

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 & COMMERICAL 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)
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RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.
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- 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.
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- 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 APPEGARTH 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 _____

**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:
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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:
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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.

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PUBLIC HEARING OPEN: MOTION: SECOND:
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COUNCIL MEETING MINUTES

MEETING OF THE MONROE TOWNSHIP COUNCIL – August 3, 2026

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 Rupa P. Siegel with a Salute to the Flag.

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

ALSO PRESENT: Business Administrator Kevin McGowan, Township Attorney Michael Burns, Engineer Mark Rasimowicz, Director Joseph Stroin and Deputy Township Clerk Tanya Pannucci.

ABSENT: Councilman Terence Van Dzura and Mayor Stephen Dalina.

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 26, 2025 and remains posted at that location for public inspection.
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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 Siegel congratulated the Monroe Township Police Youth Academy Graduates, noting they will be invited to a future meeting to receive their accolades for a job well done during their Police Youth Academy training.

Council President Siegel turned the meeting over to Chief Banos for the Swearing In Ceremony of Officers Ryan Rizco, Riley O’Boyle and Kamrin O’Neill. 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 Ryan Rizco was joined by his mother, father, niece and his wife Nikki who held the bible, Officer Riley O’Boyle was joined by his mother, sister, stepmother, step sister and his father Patrick who held the bible and lastly Officer Kamrin O’Neill was joined by his mother, father, aunt and his brother Chandler who held the bible.

Township Clerk Christine Robbins read the following entitled **ORDINANCE(S)** for **SECOND READING** at the **MONDAY, August 3, 2026** Regular Meeting:

- | | |
|---------------------|--|
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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.

Administrator McGowan noted that Resolution R-8-2026-155 is no longer needed and will be removed from the agenda, further explaining that this Resolution was to amend the capital budget as we normally do every year when bond ordinances are different then what our capital plan is, but this year our bond ordinance and plan match so it is no longer necessary.

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

Public Comments:

Allan Marain, 64 Starlight Dr. – Mr. Marain commented on Ordinances O-6-2026-015 and O-6-2026-016 and questioned the Township’s reliance on bonding. He suggested that the taxpayers should have a greater opportunity to consider costs before long-term debt is incurred.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman asked for the background concerning the municipal landfill, as well as an explanation on Ordinance O-6-2026-014; Administrator McGowan explained that the site is approximately 80 acres and had historically operated as a municipal landfill and later became a Super Fund Site which was operated by BFI Waste Systems/Republic Services. The redevelopment arrangement would allow CEP Renewables to develop a community solar project and was associated with the settlement of litigation involving BFI Waste Systems/Republic Services.

Prakash Parab, 33 Dayna Dr. – Mr. Parab asked how the electricity generated by the proposed community solar project would benefit the residents of Monroe, to which Administrator McGowan explained that the residents would be able to participate in the community solar program and receive reductions on their electric bills without installing solar panels on their individual homes.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked for an explanation on the approximately \$937,650 contract associated with relocation of a water main on Spotswood Englishtown Road; Director Stroin explained that the County is installing new culverts for flood control which requires the relocation of the water main because the existing main conflicts with the proposed culvert work.

Mrs. Arminio asked for an explanation on R-8-2026-148 regarding the approximately \$93,000 in tax overpayments, as well as the history of the Township's tax appeal settlements; Administrator McGowan stated that the tax overpayment refund involves multiple property owners rather than just one taxpayer and noted that he would have to obtain information regarding the Township's tax appeal settlements.

Pat Schwalje, 586A Madison Dr. – Mrs. Schwalje inquired how to obtain a complete printed copy of the Township's Zoning Code; Township Clerk Christine Robbins explained that the printed Zoning Code is a substantial volume and she would need to contact our code book company to get the reproduction cost for her.

Mrs. Schwalje inquired where the electricity generated by the landfill solar project would go and how it would be stored or transmitted; Administrator McGowan stated that those technical details would be addressed by the applicant during the Planning Board site plan process.

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

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the Agenda Meeting was Adjourned at 7:12pm.

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

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the Regular Meeting was Called to Order at 7:13pm.

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

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel the **CLAIMS** per run date of **7/29/2026** were approved for payment as written and presented.

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

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

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

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

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)

BE IT ORDAINED by the Council of the Township of Monroe, County of Middlesex, State of New Jersey that Chapter 39 of the Code of the Township of Monroe is hereby amended as follows: (new text is in **red and underlined**, text to be deleted is ~~struck~~)

Chapter 39 FEES

§ 39-2. Fees enumerated by Department.

The following fees shall be charged by the Township for services rendered or licenses or permits issued. All license fees shall be annual unless otherwise noted.

N. Monroe Township Utility Department fees and charges.

N1. Rate Schedule.

Part I. Sewer Service.

Section A. Definitions.

(h) For users, other than residential: including each tenant in a nonresidential building, an equivalent dwelling unit of sewage flow shall be deemed to equal gallons per day of sewage flow. Example: ~~171~~ **169** gal/day x 365 days = 62,415 ~~61,685~~ gal/year or ~~15,604~~ **15,421** gallons per quarter = one UNIT.

Section D. Sewer Connection Fees and Charges.

B. The connection fee for each unit shall be ~~\$3,781~~ **\$4,018**. Connection fees for single-family homes not part of a real estate development are payable at the option of the applicant in two installments with the initial installment paid prior to the time of the connection and the second payment due within one year. Interest shall accrue and be due to the Utility Department at 1% per month on the unpaid balance. In the case where the system is under construction but not yet available for connection, connection fees can be paid at the option of the applicant in two installments without interest.

In the case of real estate developers, the connection fees for any development of 10 or less units shall be payable at the time of final approval.

In any single-family home development of more than 10 units, connection fees for the first 10 units shall be payable at the time of final approval with the balance of connection fees payable in groups of 10 units at a time in advance of the building permit. For townhome, condominium or apartment unit construction, connection fees shall be payable prior to start of any work on each individual structure.

C. For a user other than residential with estimated sewage flows in excess of ~~171~~ **169** gallons per day, the connection fee shall be based on the number of units as defined in Subsection A(1)(c) above. Fractional number of units shall be calculated to the next- highest unit.

Part II. Water Service

Section A. Definitions:

2. Other than residential: includes each tenant in a nonresidential building, one equivalent dwelling unit of potable water shall equal ~~173~~ **171** gallons per day of estimated water consumption or fraction thereof. In a building with more than one tenant or occupant, each separate tenant or occupant shall be calculated separately. Example: ~~173~~ **171** gal/day x 365 days = 63,145 ~~62,415~~ gal/year or ~~15,786~~ **15,604** gallons per quarter= one unit.

Section L. Potable Water Connection Fees and Charges.

B. The potable water connection fee for each equivalent unit shall be \$~~3,241~~ **\$3,437**, and the irrigation connection fee using potable water with a separate meter shall be \$1,000 per equivalent unit. Connection fees for single-family homes not part of a real estate development are payable at the option of the applicant in two installments with the initial installation paid prior to the time of the connection and the second payment due within one year. Interest shall accrue and be due to the Utility Department at 1% per month on the unpaid balance. In case the system is under construction but not yet available for connection, connection fees can be paid at the option of the applicant in two installments without interest. In the case of real estate developers, the connection fees for the development shall be payable at the time of final approval.

In any development of more than 10 units, connection fees for the first 10 units shall be payable at the time of final approval with the balance of connection fees payable in groups of 10 units at a time in advance of the building permit.

All new structures constructed within the Utility Department's potable water system shall use this system for on-site irrigation unless prior approved by the Utility Department due to a limited water supply. All outside hose bibs on any new structure shall use a separate irrigation service and meter for outside watering needs where available and appropriate backflow devices installed and tested.

C. For a user other than residential with estimated potable water consumption in excess of ~~473~~ **171** gallons per day and/or 483 gallons per day for nonpotable irrigation water, then the connection fee shall be based on the number of units as defined in Subsection A(2) above. Fractional number of units shall be calculated to the next highest unit.

Repealer

All ordinances or parts of ordinances inconsistent with the provisions of this ordinance shall be and the same are hereby repealed.

Severability

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

Effective Date

This ordinance shall take effect twenty days after final passage, adoption and publication as provided by law.

SO ORDAINED, as aforesaid.

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel, the **PUBLIC HEARING for Ordinance O-6-2026-010** was **opened**. All were in favor, none opposed.

Public Comments:

Pat Schwalje, 586A Madison Dr. – Mrs. Schwalje initially approached believing the hearing concerned the zoning amendment but withdrew her comments when Township Attorney Burns advised that this Ordinance concerned the amendment of Chapter 39 entitled “Fees.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Cohen, the **PUBLIC HEARING for Ordinance O-6-2026-010** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel, **Ordinance O-6-2026-010** was passed on Second Reading and Final Adoption:

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

WHEREAS, pursuant to N.J.S.A. 40A:12-4(a) of the Local Lands and Buildings Law, a municipality is authorized to acquire any real property, or interests therein, by duly adopted ordinance; and

WHEREAS, Theodore Walker and Jennifer Walker (the “Grantors”) are the owners of a tract of land identified on the Official Tax Map of the Township of Monroe (the “Township”) as Block 6, Lot 30 (the “Property”); and

WHEREAS, the Grantors have previously granted a Temporary, Non-exclusive Construction easement to JSM at Route 33, LLC and SCM @ Rt 33 North, LLC (“Developer”), the developer of a mixed use residential and commercial development at Block 6, Lots 12.6, 13.2, 13.3, 15.1, 23.1, and 27.1, to permit the Developer to install water and sewer piping on Grantor’s Property; and

WHEREAS, the Temporary Construction Easement was to terminate after the completion of the construction of the piping and the acceptance thereof by the Township at which time the Township and the Grantors would enter into a Deed of Permanent Easement granting the Township with rights necessary to use, maintain, repair, replace and access the water and sewer piping to ensure the proper functioning of the water and sewer supply system and sanitary sewerage; and

WHEREAS, Township has agreed to enter into said Deed of Permanent Easement to permit the Grantors to grant and convey to the Township the rights and obligations to the Property as set forth therein; and

WHEREAS, after analysis and review and approval by the Township Attorney, the Township has determined it is in its best interest to accept the aforementioned Deed of Permanent Easement in a form substantially similar to that which is attached hereto as Attachment A, subject to the review and approval of the Township Attorney.

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

1. The Mayor and Clerk are hereby authorized to execute the Deed of Permanent Easement in a form substantially similar to Exhibit A attached hereto, which has been reviewed and approved by the Township Attorney, for the property known as Block 6, Lot 30 on the Tax Map of the Township of Monroe, as more particularly described in the attached Deed of Permanent Easement, and to execute any and all additional documents necessary to effectuate said conveyance.
2. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
3. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

SO, ORDAINED as aforesaid.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-011** was **opened**. All were in favor, none opposed.

Public Comments:

No Public Comment.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-011** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, **Ordinance O-6-2026-011** was passed on Second Reading and Final Adoption:

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

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

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.

WHEREAS, pursuant to N.J.S.A. 40A:12-4(a) of the Local Lands and Buildings Law, a municipality is authorized to acquire any real property, or interests therein, by duly adopted ordinance; and

WHEREAS, Louis S. Davino (the “Grantor”) is the owner of a certain tract of land identified on the Official Tax Map of the Township of Monroe (the “Township”) as Block 6, Lot 27.3 (the “Property”); and

WHEREAS, the Grantor has previously granted a Temporary, Non-exclusive Construction easement to JSM at Route 33, LLC and SCM @ Rt 33 North, LLC (“Developer”), the developer of a mixed use residential and commercial development at Block 6, Lots 12.6, 13.2, 13.3, 15.1, 23.1, and 27.1, to permit the Developer to install water and sewer piping on Grantor’s Property; and

WHEREAS, the Temporary Construction Easement was to terminate after the completion of the construction of the piping and the acceptance thereof by the Township at which time the Township and the Grantor would enter into a Deed of Permanent Easement granting the Township with rights necessary to use, maintain, repair, replace and access the water and sewer piping to ensure the proper functioning of the water and sewer supply system and sanitary sewerage; and

WHEREAS, Township has agreed to enter into said Deed of Permanent Easement to permit the Grantor to grant and convey to the Township the rights and obligations to the Property as set forth therein; and

WHEREAS, after analysis and review and approval by the Township Attorney, the Township has determined it is in its best interest to accept the aforementioned Deed of Permanent Easement in a form substantially similar to that which is attached hereto as Attachment A, subject to the review and approval of the Township Attorney.

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

1. The Mayor and Clerk are hereby authorized to execute the Deed of Permanent Easement in a form substantially similar to Exhibit A attached hereto, which has been reviewed and approved by the Township Attorney, for the property known as Block 6, Lot 27.3 on the Tax Map of the Township of Monroe, as more particularly described in the attached Deed of Permanent Easement, and to execute any and all additional documents necessary to effectuate said conveyance.
2. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
3. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

SO, ORDAINED as aforesaid.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-012** was **opened**. All were in favor, none opposed.

Public Comments:

No Public Comment.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-012** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, **Ordinance O-6-2026-012** was passed on Second Reading and Final Adoption:

ROLL CALL:	Councilwoman Miriam Cohen	Aye
	Councilman Charles Dipierro	Aye
	Councilman Terence Van Dzura	Absent

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-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)

BE IT ORDAINED, by the Township Council of the Township of Monroe, Middlesex County, New Jersey that Chapter 108, Articles 6.16A, 6.18A, 6.19A and 6.25A of the Code of the Township of Monroe is hereby amended to remove data processing and computer centers as permitted uses in those zones as follows: (new text is in **red and underlined**, text to be deleted is ~~struck~~)

Chapter 108. Land Development

Article VI. Zoning District Regulations

§ 108-6.16. PO/CD Planned Office Commercial District.

The following regulations shall apply in the PO/CD Planned Office Commercial District.

A. Permitted uses.

(1) Professional office and related uses such as:

(a) Corporate offices and executive centers.

~~(b) Data processing facilities.~~

~~(c) Computer centers.~~

(c) Medical offices and clinical laboratories.

(d) Retail pharmacies.

(e) Banks and other fiduciary institutions.

(f) Law and accounting offices.

(g) Office-type research.

(h) Municipal utilities and services.

(2) Restaurants, excluding fast-food take-out facilities and drive-up service windows.

(3) Sports and health facilities as listed below, provided that they are incorporated into other buildings or are built in the general architectural style of the PO/CD District.

(a) Tennis centers.

(b) Racquetball centers.

(c) Health spas.

Inflatable "bubble" or corrugated frame buildings for sports facilities are prohibited.

§ 108-6.18. H-D Highway Development District.

The following regulations shall apply in the H-D Highway Development District.

A. Permitted uses.

- (1) Business and professional offices, corporate centers including facilities used for business, professional and corporate training, education or other similar services.
- (2) Theaters and other fully enclosed commercial entertainment establishments.
- (3) Regional shopping centers, subject to yard, bulk and buffer requirements contained in Article VII of this chapter.
- (4) New auto sales and showroom establishments, but not including used car lots or auto body repair shops exclusively as principal uses.
- (5) Fully enclosed establishments for the sale and repair of machinery and equipment.
- ~~(6) Data processing and computer centers.~~
- ~~(6)~~ Fully enclosed restaurants.
- ~~(7)~~ Medical offices and clinical laboratories.
- ~~(8)~~ Banks and other "fiduciary institutions."
- ~~(9)~~ Law and accounting offices.
- ~~(10)~~ Hotels, motels, convention centers.

§ 108-6.19. L-I Light Industrial District.

The following regulations shall apply in the L-I Light Industrial District.

A. Permitted uses.

- (1) Assembly and finishing of materials or products subject to the performance standards of Article V of this chapter.
- (2) Fully enclosed wholesale, distributive or storage establishments, but excluding retail sales subject to the performance standards of Article V of this chapter.
- (3) Research laboratories subject to the performance standards of Article V of this chapter.
- ~~(4) Data processing and computer centers.~~
- ~~(4)~~ Business and professional offices including facilities used for business, professional and corporate training, education or other similar services. Said uses may be integrated with existing hotel operations to form a permitted hotel/conference use.
- ~~(5)~~ Agricultural activities.

§ 108-6.25. OP Office Professional District.

The following regulations shall apply in the OP Office Professional District.

A. Permitted uses.

- (1) Professional and general offices, including but not limited to:
 - (a) Law and accounting.
 - (b) Engineering and other licensed professional.
 - (c) Real estate.
 - (d) Medical.
 - ~~(e) Data processing.~~
 - ~~(e)~~ Banks and other fiduciary institutions.
 - ~~(f)~~ Insurance.

(g) Management and advertising.

(h) Research laboratories subject to the performance standards of Article V of this chapter.

BE IT FURTHER ORDAINED, that any ordinance or parts thereof 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.

SO, ORDAINED as aforesaid.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-013** was **opened**. All were in favor, none opposed.

Public Comments:

Pat Schwalje, 586A Madison Dr. – Mrs. Schwalje noted her support for this Ordinance and encouraged the Council to adopt it.

Prakash Parab, 33 Dayna Dr. – Mr. Parab stated that he supported the restrictions on high-capacity data centers because of their potential electricity and water consumption but questioned how the Township would legally distinguish a large data center from ordinary businesses using computers and data processing. Administrator McGowan explained that the amendment was intended to remove uncertainty from older zoning terminology while the Township studies data centers, their impacts and possible future regulations. He reiterated that data centers were not currently a permitted use.

Tom Walsh, 624A Windsor Way – Mr. Walsh noted that he supported removing the terms “data processing” and “computer science” from the Ordinance.

Catherine Hunt, 121P Lowell Ln. - Ms. Hunt stated that she supported the direction of the Ordinance but urged the Township to ensure that data centers were expressly prohibited unless specifically permitted; Administrator McGowan explained that the Township’s existing zoning ordinance already provides that a use that is not specifically permitted, is prohibited and reference Section 108-6.5 of the Township Code. Ms. Hunt went on to discuss the increased electricity costs and expressed concern that large data centers could place additional demand on the regional electrical grid.

Barbara Boyer, 551A Sheldon Way – Ms. Boyer inquired whether taxpayers could ultimately bear costs associated with data centers to which Township Attorney Burns explained that the Township was not proposing direct taxpayer subsidies for data centers, although poorly planned large facilities could potentially contribute indirectly to utility system costs. Ms. Boyer stated that she was in support of prohibiting data centers.

Alan Schwartz, 19 London Dr. - Mr. Schwartz stated that he supports the Ordinance and noted that it would allow the Township time to determine what types of businesses would provide beneficial ratables without creating an excessive burden on the taxpayers.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-013** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel, **Ordinance O-6-2026-013** was passed on Second Reading and Final Adoption:

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

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes the Township of Monroe (the “**Township**”) to determine whether certain parcels of land within the Township constitute an “area in need of redevelopment”; and

WHEREAS, pursuant to Resolution R-8-2025-169 (dated August 8, 2025) of the Township Council of the Township of Monroe (the “**Council**”), the Planning Board of the Township of Monroe (“**Planning Board**”) was authorized to undertake a preliminary investigation of Block 148, Lots 36.01 and 37, and Block 148.60, Lots 23.01, 24, 25, 26, and 27 on the Tax Map of the Township of Monroe (“**Study Area**”) to determine if the Study Area met the criteria set forth in Redevelopment Law, and should therefore be designated as an area in need of redevelopment; and

WHEREAS, on December 18, 2025, after receiving the “Non-Condensation—Area in Need of Redevelopment Study, Preliminary Investigation Report of the Study Area” prepared by CME Associates dated December 5, 2025 the Planning Board conducted a public hearing and reviewed the Study; and

WHEREAS, at the public hearing, the Planning Board concluded and further recommended to the Monroe Township Mayor and Township Council that the Study Area be designated as a Non-Condensation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots met one or more of the criteria set forth in N.J.S.A. 40A:12A-5, or was necessary for an effective redevelopment of the Study Area; and

WHEREAS, based on the recommendation of the Planning Board, on January 5, 2026, the Council adopted Resolution R-1-2026-022 designating the Study Area as a “Non-Condensation” area in need of redevelopment; and

WHEREAS, further based on the Planning Board’s recommendation, pursuant to N.J.S.A. 40A:12A-7(f), the Council authorized and directed the Planning Board to have a redevelopment plan for the Study Area prepared, and to then transmit the completed redevelopment plan to the Council for review and adoption.

WHEREAS, CME, whose name had been changed to Artheon, the Township’s Planner, prepared a redevelopment plan for the Study Area entitled “Municipal Landfill Redevelopment Plan Block 148, Lots 36.01 and 37; and Block 148.60, Lots 23.01, 24, 25, 26, and 27 Municipal Landfill Redevelopment Plan dated June, 2026” (“**Redevelopment Plan**”); and

WHEREAS, the Council is hereby introducing the Redevelopment Plan to be reviewed by the Planning Board to insure that the Redevelopment Plan is consistent with the Township’ Master Plan; and

WHEREAS, the Redevelopment Plan shall not be adopted on second reading until after the Planning Board has reviewed the plan to determine if it is consistent with the Township’s adopted Master Plan.

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

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Redevelopment Plan, a copy of which is on file with the Township Clerk and which is incorporated herein by reference, shall be forwarded to the Planning Board for review as to approval and consistency with the Township’s Master Plan.

Section 3. This Ordinance shall take effect in accordance with applicable law.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-014** was **opened**. All were in favor, none opposed.

Public Comments:

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio inquired about the redevelopment process and the respective roles of the Council, Planning Board and expressed concern regarding the amount of public deliberation that has occurred; Administrator McGowan explained that the process began with the Council directing the Planning Board to study whether the property qualified as an area in need of redevelopment. He went on to explain that the Township Planner performed the study, and recommendations were subsequently considered by both the Planning Board and Council. Mrs. Arminio also raised environmental concerns involving landfill leachate; Administrator McGowan explained that leachate will continue to be collected and removed from the site. He went on to explain that a dedicated force main had been constructed so that the leachate could be conveyed to the Middlesex County Utilities Authority without passing through residential sewer lines and the property would ultimately be

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the PUBLIC HEARING for Ordinance O-6-2026-014 was closed. All were in favor, none opposed.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, Ordinance O-6-2026-014 was passed on Second Reading and Final Adoption:

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

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 several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Monroe, in the County of Middlesex, New Jersey (the "Township"), as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$2,392,045, including a \$415,000 grant expected to be received from the State of New Jersey Department of Transportation (the "NJDOT Grant") for the Heritage Chase Road improvements, as more fully described in Section 3(a), and further including the aggregate sum of \$94,190 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made 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 several improvements or purposes not covered by application of the several down payments and the NJDOT Grant, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,882,855 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. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Heritage Chase Road project, including all work and materials necessary therefor and incidental thereto.	\$1,305,000 (includes the NJDOT Grant)	\$847,600	10 years
b) Acquisition of in-car cameras for the Police Department, including all related costs and expenditures incidental thereto.	\$16,043	\$15,275	5 years

c) Acquisition of police radios and equipment for the Police Department, including all related costs and expenditures incidental thereto.		\$47,002		\$44,750	5 years
d) Acquisition of body armor for the Police Department, including all related costs and expenditures incidental thereto.		\$32,500		\$30,950	5 years
e) Acquisition of sport utility vehicles for the Police Department, including all related costs and expenditures incidental thereto.		\$227,000		\$216,190	5 years
f) Acquisition of pick up truck for the Department of Public Works, including all related costs and expenditures incidental thereto.		\$91,500		\$87,140	5 years
g) Providing for an ambulance remount, including all related costs and expenditures incidental thereto.		\$273,000		\$260,000	5 years
h) Drainage improvements throughout the Township, as more fully described on a list on file in the Office of the Clerk, which list is hereby incorporated by reference as if set forth at length, including all work and materials necessary therefor and incidental thereto.		\$200,000		\$190,475	10 years
i) Municipal facility improvements, as more fully described on a list on file in the Office of the Clerk, which list is hereby incorporated by reference as if set forth at length, including all work and materials necessary therefor and incidental thereto.		<u>\$200,000</u>		<u>\$190,475</u>	10 years
Total		<u>\$2,392,045</u>		<u>\$1,882,855</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

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 improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 8.26 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 \$1,882,855, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$119,000 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 purposes or improvements.

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. 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 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements 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 Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-015** was **opened**. All were in favor, none opposed.

Public Comments:

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked if all the roadway repaving/repairs are accomplished within the communities; Administrator McGowan explained that the approval of this Bond Ordinance provides the authority to secure financing but does not constitute final approval of every individual project as all projects and contracts must go before Council to be approved. Mrs. Arminio asked what the priority would be to which Administrator McGowan responded that the Heritage Chase Roadway Project is a definite priority because a \$415,000 grant from the New Jersey Department of Transportation has been received to help complete that project.

Prakash Parab, 33 Dayna Dr. – Mr. Parab asked what the current interest rates are to which Administrator McGowan explained that a recent temporary one-year note received a rate of approximately 2.6%, while long-term financing was around 3.5% but the final rate is unknown until financing is actually secured. He noted that the Township has an AA+ bond rating and competitive investor interest.

Council further discussed whether smaller capital purchases should be paid from the Township reserves instead of borrowed funds; Administrator McGowan explained that the administration attempts to balance the use of operating funds, reserves and long-terms financing while maintaining sufficient surplus for future obligations and emergencies.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-015** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel, **Ordinance O-6-2026-015** **failed** on Second Reading and Final Adoption:

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

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 several improvements described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Monroe, in the County of Middlesex, New Jersey (the "Township"). For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$4,368,200. No down payment is required as the improvements or purposes authorized herein are deemed self-liquidating and the bonds and bond anticipation notes authorized herein are deductible from the gross debt of the Township, as more fully explained in Section 6(e) of this bond ordinance.

Section 2. In order to finance the cost of the several improvements or purposes, negotiable bonds are hereby authorized to be issued in the principal amount of \$4,368,200 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. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Applegarth 3.5 MG Hydro Pillar Water Storage Tank rehabilitation and painting of both the exterior and interior including all work and materials necessary therefor and incidental thereto.	\$2,470,550	\$2,470,550	15 years

b) Relocation of water main, including all work and materials necessary therefor and incidental thereto.	\$262,650	\$262,650	40 years
c) Improvement to the storage facility, including all related costs and expenditures incidental thereto.	\$825,000	\$825,000	10 years
d) Acquisition of a utility truck, including all related costs and expenditures incidental thereto.	\$105,000	\$105,000	5 years
e) Replacement of meters, and encoder receiver transmitters, including all related costs and expenditures incidental thereto.	<u>\$705,000</u>	<u>\$705,000</u>	10 years
Total:	<u>\$4,368,200</u>	<u>\$4,368,200</u>	

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 improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as self-liquidating purposes of a municipal public utility. No part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 14.51 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 \$4,368,200, but that the net debt of the Township determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$395,000 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 purposes or improvements.

(e) This bond ordinance authorizes obligations of the Township solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for purposes that are deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of the Township pursuant to N.J.S.A. 40A:2-44(c).

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the

obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. 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 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements 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 Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-016** was **opened**. All were in favor, none opposed.

Public Comments:

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio expressed her concern with the Township constantly bonding each year.

Prakash Parab, 33 Dayna Dr. – Mr. Parab asked what the impact would be if the Ordinance failed, to which Administrator McGowan explained that this Ordinance is for Utility Department bonding and if failed then the resolutions associated with this Ordinance would be removed and we would have to go back to the drawing board. Mr. Parab commented that a thoughtful discussion is needed.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman expressed his concerns with the bond Ordinance failing and the impact on the Township and advocated for its passing.

Gary Busman, 5 Monarch Rd. – Mr. Busman shared that he is in favor of bonding and supported this Ordinance.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-016** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel, **Ordinance O-6-2026-016** was passed on Second Reading and Final Adoption:

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

WHEREAS, the Township of Monroe (hereinafter referred to as the “Township”) is a public body corporate and politic in the County of Middlesex, State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5, the Township has the power to convey any real property through a negotiated agreement process; and

WHEREAS, Middlesex County (hereinafter referred to as the “County”) wishes to acquire ownership of certain parcel of land located at Spotswood-Englishtown Road and identified on the Township’s Official Tax Map as a portion of Block 54, Lot 5.04 for replacement of Culverts 5-P-700 and 5-P-701 (“the Culverts”) and

WHEREAS, Spotswood-Englishtown Road, Block 54, Lot 5.04 is referred to as the “Property;” and

WHEREAS the Township seeks to convey a portion of the Property to Middlesex County in perpetuity for the purpose of replacing the Culverts for an agreed upon Compensation of FIVE HUNDRED DOLLARS (\$500.00); and

WHEREAS, the Township will execute a Deed of Conveyance providing the County with ownership of the Property as described in the Deed of Conveyance; and

WHEREAS, the Township Attorney and Township Engineer have reviewed the aforementioned Deed of Conveyance and agreed that it is in the best interests of the Township to convey the interests required to Middlesex County by a Deed of Conveyance, subject to the review of the Township Attorney.

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

1. The Mayor and Municipal Clerk are hereby authorized to execute the Deed of Conveyance, subject to the review of the Township attorney, which sets forth the terms and conditions pertaining to the conveyance of ownership interest for the Culvert project, and all documents necessary for the acceptance.
2. If any section or provision of this Ordinance shall be held to be invalid by any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance.
3. All ordinances or part of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

SO ORDAINED, as aforesaid.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-017** was **opened**. All were in favor, none opposed.

Public Comments:

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked if the property is owned by the Township and where it is located; Administrator McGowan confirmed that the Township owns the property and it is located on Spotswood-Englishtown Road across from what was formerly known as the “Greek’s Playground”. Mrs. Arminio stated that one homeowner has been encroached upon by all the development going on.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the **PUBLIC HEARING for Ordinance O-6-2026-017** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, **Ordinance O-6-2026-017** was passed on Second Reading and Final Adoption:

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

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:**
(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.

WHEREAS, the Honorable Stephen Dalina, Mayor of the Township of Monroe, by copy of letter dated July 7, 2026 has appointed ***FRED REDLINE*** to serve as the Township’s **PLUMBING SUB-CODE OFFICIAL** effective immediately and expiring December 31, 2027; and

WHEREAS, the Administrative Code of the Township of Monroe requires Advice and Consent from the Council for such appointment.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the Township Council hereby provides its Advice and Consent and confirms the appointment of ***FRED REDLINE*** to serve as the Township’s **PLUMBING SUB-CODE OFFICIAL** effective immediately and expiring December 31, 2027.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-136						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

R-8-2026-137 RESOLUTION AUTHORIZING REFUND OF TREE REMOVAL PERMIT FEE. (\$35.00)

WHEREAS, the Shade Tree Coordinator, by copy of a letter dated June 27, 2026, and as attached hereto as Exhibit “A”, has recommended the Council approve the following tree removal permit refund:

Refund to:	Reason	Amount
Ryan Banský Banský Expert Tree Service, LLC 44 West Maple Ave. Lindenwold, NJ 08021	Permit # 2026-93 Requests refund due to wrong town. He should have filed with Monroe Township in Glouster County.	\$ 35.00

WHEREAS, Council has reviewed the recommendation of the Shade Tree Coordinator and finds the request for the above refund to be reasonable;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that the request is hereby authorized and that refund be made to **Ryan Banský Expert Tree Service, LLC in the amount of \$35.00**.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-137						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

R-8-2026-138

RESOLUTION AUTHORIZING CONTRACT WITH
ROK/REALAUCTION TO CONDUCT AN ELECTRONIC TAX SALE.

WHEREAS, N.J.S.A. 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the municipality of Monroe Township wishes to participate in an electronic tax sale for prior year 2025 delinquencies.

NOW THEREFORE BE IT RESOLVED, by the Township Council of the Township of Monroe, New Jersey, that the Tax Collector is hereby authorized to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

BE IT FURTHER RESOLVED, the governing body authorizes the Mayor to execute and the Township Clerk to witness the Agreement attached hereto and made a part hereof subject to the review of the Township Attorney.

BE IT FURTHER RESOLVED that a certified copy of this resolution is forwarded to the Township of Monroe Tax Collector and the Chief Financial Officer by the Township Clerk.

SO RESOLVED , as foresaid.

RECORDED VOTE: R-8-2026-138						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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)

WHEREAS, on June 3, 2026 at 10:45 AM, two (2) sealed bids were received, publicly opened, and read aloud, by the Qualified Purchasing Agent for Contract U-2603, “Horizontal Directional Drill Water Main Replacement – Spotswood Englishtown Road”, required by the M.T.U.D.; and

WHEREAS, JVS Industrial & Commercial Contractors Inc. has submitted their bid, and after review is considered the lowest responsible and responsive bidder; and

WHEREAS, the Utility Department Engineer, by copy of a letter dated June 25, 2026, has recommended that, subject to a positive review from the township attorney, a contract be awarded to JVS Industrial & Commercial Contractors, Inc. 154 Silver Lake Avenue Edison, N.J. 08817 based on their bid submission of \$937,650.00; 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-260019, a copy of which is attached hereto as Exhibit "A"; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to the award of a contract for U-2603, “Horizontal Directional Drill Water Main Replacement – Spotswood Englishtown Road” in accordance with their bid submission in the amount of \$937,650.00; and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with **JVS Industrial & Commercial Contractors, Inc. 154 Silver Lake Avenue Edison, N.J. 08817**; and

BE IT FURTHER RESOLVED that the Township Finance Department is hereby authorized and directed to pay **JVS Industrial & Commercial Contractor** in accordance with the contract entered into between the parties; and

BE IT FURTHER RESOLVED that the contract is awarded with the stipulation that **JVS Industrial & Commercial Contractors** shall comply with Affirmative Action Regulations, including revising their contracts as necessary to add mandatory affirmative action language, and submitting either a letter of federal approval or a certificate of employee information report, or a completed form AA302 at the time the signed contracts are returned to the Township of Monroe, or seven (7) days thereafter, or risk being declared non-responsive and forfeiting the award.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-139						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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.

WHEREAS, on October 18, 2019, Alan Hellman (“Hellman”) entered into a Rehabilitated Affordable Housing Agreement with the Township of Monroe restricting Hellman from selling or conveying title to the property for a period of ten years pursuant to Monroe Ordinance 131-8 and N.J.S.A. 52:27D-301 et seq, said Agreement having been recorded with the Middlesex County Clerk on July 15, 2020, in Mortgage Book 17945 on Pages 1010-1022; and

WHEREAS, the Affordable Housing Lien state that “the terms, restrictions and covenants of this Agreement shall automatically expire ten (10) years from the date that the housing rehabilitation work was completed”; and

WHEREAS, the applicant has reached out to the Affordable Housing Board stating that an undue hardship exists and the premises need to be sold; and

WHEREAS, the Affordable Housing Board at their meeting held January 14, 2016 approved a Resolution recommending the release of the lien upon repayment of 75% of the lien in the amount of \$14,287.50, as the lien has been in place for six (6) years and eight (8) months; and

WHEREAS, the applicant’s have successfully paid the required lien amount back to the Affordable Housing Trust on May 19, 2026; and

WHEREAS, the Monroe Township Affordable Housing Board advises of the successful completion of the Affordable Housing Lien and has consented to the termination of the Affordable Housing Lien; and

NOW, THEREFORE, BE IT RESOLVED that the Affordable Housing Lien held by Alan Hellman is hereby satisfied and the Mayor and Township Clerk are hereby authorized and directed to execute the Release of Rehabilitated Affordable Housing Agreements, annexed hereto as Exhibit “A”.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-140						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

R-8-2026-141

RESOLUTIONAUTHORIZING THE RELEASE OF THE
REHABILITATED AFFORDABLE HOUSING AGREEMENT AND
LIEN ON BLOCK 52, LOT 4.04.

WHEREAS, on January 14, 2016, Russell V. & Maria S. Hughes (the“Hughes’”) entered into a Rehabilitated Affordable Housing Agreement with the Township of Monroe restricting the Hughes’ from selling or conveying title to the property for a period of ten years pursuant to Monroe Ordinance 131-8 and N.J.S.A. 52:27D-301 et seq, said Agreement having been recorded with the Middlesex County Clerk on January 18, 2017, in Mortgage Book 06922 on Page 0472; and

WHEREAS, the Affordable Housing Lien states that “the terms, restrictions and covenants of this Agreement shall automatically expire ten (10) years from the date that the housing rehabilitation work was completed”; and

WHEREAS, the Monroe Township Affordable Housing Board advises of the successful completion of the Affordable Housing Lien and has consented to the termination of the Affordable Housing Lien; and

NOW, THEREFORE, BE IT RESOLVED that the Affordable Housing Lien held by the Hughes’ is hereby satisfied and the Mayor and Township Clerk are hereby authorized and directed to execute the Release of Rehabilitated Affordable Housing Agreement, annexed hereto as Exhibit “A”.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-141						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

R-8-2026-142

RESOLUTION AUTHORIZING THE RELEASE OF THE
REHABILITATED AFFORDABLE HOUSING AGREEMENT AND
LIEN ON BLOCK 52, LOT 4.04.

WHEREAS, on October 21, 2015, Russell V. & Maria S. Hughes (the“Hughes’”) entered into a Rehabilitated Affordable Housing Agreement with the Township of Monroe restricting the Hughes’ from selling or conveying title to the property for a period of ten years pursuant to Monroe Ordinance 131-8 and N.J.S.A. 52:27D-301 et seq, said Agreement having been recorded with the Middlesex County Clerk on June 20, 2017, in Mortgage Book 06997 on Page 0376; and

WHEREAS, the Affordable Housing Lien states that “the terms, restrictions and covenants of this Agreement shall automatically expire ten (10) years from the date that the housing rehabilitation work was completed”; and

WHEREAS, the Monroe Township Affordable Housing Board advises of the successful completion of the Affordable Housing Lien and has consented to the termination of the Affordable Housing Lien; and

NOW, THEREFORE, BE IT RESOLVED that the Affordable Housing Lien held by the Hughes’ is hereby satisfied and the Mayor and Township Clerk are hereby authorized and directed to execute the Release of Rehabilitated Affordable Housing Agreement, annexed hereto as Exhibit “A”.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-142						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

R-8-2026-143

RESOLUTION AUTHORIZING THE RELEASE OF THE
REHABILITATED AFFORDABLE HOUSING AGREEMENT AND
LIEN ON BLOCK 56, LOT 55, QUALIFIER C-391C.

WHEREAS, on December 29, 2021, Melissa Marerro (“Marerro”) entered into a Rehabilitated Affordable Housing Agreement with the Township of Monroe restricting Marerro from selling or conveying title to the property for a period of ten years pursuant to Monroe Ordinance 131-8 and N.J.S.A. 52:27D-301 et seq, said Agreement having been recorded with the Middlesex County Clerk on June 15, 2022, in Mortgage Book 18955 on Page 1929, Instrument #2022055750; and

WHEREAS, the Affordable Housing Lien state that “the terms, restrictions and covenants of this Agreement shall automatically expire ten (10) years from the date that the housing rehabilitation work was completed”; and

WHEREAS, the applicant has reached out to the Affordable Housing Board stating that an undue hardship exists and the premises need to be sold; and

WHEREAS, the Affordable Housing Board at their meeting held April 8, 2026 approved a Resolution recommending the release of the lien upon repayment of 100% of the lien in the amount of \$50,560.00, as the lien has been in place for three (3) years and ten (10) months at that time; and

WHEREAS, the applicant has successfully paid the required lien amount back to the Affordable Housing Trust on July 6, 2026; and

WHEREAS, the Monroe Township Affordable Housing Board advises of the successful completion of the Affordable Housing Lien and has consented to the termination of the Affordable Housing Lien; and

NOW, THEREFORE, BE IT RESOLVED that the Affordable Housing Lien held by Melissa Marerro is hereby satisfied and the Mayor and Township Clerk are hereby authorized and directed to execute the Release of Rehabilitated Affordable Housing Agreements, annexed hereto as Exhibit “A”.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-143						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

R-8-2026-144

RESOLUTION AUTHORIZING THE RELEASE OF THE
REHABILITATED AFFORDABLE HOUSING AGREEMENT AND
LIEN ON BLOCK 169.20, LOT 21.

WHEREAS, on January 14, 2016, Catherine Sauer (“Sauer”) entered into a Rehabilitated Affordable Housing Agreement with the Township of Monroe restricting Sauer from selling or conveying title to the property for a period of ten years pursuant to Monroe Ordinance 131-8 and N.J.S.A. 52:27D-301 et seq, said Agreement having been recorded with the Middlesex County Clerk on July 22, 2020, in Mortgage Book 17952 on Pages 1534-1546; and

WHEREAS, the Affordable Housing Lien states that “the terms, restrictions and covenants of this Agreement shall automatically expire ten (10) years from the date that the housing rehabilitation work was completed”; and

WHEREAS, the Monroe Township Affordable Housing Board advises of the successful completion of the Affordable Housing Lien and has consented to the termination of the Affordable Housing Lien; and

NOW, THEREFORE, BE IT RESOLVED that the Affordable Housing Lien held by Sauer is hereby satisfied and the Mayor and Township Clerk are hereby authorized and directed to execute the Release of Rehabilitated Affordable Housing Agreement, annexed hereto as Exhibit “A”.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-144						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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)

WHEREAS, due to circumstances beyond the control of the Township of Monroe, the property tax bills for the third quarter of 2026 may not be mailed to taxpayers within the statutory time constraints; and

WHEREAS, pursuant to N.J.S.A. 54:4-66, said taxes are due and payable by August 1, 2026 with a ten (10) day grace period; and

WHEREAS, the Tax Collector for the Township of Monroe has requested and recommends that this Council extend the grace period for the payment of third quarter taxes for a reasonable time after the tax bills are prepared and mailed to the taxpayers; and

WHEREAS, the Tax Collector recommends that the grace period be extended “one time” for twenty-five days from the date of mailing, however, that payments received after the grace period shall accrue interest from the statutory due date of August 1, 2026 which grace period shall be in lieu of, and not, in addition to, any other applicable grace period; and

WHEREAS, the Township Council believes the extended grace period is warranted by the delay in the preparation and mailing of tax bills;

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 grace period for payment of third quarter taxes for 2026 be and is hereby extended this “one time” to **August 21, 2026** and provided, however, that payments received after the statutory due date of August 1, 2026, which grace period shall be in lieu of, and not, in addition to, another applicable grace period.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-145						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

**R-8-2026-146 RESOLUTION OF THE MONROE TOWNSHIP COUNCIL
APPOINTING ALTERNATE DEPUTY REGISTRAR OF VITAL
STATISTICS. (Shalon T. Bennett)**

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, Shalon T. Bennett, Deputy Township Clerk for the Monroe Township Clerk’s Office received her CMR certification on June 18, 2026; and

WHEREAS, Shalon Bennett 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	Lorena Thompson	Expiring 12/31/2026
Alternate Deputy Registrar	George Gordon	Expiring 12/31/2026
Alternate Deputy Registrar	Shalon T. Bennett	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 **SHALON T. BENNETT** as Alternate Deputy Registrar of Vital Statistics to fill the three (3) year term, said terms ending on December 31, 2026.

RECORDED VOTE: R-8-2026-146						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

**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)**

WHEREAS, the Township of Monroe Public Works Department has requested to purchase a Model 600 Sweeper and Cab/Chassis Equipment for the Monroe Township Department of Public Works Streets & Roads Division to enhance the public health, environmental quality, roadway aesthetics and remain in compliance with the Department of Environmental Protection (DEP) regulations; 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 Sourcwell National Cooperative Purchasing Program on November 23, 2009 with authorization by Council Resolution; and

WHEREAS, Sourcewell has, after competitively bidding, awarded a contract for the Model 600 Sweeper and Cab/Chassis Equipment under its contract #111522-TYM; and

WHEREAS, TYMCO, Inc. has submitted a proposal for the Model 600 Sweeper and Cab/Chassis Equipment which meets the requirements of the Public Works Department in the amount of **\$390,538.00**, a copy of the proposal is attached hereto; and

WHEREAS, the Purchasing Manager has followed the guidelines issued by the Division of Local Government Services for purchasing through a National Purchasing Cooperative including the advertising a notice of intent to award a contract via a National Co-op on the Township website published on June 25, 2026, which included a ten-day comment period, which none were received; and

WHEREAS, the total cost of the Model 600 Sweeper and Cab/Chassis Equipment, purchased from ***TYMCO, Inc., P.O. Box 2368, Waco, TX 76703*** is not to exceed **\$390,538.00**.

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. C-2600062, a copy of which is attached hereto as Exhibit "A"; 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 to purchase of the Model 600 Sweeper and Cab/Chassis Equipment, from TYMCO, Inc. using the Sourcewell National Cooperative Purchasing Program at a total cost not to exceed \$390,538.00; and
- (2) The Township Chief Municipal Finance Officer is hereby authorized and directed to pay invoices for the Model 600 Sweeper and Cab/Chassis Equipment delivered by TYMCO, 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-8-2026-147						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

R-8-2026-148 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.

WHEREAS, the Tax Collector for the Township of Monroe has recommended refunds for tax overpayments in the amount of Ninety- Three Thousand Five Hundred Seventy- Seven Dollars and Fifty- Three Cents (\$93,577.53) as described on Schedule A attached hereto; 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 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-8-2026-148						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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%)

WHEREAS, pursuant to Resolution No. R-8-2025-170, adopted by the Monroe Township Council at its meeting held on August 4, 2025, a contract was awarded D’Avellino Construction, Inc. in connection with the Senior Center Pickleball Courts & Parking Lot Improvements Project; and

WHEREAS, the original total contract amount was \$1,181,028.00; and

WHEREAS, the Township Engineer, in a letter dated July 24, 2026, requested approval of Change Order No. 1 for the Senior Center Pickleball Courts & Parking Lot Improvements Project reflecting an increase of \$108,089.48 in the contract amount, as the result of additional contract quantities, as described in the attached change order; and

WHEREAS, the current contract price including this change order is \$1,289,117.48; 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-2500044, 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 attached hereto and made a part hereof.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-149						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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.

WHEREAS, on July 15, 2026, two (2) sealed bids were received by Monroe Township regarding Vending Machine Services; and

WHEREAS, the Township QPA, by copy of letter dated July 24, 2026 has recommended *Paramount Vending Services Corp. dba Culinary Ventures Vending, 1835 Burnet Avenue, Union, NJ 07083*, be awarded the contract for Vending Machine Services based upon their bid submission proposing a 20% commission, based on gross receipts, to be paid to the Township of Monroe on snack and beverage items; and

WHEREAS, the Township Council has reviewed the recommendations made by the Township QPA regarding said bid and finds same to be reasonable; and

WHEREAS, no contract that is subject to the requirements of the Affirmative Action Regulations pursuant to N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq. shall be awarded by the Township of Monroe, nor shall any monies be paid there under, to any contractor, subcontractor of business firm that has not agreed and guaranteed to comply with Affirmative Action Regulations and to afford equal opportunity in the performance of the contract in accordance with the affirmative action plan approved under the terms established in the above cited regulations;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to the award of bid to *Paramount Vending Services Corp. dba Culinary Ventures Vending* for **Vending Machine Services**, said contract to commence on August 4, 2026 and expiring August 3, 2029 with the provision authorizing an optional extension for two additional one year periods with the consent of the bidder; and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with *Paramount Vending Services Corp. dba Culinary Ventures Vending*; and

BE IT FURTHER RESOLVED that the Township’s Certified Municipal Finance Officer is hereby authorized and directed to pay *Paramount Vending Services Corp. dba Culinary Ventures Vending* in accordance with the contract entered into between the parties; and

BE IT FURTHER RESOLVED that the contract is awarded with the stipulation that *Paramount Vending Services Corp. dba Culinary Ventures Vending* shall comply with Affirmative Action Regulations, including revising their contracts as necessary to add mandatory affirmative action language, and submitting a completed AA-201, within seven (7) days of notification of award of the contract or risk being declared non-responsive and forfeiting the award.

RECORDED VOTE: R-8-2026-150						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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)

WHEREAS, the Monroe Township Utility Department (M.T.U.D.) has the need for Professional Construction Engineering Services for 522 Tank Structural Repairs; and

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

WHEREAS, H2M Associates, Inc. has submitted a proposal dated July 28, 2026, for the required work totaling \$53,100.00, a copy of which is attached hereto as Exhibit “A”; and

WHEREAS, the M.T.U.D. Director reviewed the proposal in detail and has found it to be acceptable, and recommends a contract be awarded to H2M Engineering, Inc. in the amount of \$53,100.00, 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-260020, a copy of which is attached hereto as Exhibit "C"; 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 contract with H2M Associates, Inc. for Professional Construction Engineering Services, in accordance with the proposal submitted in the amount of \$53,100.00.
- (2) The Township Chief Finance Officer is hereby authorized and directed to pay invoices for services rendered by H2M Associates, Inc. in accordance with the attached proposal;
- (3) The contract is awarded without competitive bidding through a fair and open RFQ/RFP process as a “professional service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by persons authorized by law to practice a recognized profession that is regulated by law;
- (4) The contract award is subject to H2M Engineering, Inc. providing the required valid certificate of insurance is provided.
- (5) A notice of this action shall be placed on the Township of Monroe’s 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>.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-151						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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).

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 2026 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:

“2026 DRIVE SOBER OR GET PULLED OVER
STATEWIDE LABOR DAY CRACKDOWN”

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-152						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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)

WHEREAS, Majestic Woods Associates, LLC has posted a Maintenance Guarantees for Block 60, Lots 21.06 & 21.07 project (PB-975-05); and

WHEREAS, said maintenance guarantee has expired on December 4, 2025 and Majestic Woods Associates, LLC has requested its release; and

WHEREAS, as defined in N.J.S.A. 40:55D-53 et seq., the Township Engineer. has inspected the work performed and the work to be completed and has recommended the Monroe Township Council approve the request for release of the cash maintenance guarantee, as detailed in a letter dated July 28, 2026, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the Monroe Township Council has reviewed and hereby approves the recommendation of the Township Engineer to release the Cash Maintenance Bond in the amount of **\$4,140.46**.

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 Maintenance Guarantee posted for Majestic Woods Associates, LLC PB-975-05, be released as reflected above and within the letter annexed hereto. This approval for release of cash maintenance guarantee is conditioned upon the resolution of any outstanding balances attached to the project escrow accounts; and

BE IT FURTHER RESOLVED that the Monroe Township Finance Department is hereby authorized and directed to release said cash Maintenance Guarantee for this project.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-153						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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.

WHEREAS, the Township of Monroe (“Township”) is desirous of improving the traffic signal at the intersection of Cranbury Station Road/Union Valley Road/Applegarth Road; and

WHEREAS, the County of Middlesex (“County”), recognizes the desirability of improving the traffic signal at the intersection of Cranbury Station Road/Union Valley Road/Applegarth Road; and

WHEREAS, the above-mentioned parties in discharge of their public duties are desirous of jointly providing for the improvements; and

WHEREAS, the County and Township and its staff and professionals have negotiated the terms and conditions of a Traffic Signal Agreement, as described substantially in the form appended hereto as Attachment A.

NOW, THEREFORE, BE IT RESOLVED in consideration of the mutual and joint obligations set forth herein and other valuable considerations, the County and Township do hereby mutually agree on this 3rd day of August, 2026, by the Township Council of the Township of Monroe (the “Council”) that:

1.
- The Township is hereby authorized to execute the Traffic Signal Agreement as described in substantially the form appended hereto as Attachment A; and

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-154						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

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.

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for Year 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk, pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by Resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations”; and

WHEREAS, the members of the Governing Body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations”, as evidenced by the Group Affidavit Form of the governing body, attached hereto; and

WHEREAS, such Resolution of Certification shall be adopted by the Governing Body not later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the Governing Body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the Affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, and in addition shall forfeit his office.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this Resolution and the required Affidavit to said Board to show evidence of said compliance.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-8-2026-156						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura						X
Council V. President Markel			X			
Council President Siegel			X			

Administrator’s Report – Administrator McGowan gave a brief update on the Township’s Solar ESIP Project, stating that approximately 75% of the solar panels have been installed at the EMS building and the construction of the carport at the Library is set to begin after the Farmer’s Market.

Reported that the \$300,000 roof refurbishment work being done at the DPW building has been completed at no cost to the taxpayers. He thanked the DPW for their continued hard work.

Noted that we received a clean audit thanks to our Finance Department.

Announced that the Fourth of July fireworks have been rescheduled to August 28th, with festivities beginning around 5:00pm and fireworks at dusk.

Lastly, announced that National Night Out is tomorrow, August 4th at Thompson Park beginning at 6:00pm.

Engineer’s Report – Engineer Rasimowicz gave an update on the 2026 Roadway Improvement Project, stating that six of the eighteen roadways have been completed.

Reported that the James Monroe Park Improvement Project has been issued a temporary certificate of occupancy.

Reported that the Links Drive Improvement Project has been completed.

Lastly, reported that the Senior Center Pickleball Court Project has been completed and are open for use with the landscaping to be completed in the Fall.

Council’s Reports -

Councilman Dipierro –

- Inquired if there was any money left for the Special Counsel that was appointed to handle the BFI litigation in 2021; Administrator McGowan answered that only \$5,000 of the retainer was used initially and then the Township engaged with another firm whom the money was appropriated to and noted there is still money left.
- Stated that the railroad crossing at Hoffman Station Road was completed but asked our Engineer and DPW to look at it as it seems like there is now a speed bump.
- Invited all to attend the Free Summer Concert series hosted in Thompson Park on Thursdays as he recently attended a performance by the group “Dragonfly” which was moved indoors to the Senior Center and was phenomenal.
- Attended the Ribbon Cutting Ceremony at Monroe Dental.
- Reported that he noticed on Prospect Plains Road that there is a telephone pole and bump out on the curb and shared his concern as it is an accident waiting to happen.
- Shared in his capacity as Shade Tree Liaison that the public needs to be made more aware of the permit process for cutting down trees. Noted that there are dead trees on Perrineville and Schoolhouse Road, as well as Matchaponix Avenue.
- Stated that there are “Stone Museum” signage still around town and need to be removed.
- Asked for Administrator McGowan to set up another meeting and tour of the Sayreville Solar Farm.

Councilwoman Cohen –

- Shared that the Herstory250 Exhibition will be featured at the Library with an artist gallery talk held on August 23rd at 2:00pm.
- Noted that this year will be the 25th anniversary of September 11th.
- Stated that there are resources available to those who shared they have chosen to go without heat during the Winter months to prevent that from having to happen.

Council Vice-President Markel –

- August 24th at 10:30am the Senior Center will host a discussion with JCP&L on ways to lower your electric bill.
- The “Taste of Monroe” event will be held on September 23rd at the Senior Center.
- Shared that he and the Township arborist met with a resident who was upset about their tree permit being denied; the Township arborist gave suggestions as to how to handle their particular situation.
- Extended congratulations to our newest Police Officers who were sworn in earlier this evening.

Council President Siegel –

- Shared that the Cultural Arts Commission will be hosting a free Fall Concert at the Dey Farm, with more details to come as the event nears closer.
- Attended the Ribbon Cutting Ceremony at Petal & Pine Farm.

Mayor’s Report – No Report, Absent.

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

Public Comments –

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman commented that the building situated at the intersection of Mounts Mills Road and Buckelew Avenue being used for storage for the Historical Commission is in need of a roof replacement.

Mr. Gunkelman shared his concerns with JCP&L holding up many projects throughout the Township.

Engineer Rasimowicz responded that he was out to inspect the barn and the roof is not leaking but the structure needs to be addressed and will investigate further.

Pat Schwalje, 586A Madison Dr. – Mrs. Schwalje thanked the Administration and Council for the changes made to the Zoning Code but noted that their job is not done as further regulations regarding AI need to be implemented.

Todd Grossman, 16 Elmer Ave. – Mr. Grossman shared he is a member of the Shade Tree Commission and wanted to note the importance of getting the word out to our residents on how to obtain a tree removal permit. Mr. Grossman also noted that he, along with members of the Shade Tree Commission, will be in attendance at National Night Out sharing information.

Carol Singer, 15 Dorchester Dr. – Ms. Singer shared that she is also a member of the Shade Tree Commission and has similar sentiments as Mr. Grossman regarding the need to educate our residents on the importance of obtaining tree removal permits when necessary.

Ms. Singer noted that AI data centers in China are being built underwater.

Prakash Parab, 33 Dayna Dr. – Mr. Parab complimented how beautiful the pickleball courts and parking lot are at the Senior Center but asked for consideration in opening on Saturday and Sunday; Administrator McGowan responded that the pickleball courts are available to be utilized during the weekend although the Senior Center building is closed making bathrooms unavailable.

Mr. Parab noted that he has seen an increase in scam warranty letters being sent out and advised all to stay vigilant against falling victim to them.

Lastly, Mr. Parab shared his thoughts on AI.

Allan Marain, 64 Starlight Dr. – Mr. Marain commented on how impressed he was by the knowledge of the Council and Departments as the public's questions have been answered and their concerns addressed.

John Kurczeski, 5 Galicia Way – Mr. Kurczeski noted that he wanted to have a meeting with Mayor Dalina to address a variety of concerns he has with the landfill property.

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

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the Regular Meeting was Adjourned at 8:56pm.

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

Christine Robbins

CHRISTINE ROBBINS, Township Clerk

Rupa P. Siegel

RUPA P. SIEGEL, Council President

Minutes were adopted on September 2, 2026.