder at year (3) three contract pricing:

Term 1 (2) Two-Years

Filter #1 estimated annual total based on estimated quantities at unit price - \$25,244.00

Filter #2 estimated annual total based on estimated quantities at unit price - \$82,620.00

a copy of which is attached hereto as Exhibit “B”; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Finance Officer has certified availability of funds in Certificate No. M-250033 a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, Process & Supply has submitted all the required documents with their bid ;and

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

- (1) The Mayor and Township Clerk are hereby authorized to enter into a (2) two-year contract with Process & Supply for Municipal Water Filter Contract U-2509 in accordance with their submitted bid;
- (2) The Township Chief Finance Officer is hereby authorized and directed to pay invoices for material delivered by Process & Supply in accordance with their bid;
- (3) The contracts are awarded through the competitive bidding process as a fair and open contract in accordance with the Local Public Contracts Law;
- (4) This contract is awarded with the stipulation that Process & Supply shall provide a properly executed certificate of insurance as required by the specifications.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-183						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-184 RESOLUTION MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:11-4.6©(3) AND N.J.S.A. 40A:2-52 ET SEQ.

WHEREAS, the Township of Monroe, in the County of Middlesex, New Jersey (the "Township") desires to make application to the Local Finance Board for its approval of an energy savings obligation refunding bond ordinance authorizing the issuance of not exceeding \$11,500,000 energy savings obligations pursuant to *N.J.S.A. 40A:11-4.6(c)(3)* and *N.J.S.A. 40A:2-52 et seq.*, in order to finance the Township’s energy savings improvement program; and

WHEREAS, the Township believes that:

- (a) it is in the public interest to accomplish such purpose;
- (b) the purpose is for the health, the welfare, the convenience or the betterment of the inhabitants of the Township;
- (c) the amounts to be expended for the purpose or the improvements are not unreasonable or exorbitant; and
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the Township and will not create an undue financial burden to be placed upon the Township;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY as follows:

Section 1. The application to the Local Finance Board is hereby approved, and the Township’s Bond Counsel, Auditor and Financial Advisor, along with other representatives of the Township, are hereby authorized to prepare such application and to represent the Township in matters pertaining thereto.

Section 2. The Clerk of the Township is hereby directed to prepare and to file a certified copy of the refunding bond ordinance and this resolution with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings and approval as provided by the applicable New Jersey Statutes.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-184						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-185 RESOLUTION PROVIDING FOR AN APPROPRIATION IN THE AMOUNT OF \$225,000 PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:4-46 TO PROVIDE FOR THE DOWN PAYMENT ON VARIOUS CAPITAL IMPROVEMENTS.

WHEREAS, the Township of Monroe, in the County of Middlesex, New Jersey (the "Township") has determined to undertake various energy savings improvements throughout the Township (the "Project"); and

WHEREAS, the Township has determined that construction of the Project must commence prior to the end of the calendar year 2025 in order for the Township to receive certain financial benefits in connection with the Project; and

WHEREAS, the Township intends to finance the Project, in part, pursuant to a bond ordinance appropriating \$4,500,000 for the Project and authorizing bonds and, in anticipation thereof, bond anticipation notes, in the amount of \$4,275,000 (the "Bond Ordinance"); and

WHEREAS, pursuant to *N.J.S.A. 40A:2-11*, the Township must provide for a down payment on the Bond Ordinance prior to final adoption thereof; and

WHEREAS, in order to provide for such down payment, the Township desires to appropriate the amount of \$225,000 pursuant to the provisions of *N.J.S.A. 40A:4-46*; and

WHEREAS, the total amount of appropriations created pursuant to the provisions of *N.J.S.A.* 40A:4-46, including the appropriation to be created by this resolution, is \$225,000, and 3% of the total current and utility operating appropriations in the budget for FY 2025 is \$2,469,996.00; and

WHEREAS, the foregoing appropriation, together with prior appropriations pursuant to the provisions of *N.J.S.A.* 40A:4-46, does not exceed 3% of the total operating appropriations (including utility operation appropriations) in the budget for FY 2025.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The Township hereby determines to make an appropriation pursuant to the provisions of *N.J.S.A.* 40A:4-46 in the amount of \$225,000 to provide for the down payment on the Bond Ordinance. The appropriation made hereby shall be provided in full by the Township in accordance with *N.J.S.A.* 40A:4-47.

Section 2. The Township hereby determines that the appropriation made hereby meets a pressing need for a public expenditure to protect or promote the public health, safety, morals or welfare of the Township.

Section 3. This resolution shall take effect immediately. A certified copy of the resolution as adopted should be filed with the Director of the Division of Local Government Services as provided by *N.J.S.A.* 40A:4-48.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-185						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-186 RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL SUBMITTED BY YANNUZZI GROUP INC. IN CONNECTION WITH THE BUILDING DEMOLITION OF 405 SPOTSWOOD GRAVEL HILL ROAD (GARVEY’S). (Increase of \$46,316.77)

WHEREAS, pursuant to Resolution No. R-6-2024-173, adopted by the Monroe Township Council at its meeting held on June 26, 2024, a contract was awarded to Yannuzzi Group Inc. in connection with the Building Demolition of 405 Spotswood Gravel Hill Road (Garvey’s) Project; and

WHEREAS, the original total contract amount was \$110,535.00; and

WHEREAS, the Township Engineer, in a letter dated August 28, 2025, requested approval of Change Order No. 1 and Final for the Building Demolition of 405 Spotswood Gravel Hill Road (Garvey’s) Project reflecting a **increase of \$46,316.77** in the contract amount, as the result of the removal of two undisclosed underground storage tanks, soil excavation and disposal and LSRP services, as described in the attached change order; and

WHEREAS, the current contract price including this change order is **\$156,851.77** and

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

WHEREAS, the Certified Municipal Finance Officer has certified in Certificate No. **C-2400054**, a copy of which is attached hereto, that sufficient funds are available.

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

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-186						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-187 RESOLUTION AUTHORIZING THE RENEWAL OF CONTRACT WITH FLOCK GROUP INC. FOR (20) LICENSE PLATE READER CAMERAS WITH VEHICLE FINGERPRINT TECHNOLOGY FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (2 yr contract - \$70,000/per year)

WHEREAS, the Township of Monroe purchased ten (10) license plate reader cameras from Flock Group Inc., 1170 Howell Mill Road NW Suite 210 Atlanta, GA 30318, on August 30, 2023 at a total cost of \$31,500; and

WHEREAS, on December 23, 2023, pursuant to Resolution No. R-12-2023-312, authorization was given for the purchase and installation of (10) additional license plate reader cameras that utilize Vehicle Fingerprint technology to capture vehicular attributes, from the Flock Group in the amount of \$31,500 for year one and \$31,000 for year 2; and

WHEREAS, Flock Group Inc. possesses the ability to provide said goods and services; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5(1)(q) any contract in which the amount exceeds the bid threshold, may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor and shall be approved by Resolution of the Township Council; and

WHEREAS, the purchase is an annual plan with an initial term of twenty four (24) months which is expiring; and

WHEREAS, the Township of Monroe Council feels it is in the best interest of the public to renew said contract with Flock Group Inc. for an additional 2 years; and

WHEREAS, the pricing is as follows: Year 1: \$70,000.00 and Year 2 \$70,000.00; and

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available, as evidenced by Certificate No. C-2500046, a copy of which is attached hereto as Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe hereby authorizes renewal of (20) license plate reader cameras that utilize Vehicle Fingerprint technology from the Flock Group in the amount of \$70,00 for year one and \$70,000 for year 2.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-187						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-188 RESOLUTION AUTHORIZING AN AMENDMENT TO THE VARIOUS DEVELOPERS AGREEMENTS WITH JSM AT MONROE TO REDUCE BY 479 THE NUMBER OF MARKET RATE UNITS TO BE CONSTRUCTED PURSUANT TO THE TOWNSHIP OF MONROE’S THIRD ROUND AFFORDABLE HOUSING PLAN.

WHEREAS, Mayor Stephen Dalina and the Township Council recognize that the construction of market rate housing resulting from the state mandate to construct affordable housing creates an undue burden on the taxpayers and residents of the Township of Monroe; and,

WHEREAS, in conjunction with the adoption of a plan to limit the number of new houses built to satisfy the Township’s Fourth Round affordable housing obligation, the Mayor has renegotiated the settlement agreement and developer’s agreements for the Third Round to reduce the number of market rate units and increase the percentage of affordable housing that gets built; and

WHEREAS, the Mayor has negotiated an amendment to the 2017 Developer’s Agreement with JSM at Monroe (the “Developer”) to relocate the mixed-use Route 33 South Project to Monroe Parke Sections 4 and 5, and to reduce the number of family market rate units to be constructed by 479; and

WHEREAS, The Mayor negotiated additionally the replacement of 350 of the remaining family market rate units with senior units, while maintaining the same amount of affordable housing units (as required by the original 2017 Developer’s Agreement); and

WHEREAS, The Mayor and Council, as part of their commitment to manage growth within the Township, worked with JSM at Monroe and the property owner to stop the development of a warehouse on North Disbrow road and secured an addition 65 affordable housing units used to satisfy the Township fourth round obligation; and

WHEREAS, consistent with the existing Highway Development (HD) zone, and in accordance with the Township’s planning goals and policies, that industrial construction should be, to the greatest extent possible, limited to major highways, such as Route 33, which can be accessed without the necessity for truck traffic on local roads, the Township has determined to return Route 33 South to the original zoning; and

WHEREAS, the Mayor has negotiated the donation of approximately 55 acres of open space in Monroe Parke, which is adjacent to the existing Regency residential development, and approximately 100 acres of open space on the Route 33 South site from the Developers; and

WHEREAS, the Parties wish to enter into this MOU to set forth certain terms, conditions, responsibilities and obligations of the Parties relative to the rezoning and development process of the properties in accordance with the intent and agreement between the parties.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Monroe, Middlesex County, New Jersey that the Mayor and Township Clerk are hereby authorized to execute the attached Memorandum of Understanding between the Township of Monroe and **JSM at MONROE, LLC** and **JSM at SPOTSWOOD ROAD, LLC**, **JSM at ROUTE 33 NORTH, LLC** and **JSM at RT 33, LLC**, **JSM at RT. 33 SOUTH, LLC** , and **JSM at APPLGARTH, LLC**, said Memorandum of Understanding to be in a final form approved by the Township Attorney.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-188						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

R-9-2025-189 RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH H2M ARCHITECTS & ENGINEERS FOR PROFESSIONAL SERVICES IN CONNECTION WITH THE INDOOR SPORTS PRACTICE FACILITY AT JAMES MONROE PARK. (\$197,000)

WHEREAS, the Township of Monroe seeks architectural and engineering consulting services in connection with the design and bid process of the **Indoor Sports Practice Facility at James Monroe Park**; and

WHEREAS, H2M Architects & Engineers possesses the technical expertise required to perform said professional engineering services for this project; and

WHEREAS, the fees for such services, Phase 1 – 5 of attached agreement, will not exceed one hundred ninety seven thousand dollars (**\$197,000.00**); and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds for such an engagement in Certificate No. C-2500047, a copy of which is attached hereto as Exhibit “A”; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of contracts for “professional services” without competitive bids and further provides that the contract itself must be available for public inspection; and

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

- (1) The Mayor and Township Clerk be and are hereby authorized and directed to execute the attached contract with **H2M Architects & Engineers, 119 Cherry Hill Road, Suite 110, Parsippany, N.J. 07054**, in accordance with the Agreement annexed hereto.
- (2) The Department of Finance is hereby authorized and directed to pay Invoices for services rendered by Center State Engineering for the professional architectural and engineering, services in connection with **Indoor Sports Practice Facility at James Monroe Park Project** in an amount not to exceed one hundred ninety seven thousand dollars (**\$197,000.00**).

- (3) The Contract is awarded with the stipulation that *H2M Architects & Engineers* shall include within the Contract Mandatory Affirmative Action language and shall submit to the Township of Monroe any appropriate Affirmative Action document within the time period prescribed by law.
- (4) A notice of this action shall be printed once in the Home News Tribune.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-189						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

**R-9-2025-190 RESOLUTION AMENDING RESOLUTION R-5-2025-114
 AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING
 LIEN GIVEN ON 107 MORGAN WAY.**

WHEREAS, on May 5, 2025 the Township Council approved Resolution R-5-2025-114 which authorized the discharge of an affordable housing lien given for 107 Morgan Way; and

WHEREAS, on August 23, 2017, Anil K. Kamineni and Sudha R. Kamineni (“Kamineni”) gave a recapture mortgage in accordance with the State’s Affordable Housing Program to the Township of Monroe requiring Kamineni to pay the sum of \$16,500.00 to the Municipality under the Homeownership Assistance Program Mortgage Note as provided under the rules of the New Jersey Housing and Mortgage Finance Agency set forth in N.J.A.C. 5:80-26, et seq., said mortgage having been recorded with the Middlesex County Clerk on September 6, 2017, in Mortgage Book 16884 on Page 0397 *et seq.* (“Kamineni’s Affordable Housing Homeownership Assistance Program Note”); a copy of said repayment mortgage note is attached as Exhibit “A”; and

WHEREAS, omitted from Resolution R-5-2025-114 was authorization to discharge the Affordable Housing Homeownership Assistance Loan extended to Anil K. Kamineni and Sudha R. Kamineni (“Kamineni”) in the amount of \$16,500.00; and

WHEREAS, the Kamineni’s have successfully paid the homeownership assistance loan back to the Affordable Housing Trust on August 29, 2025 and should be discharged accordingly; 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 “B”.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2025-190						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura		X	X			
Council President Cohen			X			

Administrator’s Report – Administrator McGowan thanked the Council for moving forward on the acquisition of property on North Disbrow Hill Road as this is very important to the Township.

Reported that JCP&L has reported that out of the list of 235 streetlight outages given to them all but 95 have been repaired. He noted that we are moving in the right direction to get these lights repaired and functional once again.

Extended thanks to Lori and our Finance team, as well as the solar consultants for the work put into the solar application. Noted that the second reading for Ordinances O-9-2025-022 and O-9-2025-023 will be on November 5th.

Engineer’s Report – Engineer Rasimowicz reported that the Monmouth Road flashing lights project has been completed right before school starts.

Reported that the James Monroe Parke Improvement Project will resume next week.

The concrete work and paving is ongoing at the Police Department, with work continuing on the inside of the building.

The Senior Center Pickleball and Parking Lot Improvement Project is set to begin next week with the hope that the majority of the work will get done while the weather cooperates.

Reported that the County held a preconstruction meeting for the Applegarth and Prospect Plains Road Improvement Project this morning and is happy to report that precautions are in place to preserve the Monroe Oak with the project set to begin in approximately 3 weeks.

Council's Reports –

Councilman Markel –

- Reminded all the PAS-1 applications are due by October 31st which encompasses the ANCHOR, Senior Freeze and Stay NJ benefits all in one application.
- Thanked Administrator McGowan for his work on the solar program.
- Regarding the Vac Truck purchase, which is an exorbitant amount of money at \$600,000, but it is a necessary purchase in order to continue running an efficient service and is much needed for our Utility Department so this is money well spent.
- Recognized Councilman Dipierro's proposal of a discount on fees and programs for our Volunteer First Responders, noting that it is a great idea and should be expanded to our veterans as well.

Councilwoman Siegel –

- Asked all to be on the lookout for a survey from the Township to share ideas for the upcoming park coming on the southern side of the Township in the North Disbrow Hill area.
- Reported that the Historic Preservation Commission will be holding its annual Vintage Baseball Game at Dey Farm on September 13th starting at noon.
- The Cultural Arts Commission will be celebrating Diwali on October 12th from 4pm-7pm at Senior Center. Encouraged all to come out and attend.
- An ABBA tribute concert will be held on Sunday, October 19th at 4pm at the high school. Tickets are available to purchase on the Cultural Arts website.
- Attended a ribbon cutting for a new restaurant Red Agave which has opened up in Gables Plaza and wished them much success.

Councilman Dipierro –

- On Sunday at the Dey Farm beginning at 1:00pm, Historian Hannah Kirwin will be sharing stories and pictures.
- Reminded all that it is Back to School season, and it is important to drive safe and be mindful of the students and crossing guards, as well as having the striping and lighting done.
- Attended National Night Out; there was a great turnout which is important for the residents to attend and for our officers to receive well deserved recognition. He extended congratulations to the Police Department for their accreditation.
- Inquired if the Well 21 Project was on schedule and on budget; Director Stroin answered yes.
- Inquired if anything has been done regarding the autobody shop that is encroaching upon the Utility Department property where Pump Station 9 is; Administrator McGowan answered.
- Reminded all that the Township will be holding its 9/11 ceremonies at Veteran's Park.
- Invited all to attend a Ribbon Cutting being held on September 4th on England Road for the trail that was constructed.
- On September 20th at 10:00am the high school will host a Car Show and the Green Fair.
- Pleased to hear that the Monroe Oak will be protected during the improvements made to Applegarth and Prospect Plains Road.
- Invited all to attend a "Meet the Candidates" event being held by the League of Women Voters on September 8th at the Senior Center.

Council Vice-President Van Dzura –

- Extended congratulations to our Police Department for their accreditation as it is well deserved.
- Reminded all that it is Back to School season and wished all our students a great school year.
- Congratulated Leah Wagner on her 36 years of service with the Township and wished her a Happy Retirement.
- Proud to report that the paving has been completed within Inwood Estates which looks great and wishes that those residents after enduring all they have with the landfill issues, to now have some peace of mind.
- Thanked Mayor Dalina and Administration for their work on reducing our affordable housing obligations.
- Shared that Christopher Jones Jr. from Monroe has earned all 109 merit badges the Boy Scouts offers.

Council President Cohen – No report.

Mayor's Report – No report.

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

Public Comments –

Christine Fahim, 21 Avenue J – Mrs. Fahim shared an incident where another dog named “Scooby” attacked and killed her dog “Roy”, sharing her concerns with multiple incidents with this dog and how the matter was handled at the time and asked for further guidance on how to protect her family and neighborhood as the dog still currently resides at its home pending a judge’s decision as to whether to allow the dog to stay or be removed; Attorney Rainone stated that this is a pending matter with our judge and will be addressed in that capacity and advised that her concerns will be passed along to the Police Department. He also stated that she can pursue a civil case as well.

Laurence Keller, 1 Betsy Ross Dr. – Mr. Keller commented that when he moved in 5 years ago there was an ESCO in place, Energy Savings Company, and once the profit margin became narrow, they stated there was nothing that could be done. Mr. Keller asked since the rates are increasing if there was now something that can be done; Administrator McGowan responded.

Mr. Keller commented to Administrator McGowan’s report on JCP&L’s work in repairing the streetlights and stated that JCP&L has given him a pack of lies as the light’s within his community are still not repaired; Administrator McGowan explained that the communities have expressed their desire to work individually with JCP&L to address their concerns so the update given this evening does not include any of those communities issues.

Cengiz Akgun, 20 Cornell Ave. – Mr. Akgun shared his concern with the fluctuating increases in pricing for garbage disposal as he stated that every year it seems to increase by 10-15%. He went on to share that he has reduced his pickup to 1x per week but still finds it very expensive as do other residents who has shared similar concerns with him. Mr. Akgun asked why the Township has not gone out to bid for garbage services as the price variations from different companies make no sense and does not seem fair or even legal. Administrator McGowan explained the complexities of going out to bid for garbage services or having an in-house service, explaining that both options would cause a considerable tax increase. He went on to say that unfortunately there is no clear-cut solution to this issue but understands Mr. Akgun’s concerns and will continue to look into what can be done to help find solutions to this ongoing issue.

Mark Steele, 1 Karen Ct. – Mr. Steele stated that a few weeks ago he emailed over a sample resolution for the Council to consider regarding the refund, reduction or waiving of the firearm permit fees and was following up to see if any action on their end would be considered. Council President answered that no further action would be taken on this issue at this time.

Matt Saiewitz, 113 Hoffman Rd. – Mr. Saiewitz asked how the road paving is determined as Hoffman Road has numerous potholes, is split with no lines on the roadway, as well as no sidewalks or lights which is not only very frustrating but also unsafe. Engineer Rasimowicz answered that he will add Hoffman Road to the list compiled for streets to be looked at for next year’s roadway improvements project. He went on to explain that Center State provides a list of streets needing repair to the Police Department and the Public Works Department for them to review with a finalized list then prepared of streets to be addressed.

Bob Valentine, 68 Union Valley Rd. – Mr. Valentine asked to finish the conversation from earlier asking if there was any other financial convenience the Township needs to keep to and if there was an agreed upon procedures list compiled for the solar project; Attorney Rainone and Auditor Gary Higgins explained further.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman asked for the Mayor and Council to request our State Assembly to support the Immigrant Trust Act.

Chrissy Skurbe, 21 Preakness Dr. – Mrs. Skurbe stated that she is happy to hear that the renovations at James Monroe Park will resume as it was a long hot summer with no bathrooms or running water. She went on to share that after a full day of games, the porta-potty’s were in desperate need of cleaning and unusable and went on to extend thanks to Councilman Dipierro for getting the porta-potty’s cleaned.

Mrs. Skurbe went on to share thoughts about the Board of Education’s decision to put Dr. Chanley’s on administrative leave.

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

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilman Dipierro, the Regular Meeting was Adjourned at 8:52pm.

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 October 6, 2025.