

\*\* The public will be able to fully participate in the meeting through their smart phone or computer by accessing this **Website:** <https://us04web.zoom.us/j/106827708>

Or you may call any of the following numbers with your phone. Meeting ID# **106 827 708**

+1 (312) 626 6799	+1 (301) 715 8592
+1 (929) 205 6099	+1 (346) 248 7799
+1 (253) 215 8782	+1 (669) 900 6833

**\*\* Please note: by calling in you will only be able to hear the meeting and will not be able to participate with any public comment.**

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 AND REGULAR MEETING  
OF THE MONROE TOWNSHIP COUNCIL**

**DECEMBER 7, 2020**

**AGENDA**

1. Agenda Meeting Called to Order. (6:30 p.m.)

2. Salute to the Flag.

3. **ROLL CALL:**

Councilman Leonard Baskin  
Councilman Stephen Dalina  
Councilman Charles Dipierro  
Council Vice-President Elizabeth Schneider  
Council President Miriam Cohen

4. Council President Cohen to request the **SUNSHINE LAW** be read 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 January 2, 2020 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and **CRANBURY PRESS** on January 3, 2020;
3. Remote meeting notice printed in the Home News Tribune and noticed to the Cranbury Press on November 25, 2020; and
4. Posted on the Monroe Township website; and
5. 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. **ORDINANCE(S)** for **SECOND READING** at the December 7, 2020 Regular Meeting:

**O-11-2020-021                    ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE NON-EXCLUSIVE EASEMENTS OVER PROPERTY LOCATED AT BLOCK 56, LOTS 9.04, 87 AND 90.** (Water service to Matrix Corporate Park in Monroe Twp., off of Stonaker Road)

6. **ORDINANCE(S)** for **INTRODUCTION** at the December 7, 2020 Regular Meeting:

- O-12-2020-022**      **REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY PROVIDING FOR THE REFUNDING OF CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE TOWNSHIP TO ACHIEVE DEBT SERVICE SAVINGS, AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$30,000,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION REFUNDING BONDS OF THE TOWNSHIP TO EFFECT SUCH REFUNDING AND APPROPRIATING THE PROCEEDS THEREFOR. (Refinancing existing debt at lower interest rate)**
- O-12-2020-023**      **AN ORDINANCE OF THE TOWNSHIP OF MONROE IN THE COUNTY OF MIDDLESEX, NEW JERSEY, TO EXECUTE AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES AND A FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND CONIFER REALTY, LLC IN CONNECTION WITH REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 41, LOT 14 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY LOCATED ON CRANBURY HALF ACRE ROAD, MONROE, NEW JERSEY. (30 year Agreement)**
- O-12-2020-024**      **ORDINANCE AUTHORIZING THE DEDICATION OF CERTAIN REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 6, LOT 39 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE TO THE COUNTY OF MIDDLESEX FOR ANY AND ALL LAWFUL PURPOSES INCLUDING, BUT LIMITED TO, WIDENING OF PUBLIC RIGHTS-OF-WAY. (Applegarth Rd and Joan Warren Way)**
- O-12-2020-025**      **ORDINANCE ACCEPTING DEEDS OF DEDICATION FOR BLOCK 6 LOT 5.21 AND BLOCK 6, LOT 5.03 LOCATED ON MOUNT ROAD FOR OPEN SPACE AND RECREATION AND OTHER MUNICIPAL PURPOSES. (Colts Run – Old Church Rd. and England Rd.)**
- O-12-2020-026**      **SUPERVISORY PERSONNEL 2021 SALARY AND WAGE ORDINANCE FOR MONROE TOWNSHIP, MIDDLESEX COUNTY.**

7. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the December 7, 2020, Regular Meeting: (R-12-2020-245 – R-12-2020-277)

- R-12-2020-245**      **RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF A MAINTENANCE GUARANTEE POSTED FOR COLTS RUN, SECTION 1 – PB-1095-11. (Old Church Rd. and England Rd.)**
- R-12-2020-246**      **RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF A MAINTENANCE GUARANTEE POSTED FOR COLTS RUN, SECTION 2 – PB-1109-11. (Old Church Rd. and England Rd.)**
- R-12-2020-247**      **RESOLUTION AUTHORIZING REFUND OF SENIOR CENTER RENTAL FEE. (\$500)**
- R-12-2020-248**      **RESOLUTION AUTHORIZING REFUND OF UTILITY OVERPAYMENT. (\$797.01)**
- R-12-2020-249**      **RESOLUTION ADDRESSING NEED OF AFFORDABLE HOUSING IN CONNECTION WITH CONIFER REALTY, LLC. AND REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 41, LOT 14 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY.**
- R-12-2020-250**      **RESOLUTION AUTHORIZING THE ADOPTION OF A DEVELOPMENT AND AFFORDABLE HOUSING AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MONROE AND CONIFER REALTY, LLC. IN CONNECTION WITH REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 41, LOT 14 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY.**

- R-12-2020-251**            **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO NORTHSTAR VETS FOR MEDICAL CARE OF STRAY ANIMALS FOUND WITHIN THE TOWNSHIP OF MONROE FOR CALENDAR YEAR 2021. (1 yr. contract – unit pricing)**
- R-12-2020-252**            **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO TWIN RIVERS ANIMAL HOSPITAL FOR MEDICAL CARE OF STRAY ANIMALS FOUND WITHIN THE TOWNSHIP OF MONROE FOR CALENDAR YEAR 2021. (1 yr. contract – unit pricing)**
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- R-12-2020-254**            **RESOLUTION AUTHORIZING AND APPROVING THE RENEWAL OF POCKET LIQUOR LICENSE FOR JSM INVESTMENTS AT MONROE, LLC. FOR THE 2020– 2021 LICENSE TERM.**
- R-12-2020-255**            **RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT WITH GREENLEAF LANDSCAPE SYSTEMS AND SERVICES, INC. FOR MONROE TOWNSHIP LANDSCAPING SERVICES. (1 yr. extension; Twp. - \$208,760 & M.T.U.D. - \$36,525)**
- R-12-2020-256**            **RESOLUTION AUTHORIZING AN EXTENSION OF CONTRACT WITH K & A EXCAVATING CO. INC. FOR MONROE TOWNSHIP OUTSIDE SNOW & ICE REMOVAL. (1 yr. extension)**
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- R-12-2020-258**            **RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING HOMEOWNERSHIP ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 1133 MORNING GLORY DRIVE.**
- R-12-2020-259**            **RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO RARITAN GROUP, INC. FOR SECTIONS A, H, AND M OF CONTRACT 493, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) (1 yr. contract – unit pricing)**
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- R-12-2020-267**                    **RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 SUBMITTED BY ASSUNCAO BROTHERS, INC. IN CONNECTION WITH INTERSECTION IMPROVEMENTS TO SPOTSWOOD-GRAVEL HILL ROAD AND MATCHAPONIX/PERGOLA AVENUE. (Increase of \$39,820.50)**
- R-12-2020-268**                    **RESOLUTION AUTHORIZING REFUND OF ZONING PERMIT FEE OVERPAYMENT. (\$75.00)**
- R-12-2020-269**                    **RESOLUTION AUTHORIZING A REDUCTION OF PERFORMANCE GUARANTEES FOR W&S 1103.1 & 1103.2, GATEWAY @ MONROE – BA-5096-14 POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (Gateway @ Monroe – Located at the intersection of Applegarth Rd./Route 33)**
- R-12-2020-270**                    **RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES UPON ACCEPTANCE OF A MAINTENANCE GUARANTEE FOR BLOCK 15, LOT 27, THE GABLES AT APPELGARTH VILLAGE W&S 1114, BA-5090-14 POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (Gables at Applegarth Village – Located at the intersection of Federal Rd./Applegarth Rd.)**
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- R-12-2020-273**                    **RESOLUTION AUTHORIZING MODIFICATION TO THE PURCHASE OF VEHICLES AND ACCESSORIES USING THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM (ESCNJ) FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (2 snowplow packages – add'l \$800.00)**
- R-12-2020-274**                    **RESOLUTION AUTHORIZING A CONTRACT WITH HORIZON BLUE CROSS BLUE SHIELD OF NEW JERSEY FOR HEALTHCARE INSURANCE AND PRESCRIPTION COVERAGE FOR CALENDAR YEAR 2021.**
- R-12-2020-275**                    **RESOLUTION AUTHORIZING BUDGET TRANSFERS.**
- R-12-2020-276**                    **RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948). (Drive Sober or Get Pulled Over Year End Holiday Crackdown Grant - \$6000)**

**R-12-2020-277 RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH H2M ASSOCIATES, INC. FOR PUBLIC OUTREACH CONSULTANT SERVICES IN CONNECTION WITH THE MASTER PLAN. (Not to exceed \$66,000)**

8. **Public Comments.** (limited to **Agenda items only** - 5 Minutes per Speaker)

OPEN: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

CLOSE: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

9. **Agenda Meeting Adjournment.** Time: \_\_\_\_\_

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_

**DECEMBER 7, 2020 REGULAR MEETING TO FOLLOW**

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

**REGULAR MEETING  
OF THE MONROE TOWNSHIP COUNCIL**

**DECEMBER 7, 2020**

**AGENDA**

1. **REGULAR MEETING CALLED TO ORDER:** Time: \_\_\_\_\_

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_

2. **MOTION** to approve the payment of **CLAIMS** per run date **November 30, 2020.**

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_

3. **APPROVAL OF MINUTES:**

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

**November 4, 2020 – Agenda/Regular Combined Meeting**

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_

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

**O-11-2020-021 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE NON-EXCLUSIVE EASEMENTS OVER PROPERTY LOCATED AT BLOCK 56, LOTS 9.04, 87 AND 90. (Water service to Matrix Corporate Park in Monroe Twp., off of Stonaker Road)**

PUBLIC HEARING OPEN: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

PUBLIC HEARING CLOSE: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ADOPTION: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_

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

**O-12-2020-022**      **REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY PROVIDING FOR THE REFUNDING OF CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE TOWNSHIP TO ACHIEVE DEBT SERVICE SAVINGS, AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$30,000,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION REFUNDING BONDS OF THE TOWNSHIP TO EFFECT SUCH REFUNDING AND APPROPRIATING THE PROCEEDS THEREFOR.**  
(Refinancing existing debt at lower interest rate)

MOTION:\_\_\_\_SECOND:\_\_\_\_      ROLL CALL: Ayes\_\_\_\_Nays\_\_\_\_

**O-12-2020-023**      **AN ORDINANCE OF THE TOWNSHIP OF MONROE IN THE COUNTY OF MIDDLESEX, NEW JERSEY, TO EXECUTE AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES AND A FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND CONIFER REALTY, LLC IN CONNECTION WITH REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 41, LOT 14 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY LOCATED ON CRANBURY HALF ACRE ROAD, MONROE, NEW JERSEY.**

MOTION:\_\_\_\_SECOND:\_\_\_\_      ROLL CALL: Ayes\_\_\_\_Nays\_\_\_\_

**O-12-2020-024**      **ORDINANCE AUTHORIZING THE DEDICATION OF CERTAIN REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 6, LOT 39 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE TO THE COUNTY OF MIDDLESEX FOR ANY AND ALL LAWFUL PURPOSES INCLUDING, BUT LIMITED TO, WIDENING OF PUBLIC RIGHTS-OF-WAY. (Joan Warren Way)**

MOTION:\_\_\_\_SECOND:\_\_\_\_      ROLL CALL: Ayes\_\_\_\_Nays\_\_\_\_

**O-12-2020-025**      **ORDINANCE ACCEPTING DEEDS OF DEDICATION FOR BLOCK 6 LOT 5.21 AND BLOCK 6, LOT 5.03 LOCATED ON MOUNT ROAD FOR OPEN SPACE AND RECREATION AND OTHER MUNICIPAL PURPOSES. (Colts Run – Old Church Rd. and England Rd.)**

MOTION:\_\_\_\_SECOND:\_\_\_\_      ROLL CALL: Ayes\_\_\_\_Nays\_\_\_\_

**O-12-2020-026**      **SUPERVISORY PERSONNEL 2021 SALARY AND WAGE ORDINANCE FOR MONROE TOWNSHIP, MIDDLESEX COUNTY.**

MOTION:\_\_\_\_SECOND:\_\_\_\_      ROLL CALL: Ayes\_\_\_\_Nays\_\_\_\_

6. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**  
(R-12-2020-245 – R-12-2020-277)

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(Old Church Rd. and England Rd.)

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**R-12-2020-274 RESOLUTION AUTHORIZING A CONTRACT WITH HORIZON BLUE CROSS BLUE SHIELD OF NEW JERSEY FOR HEALTHCARE INSURANCE AND PRESCRIPTION COVERAGE FOR CALENDAR YEAR 2021.**

**R-12-2020-275 RESOLUTION AUTHORIZING BUDGET TRANSFERS.**

**R-12-2020-276 RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948). (Drive Sober or Get Pulled Over Year End Holiday Crackdown Grant - \$6000)**

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MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_

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

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_

8. Mayor's Report.

9. Administrator's Report.

- Best Practices Inventory Discussion

10. Engineer's Report.

11. Council's Reports.

12. Public Comments. (5 Minutes per Speaker)

OPEN: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

CLOSE: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

13. Adjournment. MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

Time: \_\_\_\_\_