

CHANGES TO LEGAL NOTICE PUBLICATION REQUIREMENTS EFFECTIVE MARCH 1, 2026

TOWNSHIP OF MONROE, MIDDLESEX COUNTY

Effective after March 1, 2026, the complete text of each legal notice for the Township of Monroe may be obtained or viewed by the public on the official internet website <https://www.monroetwp.com/index.php/services/legal-notices>, as well as hyperlinked on the Secretary of State's legal notice webpage <https://nj.gov/state/statewide-legal-notices-list.shtml>. The aforementioned is in accordance with P.L. 2025, c.72. Christine Robbins, RMC, Township Clerk

**** 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**

AUGUST 3, 2026

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

2. **SALUTE TO THE FLAG.**

3. **ROLL CALL:**

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

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 26, 2025 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and the **CRANBURY PRESS** on December 26, 2025;
3. Posted on the Monroe Township website; and
4. Sent to those individuals who have requested personal notice.

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

5. **PROCLAMATIONS and PRESENTATIONS:**

- **PRESENTATION:**
Recognizing the Monroe Township Police Youth Academy Graduates
- **PRESENTATION:**
Swearing in of new Police Officers:
 - *Officer Ryan Rizco*
 - *Officer Riley O'Boyle*
 - *Officer Kamrin O'Neill*

6. **ORDINANCE(S) for SECOND READING** at the August 3, 2026 Regular Meeting:

O-6-2026-010 **ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "FEES".** (Fee adjustments to MTUD annually required developer connection fees, water & sewer fees)

- | | |
|---------------------|---|
| O-6-2026-011 | ORDINANCE AUTHORIZING THE ACCEPTANCE OF A DEED OF PERMANENT EASEMENT BY THEODORE WALKER AND JENNIFER WALKER CONCERNING PROPERTY AT BLOCK 6, LOT 30. |
| O-6-2026-012 | ORDINANCE AUTHORIZING THE ACCEPTANCE OF A DEED OF PERMANENT EASEMENT BY LOUIS S. DAVINO CONCERNING PROPERTY AT BLOCK 6, LOT 27.3. |
| O-6-2026-013 | ORDINANCE AMENDING CHAPTER 108, ARTICLE 6.16A, “PO/CD PLANNED OFFICE COMMERCIAL DISTRICT”, AND ARTICLE 6.18A, “H-D HIGHWAY DEVELOPMENT DISTRICT”, AND ARTICLE 6.19A, “L-I LIGHT INDUSTRIAL DISTRICT”, AND 6.25A “OP OFFICE PROFESSIONAL DISTRICT”. (Amended to remove data processing and computer centers as permitted uses in those zones) |
| O-6-2026-014 | ORDINANCE RECOMMENDING THE ADOPTION OF THE MUNICIPAL LANDFILL REDEVELOPMENT PLAN FOR PROPERTY KNOWN AS BLOCK 148, LOTS 36.01 AND 37; AND BLOCK 148.60, LOTS 23.01, 24, 25, 26, AND 27. |
| O-6-2026-015 | BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,392,045 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,882,855 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF. |
| O-6-2026-016 | BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE WATER-SEWER UTILITY IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,368,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,368,200 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF. |
| O-6-2026-017 | ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO CONVEY A PORTION OF PROPERTY LOCATED AT SPOTSWOOD-ENGLISHTOWN ROAD (BLOCK 54, LOT 5.04), MONROE, NEW JERSEY TO MIDDLESEX COUNTY FOR ROADWAY/CULVERT IMPROVEMENTS. |
| 8. | RESOLUTIONS for CONSIDERATION under CONSENT AGENDA at the August 3, 2026 Regular Meeting: (R-8-2026-136 – R-8-2026-156) |
| R-8-2026-136 | RESOLUTION PROVIDING ADVICE AND CONSENT TO THE APPOINTMENT OF FRED REDLINE AS PLUMBING SUB-CODE OFFICIAL FOR MONROE TOWNSHIP. |
| R-8-2026-137 | RESOLUTION AUTHORIZING REFUND OF TREE REMOVAL PERMIT FEE. (\$35.00) |
| R-8-2026-138 | RESOLUTION AUTHORIZING CONTRACT WITH ROK/REALAUCTION TO CONDUCT AN ELECTRONIC TAX SALE. |
| R-8-2026-139 | RESOLUTION AUTHORIZING AWARD OF BID FOR CONTRACT U-2603 “HORIZONTAL DIRECTIONAL DRILL WATER MAIN REPLACEMENT SPOTSWOOD ENGLISHTOWN ROAD” TO JVS INDUSTRIAL & COMMERCIAL CONTRACTORS INC. FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”). (\$937,650) |
| R-8-2026-140 | RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 26, LOT 46.2, QUALIFIER C-180B. |
| R-8-2026-141 | RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 52, LOT 4.04. |
| R-8-2026-142 | RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 52, LOT 4.04. |

R-8-2026-143	RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 56, LOT 55, QUALIFIER C-391C.
R-8-2026-144	RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 169.20, LOT 21.
R-8-2026-145	RESOLUTION AUTHORIZING EXTENSION OF A ONE TIME GRACE PERIOD FOR THE PAYMENT OF THIRD QUARTER TAXES 2026. (Due Date: August 21, 2026)
R-8-2026-146	RESOLUTION OF THE MONROE TOWNSHIP COUNCIL APPOINTING ALTERNATE DEPUTY REGISTRAR OF VITAL STATISTICS. (Shalon T. Bennett)
R-8-2026-147	RESOLUTION AUTHORIZING THE PURCHASE OF A MODEL 600 SWEEPER AND CAB/CHASSIS EQUIPMENT FROM TYMCO, INC. USING THE SOURCEWELL NATIONAL COOPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP PUBLIC WORKS DEPARTMENT. (\$390,538)
R-8-2026-148	RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.
R-8-2026-149	RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 BY D’AVELLINO CONSTRUCTION, INC. FOR THE SENIOR CENTER PICKLEBALL COURTS & PARKING LOT IMPROVEMENTS PROJECT. (increase of \$108,089.48 = 9.15%)
R-8-2026-150	RESOLUTION AUTHORIZING AWARD OF BID TO PARAMOUNT VENDING SERVICES CORP. D/B/A CULINARY VENTURES VENDING FOR VENDING MACHINE SERVICES FOR VARIOUS MUNICIPAL BUILDINGS.
R-8-2026-151	RESOLUTION AUTHORIZING AWARD OF A PROFESSIONAL SERVICES FOR CONSTRUCTION ENGINEERING SERVICES TO H2M ASSOCIATES, INC. FOR 522 TANK STRUCTURAL REPAIRS FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT. (“M.T.U.D.”) (\$53,100)
R-8-2026-152	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) (2026 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown - \$7,000).
R-8-2026-153	RESOLUTION AUTHORIZING RELEASE OF CASH MAINTENANCE GUARANTEE FOR MAJESTIC WOODS – REMAINING LOTS – PB-975-05. (Block 60, Lots 21.06 & 21.07)
R-8-2026-154	RESOLUTION AUTHORIZING THE ADOPTION AND EXECUTION OF A TRAFFIC SIGNAL AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MONROE AND THE COUNTY OF MIDDLESEX IN CONNECTION WITH THE IMPROVEMENT AND SIGNALIZATION OF THE INTERSECTION OF CRANBURY STATION ROAD/UNION VALLEY ROAD AND APPLGARTH ROAD.
R-8-2026-155	RESOLUTION AUTHORIZING 2026 CAPITAL BUDGET AMENDMENT.
R-8-2026-156	RESOLUTION DEMONSTRATING COMPLIANCE WITH REGULATIONS OF THE LOCAL FINANCE BOARD OF THE STATE OF NEW JERSEY REGARDING THE 2025 ANNUAL AUDIT.

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_____

AUGUST 3, 2026 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

AUGUST 3, 2026

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 **July 29, 2026**.
- MOTION:_____SECOND:_____ROLL CALL: Ayes____Nays_____

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

June 29, 2026 - Agenda and Regular Combined Meeting

- MOTION: _____ SECOND: _____
- ROLL CALL: Ayes _____ Nays _____
4. **ORDINANCE(S) for SECOND READING:**

**O-6-2026-010 ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE
TOWNSHIP OF MONROE ENTITLED, “FEES”. (Fee adjustments to
MTUD annually required developer connection fees, water & sewer fees)**

PUBLIC HEARING OPEN: MOTION: SECOND:

PUBLIC HEARING CLOSE: MOTION: SECOND:

ADOPTION: MOTION: SECOND: ROLL CALL: Ayes Nays

**O-6-2026-011 ORDINANCE AUTHORIZING THE ACCEPTANCE OF A DEED OF
PERMANENT EASEMENT BY THEODORE WALKER AND JENNIFER
WALKER CONCERNING PROPERTY AT BLOCK 6, LOT 30.**

PUBLIC HEARING OPEN: MOTION: SECOND:

PUBLIC HEARING CLOSE: MOTION: SECOND:

ADOPTION: MOTION: SECOND: ROLL CALL: Ayes Nays

**O-6-2026-012 ORDINANCE AUTHORIZING THE ACCEPTANCE OF A DEED OF
PERMANENT EASEMENT BY LOUIS S. DAVINO CONCERNING
PROPERTY AT BLOCK 6, LOT 27.3.**

PUBLIC HEARING OPEN: MOTION: SECOND:

PUBLIC HEARING CLOSE: MOTION: SECOND:

ADOPTION: MOTION: SECOND: ROLL CALL: Ayes Nays

O-6-2026-013 **ORDINANCE AMENDING CHAPTER 108, ARTICLE 6.16A, “PO/CD PLANNED OFFICE COMMERCIAL DISTRICT”, AND ARTICLE 6.18A, “H-D HIGHWAY DEVELOPMENT DISTRICT”, AND ARTICLE 6.19A, “L-I LIGHT INDUSTRIAL DISTRICT”, AND 6.25A “OP OFFICE PROFESSIONAL DISTRICT”. (Amended to remove data processing and computer centers as permitted uses in those zones)**

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

O-6-2026-014 **ORDINANCE RECOMMENDING THE ADOPTION OF THE MUNICIPAL LANDFILL REDEVELOPMENT PLAN FOR PROPERTY KNOWN AS BLOCK 148, LOTS 36.01 AND 37; AND BLOCK 148.60, LOTS 23.01, 24, 25, 26, AND 27.**

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

O-6-2026-015 **BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,392,045 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,882,855 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-6-2026-016 **BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE WATER-SEWER UTILITY IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,368,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,368,200 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF.**

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

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PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

6. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
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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. 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: _____

NEXT COUNCIL MEETING
COMBINED AGENDA/REGULAR MEETING –WEDNESDAY, SEPTEMBER 2, 2026 @ 6:30 P.M.