

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: 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.**

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**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.

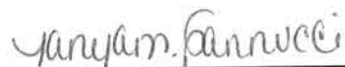
**Section 9.** The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the 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.

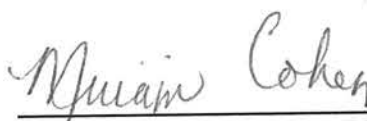
**Section 11.** This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**ADOPTED ON FIRST READING**

**DATED: August 4, 2025**



TANYA PANNUCCI, RMC, Sr. Deputy Clerk  
Township of Monroe



MIRIAM COHEN, Council President  
Township of Monroe


| RECORDED VOTE – INTRODUCTION – August 4, 2025 |        |        |     |     |         |        |
|---|--------|--------|-----|-----|---------|--------|
| COUNCIL                                       | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
| Councilman Dipierro                           | X      |        | X   |     |         |        |
| Councilman Markel                             |        |        | X   |     |         |        |
| Councilwoman Siegel                           |        | X      | X   |     |         |        |
| Council V. President Van Dzura                |        |        | X   |     |         |        |
| Council President Cohen                       |        |        | X   |     |         |        |

**NOTICE**

Notice is hereby given that the foregoing Bond Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on August 4, 2025. Said Bond Ordinance will again be read and considered for final passage at the next scheduled meeting of the Monroe Township Council to be held on September 3, 2025 at 6:30 p.m. at the Monroe Township Municipal Building, 1 Municipal Plaza, Monroe Township, New Jersey 08831. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.

**ADOPTED ON SECOND READING**

**DATED: September 3, 2025**

  
CHRISTINE ROBBINS, RMC, Clerk  
Township of Monroe

  
MIRIAM COHEN, Council President  
Township of Monroe

| RECORDED VOTE – SECOND READING & FINAL ADOPTION – September 3, 2025 |        |        |     |     |         |        |
|---|--------|--------|-----|-----|---------|--------|
| COUNCIL   | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
| Councilman Dipierro   | X      |        | X   |     |         |        |
| Councilman Markel   |        | X      | X   |     |         |        |
| Councilwoman Siegel   |        |        | X   |     |         |        |
| Council V. President Van Dzura                                      |        |        | X   |     |         |        |
| Council President Cohen   |        |        | X   |     |         |        |

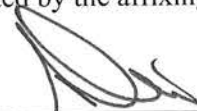
**MONROE TOWNSHIP, MIDDLESEX COUNTY**

**ORDINANCE NO.: 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.**

**MAYORAL APPROVAL**

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.

  
STEPHEN DALINA, Mayor

Date signed: 9/4/2025



# Township of Monroe

County of Middlesex

**CHRISTINE ROBBINS**  
Township Clerk

Municipal Complex  
1 Municipal Plaza  
Monroe Township, NJ  
08831-1900  
Phone (732) 656-4573  
Fax (732) 521-3190

## Affidavit of Publication

I, Tanya Pannucci, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on September 9, 2025.

*Tanya Pannucci, Deputy Clerk*  
\_\_\_\_\_  
Tanya Pannucci, Deputy Township Clerk

Tuesday, September-09, 2025

## **Notice Content**

"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." Sincerely, CHRISTINE ROBBINS, RMC Monroe Township Clerk MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-8-2025-019 BOND ORDINANCE STATEMENT AND SUMMARY The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Township of Monroe, in the County of Middlesex, State of New Jersey on September 3, 2025 and the 20 day period of limitation within which a suit, action or proceeding questioning the validity of such bond ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full bond ordinance are available at no cost and during regular business hours at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows: Title: 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. Purposes: Acquisition of North Disbrow Hill Road for use as open space, including all costs and expenditures incidental thereto. Appropriation: \$2,635,000 Bonds/Notes Authorized: \$2,509,500 Grants Appropriated: N/A Section 20 Costs: \$135,000 Useful Life: 40 years  
Christine Robbins, Clerk This Notice is published pursuant to N.J.S.A. 40A:2-17. (\$49.14)



# Township of Monroe

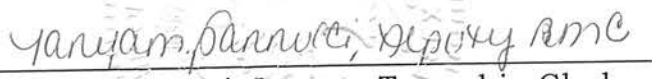
County of Middlesex

**CHRISTINE ROBBINS**  
Township Clerk

Municipal Complex  
1 Municipal Plaza  
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## Affidavit of Publication

I, Tanya Pannucci, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on August 8, 2025.

  
\_\_\_\_\_  
Tanya Pannucci, Deputy Township Clerk

Friday, August 08, 2025

## **Notice Content**

MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-8-2025-019 NOTICE OF PENDING BOND ORDINANCE AND SUMMARY The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of the Township of Monroe, in the County of Middlesex, State of New Jersey, on August 4, 2025. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Municipal Building, One Municipal Plaza, in the Township on September 3, 2025 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full bond ordinance will be available at no cost and during regular business hours at the Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows: Title: 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 Purposes: Acquisition of North Disbrow Hill Road for use as open space, including all costs and expenditures incidental thereto. Appropriation: \$2,635,000 Bonds/Notes Authorized: \$2,509,500 Grants Appropriated: N/A Section 20 Costs: \$135,000 Useful Life: 40 years Christine Robbins, Clerk This Notice is published pursuant to N.J.S.A. 40A:2-17. 8/8/25 (\$31.98)