

**\*\*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**

**DECEMBER 1, 2025**

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

2. **SALUTE TO THE FLAG.**

3. **ROLL CALL:**

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

4. Township Clerk Christine Robbins reads the **SUNSHINE LAW** into the record.

In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the Minutes of this meeting that adequate notice has been provided by the following:

1. Posted on the Bulletin Boards within the Municipal Building on December 27, 2024 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and the **CRANBURY PRESS** on December 27, 2024;
3. Posted on the Monroe Township website; and
4. Sent to those individuals who have requested personal notice.

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

5. **PROCLAMATIONS/PRESENTATIONS**

**PRESENTATIONS: Volunteer Appreciation Awards presented to:**

- **The Parikh Family - Om Foundation**
- **Friends of the Senior Center**
- **Jack Kirschenbaum**

**PROCLAMATIONS:**

*Acknowledging Bill Schrimmer's 102<sup>nd</sup> Birthday Celebration - November 20, 2025*

*"Sewa Diwali Food Drive 2025"*

*Acknowledging the efforts of all who organized the event and donated*

6. **ORDINANCE(S)** for **SECOND READING** at the December 1, 2025 Regular Meeting:

**O-11-2025-024                      ORDINANCE REPEALING CHAPTER 3, ARTICLE XVIII OF THE  
CODE OF THE TOWNSHIP OF MONROE, ENTITLED  
"EMPLOYMENT POLICIES".**

- O-11-2025-025**            **BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,772,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,638,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**
- O-11-2025-026**            **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 \$8,520,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,520,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF.**
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7.    **RESOLUTIONS for CONSIDERATION under CONSENT AGENDA at the December 1, 2025 Regular Meeting: (R-12-2025-234 – R-12-2025-260)**
- R-12-2025-234**            **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-12-2025-235**            **RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO ATLANTIC HEALTH SYSTEMS (AHS) FOR VARIOUS OCCUPATIONAL MEDICAL AND IMMEDIATE CARE MEDICAL WALK-IN SERVICES FOR CALENDAR YEAR 2026.**  
(As needed basis per fee schedule)
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(As needed basis per fee schedule)
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- R-12-2025-239**            **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A SHARED SERVICES AGREEMENT BY AND BETWEEN THE TOWNSHIP OF OLD BRIDGE AND TOWNSHIP OF MONROE FOR ANIMAL SHELTER SERVICES FOR CALENDAR YEARS 2026-2027.**
- R-12-2025-240**            **RESOLUTION AUTHORIZING CANCELLATION OF RESOLUTION NO. R-6-2024-159 “AUTHORIZING AWARD OF A COMPETITIVE CONTRACT TO FINCREDIT, INC. FOR ADMINISTRATION OF THE SHOP MONROE PROPERTY TAX REWARDS PROGRAM FOR THE TOWNSHIP OF MONROE”.**
- R-12-2025-241**            **RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND APPROVING EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, LOCAL FREIGHT IMPACT FUND FOR SOUTH MIDDLESEX INDUSTRIAL PARK ROADWAY IMPROVEMENTS, PHASE 2.**
- R-12-2025-242**            **RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH CENTER STATE ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION WITH THE 2024 SENIOR CENTER PICKLE BALL COURTS PROJECT. (Additional \$70,000)**

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- R-12-2025-245** RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO AFFORDABLE FIRE PROTECTION, INC. FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION & ALTERATIONS PROJECT. (\$52,127.50)
- R-12-2025-246** RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO COASTAL INSULATION FOR ATTIC INSULATION FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION & ALTERATIONS PROJECT. (\$57,800)
- R-12-2025-247** RESOLUTION DESIGNATING THE SCHEDULE OF PUBLIC MEETINGS OF THE TOWNSHIP COUNCIL FOR THE YEAR 2026.
- R-12-2025-248** RESOLUTION AUTHORIZING TAX COLLECTOR TO HOLD TAX SALES DURING CALENDAR YEAR 2026.
- R-12-2025-249** RESOLUTION AUTHORIZING THE TOWNSHIP TAX ASSESSOR TO MAKE SETTLEMENTS ON THE TOWNSHIP'S BEHALF CONCERNING TAX APPEALS FOR CALENDAR YEAR 2026.
- R-12-2025-250** RESOLUTION AUTHORIZING THE PURCHASE OF VARIOUS MATERIALS AND SERVICES THROUGH THE NEW JERSEY STATE COOPERATIVE PURCHASING PROGRAM FOR THE YEAR 2026.
- R-12-2025-251** RESOLUTION AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE TOWNSHIP OF MARLBORO FOR USE OF THE MARLBORO SWIM CLUB.
- R-12-2025-252** RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) (2025 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown - \$7,000).
- R-12-2025-253** 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) (Middlesex County – 250<sup>th</sup> Anniversary of the American Revolution Grant - \$7,000).
- R-12-2025-254** 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) (New Jersey Department of Environmental Protection – It Pay\$ to Plug In 2022 Level 1 & Level 2 Grant - \$24,000).
- R-12-2025-255** 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) (Arts Institute of Middlesex County – County Project Support Grant - \$5,000).
- R-12-2025-256** RESOLUTION AUTHORIZING AN INITIAL PAYMENT TO SCHNEIDER ELECTRIC IN CONNECTION WITH MONROE TOWNSHIP'S APPROVED ENERGY SAVINGS IMPROVEMENT PROJECT. (\$1,815,134.79)
- R-12-2025-257** RESOLUTION DESIGNATING OFFICAL TOWNSHIP NEWSPAPERS FOR CALENDAR YEAR 2026.
- R-12-2025-258** RESOLUTION FIXING THE RATE OF INTEREST TO BE CHARGED ON DELINQUENT TAXES FOR CALENDAR YEAR 2026.

**R-12-2025-259 RESOLUTION APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER. (Kevin McGowan)**

**R-12-2025-260 RESOLUTION AUTHORIZING BUDGET TRANSFERS.**

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

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

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

9. **Agenda Meeting Adjournment.**

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

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

ROLL CALL: Ayes \_\_\_ Nays \_\_\_

**DECEMBER 1, 2025 REGULAR MEETING TO FOLLOW**

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

**REGULAR MEETING  
OF THE MONROE TOWNSHIP COUNCIL**

**DECEMBER 1, 2025**

**AGENDA**

1. **REGULAR MEETING CALLED TO ORDER:**

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

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

ROLL CALL: Ayes \_\_\_ Nays \_\_\_

2. **MOTION** to approve the payment of **CLAIMS** per run date **November 24, 2025.**

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

ROLL CALL: Ayes \_\_\_ Nays \_\_\_

3. **APPROVAL OF MINUTES:**

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

**November 5, 2025 - Agenda and Regular Combined Meeting**

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

ROLL CALL: Ayes \_\_\_ Nays \_\_\_

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

**O-11-2025-024 ORDINANCE REPEALING CHAPTER 3, ARTICLE XVIII OF THE CODE OF THE TOWNSHIP OF MONROE, ENTITLED "EMPLOYMENT POLICIES".**

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

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

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

**O-11-2025-025 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,772,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,638,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

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

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

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

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

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

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

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**COUNCIL MEETING MINUTES**

**MEETING OF THE MONROE TOWNSHIP COUNCIL – December 1, 2025**

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

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

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

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

**ABSENT:** Councilman Charles Dipierro.

There were approximately fifty (50) members of the Public in attendance.

Township Clerk Christine Robbins read the following **SUNSHINE LAW** into the record:

In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the Minutes of this meeting that adequate notice has been provided by the following:

1. Posted on the Bulletin Boards within the Municipal Building on December 27, 2024 and remains posted at that location for public inspection.
2. Printed in the **HOME NEWS TRIBUNE** and noticed to the **CRANBURY PRESS** on December 27, 2024;
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4. Sent to those individuals who have requested personal notice.

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

Mayor Dalina stated it was his honor to take time tonight to reflect and recognize some of our residents who have gone above and beyond for the community by presenting the following with a Volunteer Appreciation Awards:

Mayor Dalina shared that the first recipients of the Volunteer Appreciation Award would be given to the Parikh Family, noting that unfortunately they could not attend tonight, but went on to share a heartfelt thanks to Ketuel, Krupa and Yashaswi for transforming an unimaginable personal tragedy into a mission of hope through the Om Foundation. Om's journey was marked by extraordinary courage as he was diagnosed with a rare brain tumor at just 10 years old, he faced surgeries, radiation, chemotherapy and setbacks no child should endure. Om met every challenge with strength, optimism and compassion even while undergoing treatment by inspiring thousands as an ambassador for the CHOP Parkway Run & Walk, reminding everyone of the importance of standing together in the fight against cancer. Although Om passed away in 2018, his spirit continues to guide the work of the foundation that bears his name. The Om Foundation supports children battling cancer, promotes positivity and perseverance in schools and contributes to research and programs that offer families comfort, hope and critical resources. Mayor Dalina extended thanks to all the volunteers who stand beside this mission as the time, generosity and hearts keep Om's light shining and ensures that families facing childhood cancer never have to walk alone. He went on to thank once again the Parikh Family for their strength, vision and dedication in turning loss into compassion and impact for so many others and noted that he will be meeting with them in January to present them with their plaque.

Next, Mayor Dalina called upon Mr. Jack Kirschenbaum, sharing that Mr. Kirschenbaum was born to parents who survived the Holocaust and were liberated at the end of World War II, coming to the US when he was 5 years old and becoming a citizen at the age of 10. He went on to share that Mr. Kirschenbaum earned a Bachelor of Arts degree from Brooklyn College where he majored in Psychology and minored in Education. In following that he went on to obtain a Master of Arts in Psychology from City College and a Doctorate in Psychology from Fordham University. In his junior year at Brooklyn College, Mr. Kirschenbaum enlisted in the US Army Reserves and served for 6 years as an ER medic and then as a supply clerk at the 320<sup>th</sup> General Hospital and the 204<sup>th</sup> Transportation Company. Mr. Kirschenbaum has been

working continuously as a psychologist for the past 53 years. He went on to share that after 18 years of working as a clinician, administrator and trainer, Mr. Kirschenbaum decided to transition into private practice, with the last 24 of 35 years as a licensed psychologist in both Manalapan and Marlboro, NJ. In 2014, Mr. Kirschenbaum moved with his wife to Greenbriar and has worked as a licensed psychologist in our Township as well. Mayor Dalina went on to share that 10 years ago Mr. Kirschenbaum was invited to join the American Legion Post 522 in Monroe and eight years ago became their Commander leading the Post in our Township Veterans Day and Memorial Day ceremonies, Armed Forces Appreciation Day at the high school, as well as Veterans Appreciation events at Mill Lake Elementary School. Together with other American Legion members he conducted Oratorical and Boys State contests and provided awards to students at the Township's high school awards ceremony. The American Legion has conducted annual poppy drives and has donated the contributions to organizations and hospitals that serve needy veterans. Mr. Kirschenbaum has for the past seven years served as Commander of the Monroe Jewish War Veterans Post 609. Mayor Dalina commented that Mr. Kirschenbaum's life story is one of remarkable resilience, dedication and service; from his family's journey of survival and renewal and his own path of military service, professional excellence and decades of commitment to veterans and our community, he embodies the very spirit of what this Volunteer Appreciation Award represents. Lastly, Mr. Kirschenbaum's leadership in the American Legion and Jewish War Veterans, tireless support of our students, veterans, civic traditions and 53 years as a psychologist have touched countless lives here in Monroe Township and beyond and we are grateful for all he has given and are proud to honor him today.

Mr. Kirschenbaum stated that with pride and gratitude we salute all the men and women in our Armed Forces. He went on to say that he is grateful to Mayor Dalina and Council, our Police, Fire and EMS, Eileen Biennas for her unwavering guidance and support, as well as the late Mayor Tamburro and shared his appreciation for being recognized with such an honorable award.

Lastly, Mayor Dalina recognized the Friends of the Senior Center noting that this is a group whose impact is felt throughout the entire year. Mayor Dalina went on to say that there is truly no better way to close this celebration than by recognizing the extraordinary people who give so much of themselves for the good of Monroe Township. To all the members of this remarkable organization, thank you. Your unwavering commitment, countless volunteer hours and your deep care for our residents make an extraordinary difference every single day. He added that what makes the Friends so special is that every effort that is undertaken goes right back into our community, our Senior Center and to our Food Pantry which are two lifelines for so many of our residents, as their work ensures that our seniors are supported, nourished and engaged and that families who need a helping hand always have somewhere to turn. Mayor Dalina continued on by saying that year after year they continue to raise the bar with events such as the annual car show which has become one of Monroe's most successful and beloved events, which is a true community tradition and is not just a fundraiser, but a celebration of togetherness, teamwork and the spirit of giving with its success being attributed to their passion and organization. He went on to say that the Friends make the Senior Center feel like home, from the beautiful Thanksgiving luncheon that brings people together in gratitude, to your ongoing support of the many programs that keep our seniors active, social and thriving with their impact felt in every corner of this building. Lastly, Mayor Dalina commented that the Township sees their work, values their work and deeply appreciates their work and Monroe is stronger, kinder and more connected because of them; on behalf of the residents, staff and the entire Township Council an offer of heartfelt thanks is given as the service of the Friends of the Senior Center is not only admirable but essential and reflects the very best of what a community can be.

President of the Friends of the Senior Center, Christine Flynn, came up to accept the award and shared that none of what is done as volunteers happen in a vacuum as they are a large board of volunteer trustees that help to carry out various events. She went on to say that she is grateful for the support of the Senior Center staff and thanked them for the recognition as the Friends have been in operation for 35 years. Lastly, Ms. Flynn added that when they had formed in 1990, they did not have a motto but have found overtime that it is fitting to say their motto is "Friends Helping Friends" which is what they enjoy doing and work hard at.

A five-minute recess was taken for pictures with the meeting resuming at 6:54pm.

Council President Cohen read aloud the following proclamations:

**Proclamations:**

***Acknowledging Bill Schrimmer's 102<sup>nd</sup> Birthday Celebration - November 20, 2025***

***"Sewa Diwali Food Drive 2025"***

***Acknowledging the efforts of all who organized the event and donated***

Township Clerk Christine Robbins read the following entitled **ORDINANCE(S)** for **SECOND READING** at the **MONDAY, December 1, 2025** Regular Meeting:

- O-11-2025-024**            **ORDINANCE REPEALING CHAPTER 3, ARTICLE XVIII OF THE CODE OF THE TOWNSHIP OF MONROE, ENTITLED “EMPLOYMENT POLICIES”.**
- O-11-2025-025**            **BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,772,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,638,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**
- O-11-2025-026**            **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 \$8,520,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,520,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF.**
- O-11-2025-027**            **AN ORDINANCE AMENDING CHAPTER 108, ZONING, OF THE CODE OF THE TOWNSHIP OF MONROE TO REDUCE THE NUMBER OF MARKET RATE UNITS REQUIRED PURSUANT TO THE TOWNSHIP’S THIRD ROUND AFFORDABLE HOUSING OBLIGATION AND TO PROVIDE FOR AFFORDABLE UNITS TO BE APPLIED TO THE TOWNSHIP’S FOURTH ROUND OBLIGATION.**

Council President Cohen read the following entitled **RESOLUTIONS** for **CONSIDERATION** under the **CONSENT AGENDA** at the **MONDAY, December 1, 2025** Regular Meeting:  
(R-12-2025-234 – R-12-2025-260)

- R-12-2025-234**            **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-12-2025-235**            **RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO ATLANTIC HEALTH SYSTEMS (AHS) FOR VARIOUS OCCUPATIONAL MEDICAL AND IMMEDIATE CARE MEDICAL WALK-IN SERVICES FOR CALENDAR YEAR 2026.**  
(As needed basis per fee schedule)
- R-12-2025-236**            **RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO RWJ BARNABAS HEALTH FOR ONE SOURCE EMPLOYEE ASSISTANCE PROGRAM FOR CALENDAR YEAR 2026. (\$6,600)**
- R-12-2025-237**            **RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO BARNABAS HEALTH MEDICAL GROUP, PC FOR OCCUPATIONAL MEDICAL SERVICES FOR CALENDAR YEAR 2026.**  
(As needed basis per fee schedule)
- R-12-2025-238**            **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO ENTER INTO AN INTER-LOCAL/SHARED SERVICES CONTRACT WITH THE COUNTY OF MIDDLESEX DEPARTMENT OF PUBLIC SAFETY AND HEALTH, OFFICE OF HEALTH SERVICES FOR THE PROVISION OF PUBLIC HEALTH SERVICES. (2026 - \$109,305.62; 2027 -\$111,491.73)**
- R-12-2025-239**            **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A SHARED SERVICES AGREEMENT BY AND BETWEEN THE TOWNSHIP OF OLD BRIDGE AND TOWNSHIP OF MONROE FOR ANIMAL SHELTER SERVICES FOR CALENDAR YEARS 2026-2027.**
- R-12-2025-240**            **RESOLUTION AUTHORIZING CANCELLATION OF RESOLUTION NO. R-6-2024-159 “AUTHORIZING AWARD OF A COMPETITIVE CONTRACT TO FINCREDIT, INC. FOR ADMINISTRATION OF THE SHOP MONROE PROPERTY TAX REWARDS PROGRAM FOR THE TOWNSHIP OF MONROE”.**

- R-12-2025-241** RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND APPROVING EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, LOCAL FREIGHT IMPACT FUND FOR SOUTH MIDDLESEX INDUSTRIAL PARK ROADWAY IMPROVEMENTS, PHASE 2.
- R-12-2025-242** RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH CENTER STATE ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION WITH THE 2024 SENIOR CENTER PICKLE BALL COURTS PROJECT. (Additional \$70,000)
- R-12-2025-243** RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH CENTER STATE ENGINEERING ASSOCIATES, INC. IN CONNECTION WITH 2025 GENERAL ENGINEERING SERVICES FOR THE TOWNSHIP MONROE. (Additional \$30,000)
- R-12-2025-244** RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO FUSIONTECH DATA & ELECTRIC FOR PATCHING, CUT-OVER SUPPORT & EXTREME SWITCHES R1 FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION & ALTERATIONS PROJECT. (\$65,880)
- R-12-2025-245** RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO AFFORDABLE FIRE PROTECTION, INC. FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION & ALTERATIONS PROJECT. (\$52,127.50)
- R-12-2025-246** RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO COASTAL INSULATION FOR ATTIC INSULATION FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION & ALTERATIONS PROJECT. (\$57,800)
- R-12-2025-247** RESOLUTION DESIGNATING THE SCHEDULE OF PUBLIC MEETINGS OF THE TOWNSHIP COUNCIL FOR THE YEAR 2026.
- R-12-2025-248** RESOLUTION AUTHORIZING TAX COLLECTOR TO HOLD TAX SALES DURING CALENDAR YEAR 2026.
- R-12-2025-249** RESOLUTION AUTHORIZING THE TOWNSHIP TAX ASSESSOR TO MAKE SETTLEMENTS ON THE TOWNSHIP'S BEHALF CONCERNING TAX APPEALS FOR CALENDAR YEAR 2026.
- R-12-2025-250** RESOLUTION AUTHORIZING THE PURCHASE OF VARIOUS MATERIALS AND SERVICES THROUGH THE NEW JERSEY STATE COOPERATIVE PURCHASING PROGRAM FOR THE YEAR 2026.
- R-12-2025-251** RESOLUTION AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE TOWNSHIP OF MARLBORO FOR USE OF THE MARLBORO SWIM CLUB.
- R-12-2025-252** RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) (2025 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown - \$7,000).
- R-12-2025-253** 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) (Middlesex County – 250<sup>th</sup> Anniversary of the American Revolution Grant - \$7,000).
- R-12-2025-254** 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) (New Jersey Department of Environmental Protection – It Pay\$ to Plug In 2022 Level 1 & Level 2 Grant - \$24,000).
- R-12-2025-255** 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) (Arts Institute of Middlesex County – County Project Support Grant - \$5,000).

- R-12-2025-256**            **RESOLUTION AUTHORIZING AN INITIAL PAYMENT TO SCHNEIDER ELECTRIC IN CONNECTION WITH MONROE TOWNSHIP’S APPROVED ENERGY SAVINGS IMPROVEMENT PROJECT. (\$1,815,134.79)**
- R-12-2025-257**            **RESOLUTION DESIGNATING OFFICAL TOWNSHIP NEWSPAPERS FOR CALENDAR YEAR 2026.**
- R-12-2025-258**            **RESOLUTION FIXING THE RATE OF INTEREST TO BE CHARGED ON DELINQUENT TAXES FOR CALENDAR YEAR 2026.**
- R-12-2025-259**            **RESOLUTION APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER. (Kevin McGowan)**
- R-12-2025-260**            **RESOLUTION AUTHORIZING BUDGET TRANSFERS.**

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

**Public Comments:**

**Max Saiewitz, 113 Hoffman Rd.** – Mr. Saiewitz shared his concerns regarding the zoning changes being made in Ordinance O-11-2025-027 as it seems that a village center is being permitted and should be reconsidered as the location on Mounts Mills Road is ill equipped to handle those types of zoning permissions.

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

**UPON MOTION** made by Councilwoman Siegel and seconded by Councilman Markel, the Agenda Meeting was Adjourned at 7:00pm.

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

**UPON MOTION** made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the Regular Meeting was Called to Order at 7:00pm.

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

**UPON MOTION** made by Councilman Markel and seconded by Councilwoman Siegel, the **CLAIMS** per run date of **11/24/2025** were approved for payment as written and presented.

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

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

**November 5, 2025       -       Agenda and Regular Combined Meeting**

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

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

**O-11-2025-024                    ORDINANCE REPEALING CHAPTER 3, ARTICLE XVIII OF THE CODE OF THE TOWNSHIP OF MONROE, ENTITLED “EMPLOYMENT POLICIES”.**

**WHEREAS**, the Township of Monroe, County of Middlesex, State of New Jersey, is a Faulkner Act municipality pursuant to the terms of N.J.S.A. 40:69A-1, et seq.; and

**WHEREAS**, the Township of Monroe is organized under the Mayor/Council Plan of Government as authorized by the Faulkner Act pursuant to N.J.S.A. 40:69A-31 et seq.; and

**WHEREAS**, Chapter 3, Article XVIII, Sections 3-112 through 3-129 entitled “Employment Policies” of the Code of the Township of Monroe codifies certain policies, practices and procedures which are a function of the Mayor and Administration pursuant to the Faulkner Act Mayor/Council Form of Government; and

**WHEREAS**, the Mayor/Council Form of Government under the Faulkner Act does not contemplate that the personnel policies and procedures would be codified in the Code of the Township of Monroe but rather is a function of the Mayor and Administration; and

**WHEREAS**, Best Practices for the Administration of Government do not contemplate that the personnel policies and procedures be codified.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, that Chapter 3, Article XVIII, Sections 3-112 through 3-129 of the Code of the Township of Monroe, Middlesex County, State of New Jersey, entitled “Employment Policies” is hereby repealed and shall be marked as “Reserved” as follows:

Article XVIII ~~Employment Policies~~    Article XVIII “Reserved” Section 3-112 through 3-129  
~~§ 3-112 Hiring; appointments.~~

~~A. No person who is related to a Township elected office holder, department head as defined in N.J.S.A. 40:69A-43, the Township Clerk, Tax Assessor, Chief Financial Officer, Tax Collector or a person employed on a full-time basis shall be employed by the Township, except for employment in a part-time seasonal or per diem position. A relation for the purpose of this section is defined as brother, sister, husband, wife, life partner, son, daughter, ward, son-in-law, daughter-in-law, brother-in-law, sister-in-law, father, mother, father-in-law, mother-in-law, grandmother, grandfather, grandson and granddaughter.~~

~~B. No relation employed prior to the effective date of this section shall be affected here.~~

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

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

**SO, ORDAINED** as aforesaid.

**UPON MOTION** made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-11-2025-024** was **opened**. All were in favor, none opposed.

**Public Comments:**

No Public Comment.

**UPON MOTION** made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the **PUBLIC HEARING for Ordinance O-11-2025-024** was **closed**. All were in favor, none opposed.

**UPON MOTION** made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, **Ordinance O-11-2025-024** was passed on Second Reading and Final Adoption:

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

Copy of Ordinance Duly Filed.

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

**O-11-2025-025            BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,772,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,638,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

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

Section 1.            The 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 \$2,772,200, including the aggregate sum of \$133,700 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, negotiable bonds are hereby authorized to be issued in the principal amount of \$2,638,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3.            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 &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
a) Acquisition of furniture, computers and computer related equipment, including all related costs and expenditures incidental thereto.	\$173,500	\$165,100	5 years
b) Acquisition of a Toro mower with discharge deck, a Toro mower with a deck and bagger system, a Toro mower with debris collection and disposal capability, a golf cart with utility body, a landscape trailer and a tilt top trailer for the Parks Department, including all related costs and expenditures incidental thereto.	\$158,000	\$150,400	5 years
c) Improvements to the storage shed and the acquisition of stair chairs for Emergency Management Services, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	\$101,500	\$96,600	10 years
d) Acquisition of sport utility vehicles and gas masks for the Police Department, including all related costs and expenditures incidental thereto.	\$265,700	\$252,900	5 years

e) Acquisition of a cab/chassis with leach packer controller body and a cab/chassis with roll-off body with plow, salt and brine accessories for the Department of Public Works, including all related costs and expenditures incidental thereto.	\$711,000	\$676,100	5 years
f) Acquisition of a floor scrubbing machine and portable heavy duty lifts for the Department of Public Works, including all related costs and expenditures incidental thereto.	\$97,500	\$92,800	15 years
g) Drainage work 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.	\$205,000	\$195,200	20 years
h) 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.	\$370,000	\$352,300	10 years
i) Master Plan 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>\$690,000</u>	<u>\$657,100</u>	10 years
Total	<u>\$2,772,200</u>	<u>\$2,638,500</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 improvement or 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 8.55 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,638,500, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$930,200 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 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 or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the 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.

**SO, ORDAINED** as aforesaid.

**UPON MOTION** made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the **PUBLIC HEARING for Ordinance O-11-2025-025** was **opened**. All were in favor, none opposed.

**Public Comments:**

No Public Comment.

**UPON MOTION** made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the **PUBLIC HEARING for Ordinance O-11-2025-025** was **closed**. All were in favor, none opposed.

**UPON MOTION** made by Councilman Markel and seconded by Councilwoman Siegel, **Ordinance O-11-2025-025** was passed on Second Reading and Final Adoption:

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

Copy of Ordinance Duly Filed.

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

**O-11-2025-026                    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 \$8,520,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,520,000 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 \$8,520,000. 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 \$8,520,000 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 &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
a) Acquisition of a skid steer and a front-end loader, including all related costs and expenditures incidental thereto.	\$410,000	\$410,000	5 years
b) Relocation of a water main for the County Stormwater Project at Spotswood Englishtown Road, the rehabilitation of two pressure reducing valve stations, the installation of one pressure reducing valve station and the rehabilitation of well pumps, including all work and materials necessary therefor and incidental thereto.	\$1,015,000	\$1,015,000	40 years
c) Design and construction of PFAS treatment at Wells 17 and 19, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.	\$6,945,000	\$6,945,000	15 years
d) Design improvements to Pump Station #6, including all work and materials necessary therefor and incidental thereto.	<u>\$150,000</u>	<u>\$150,000</u>	15 years
<b>Total:</b>	<u><b>\$8,520,000</b></u>	<u><b>\$8,520,000</b></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 17.49 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 \$8,520,000, 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 \$910,000 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 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 the Treasury Regulations.

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.

SO, ORDAINED as aforesaid.

UPON MOTION made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the PUBLIC HEARING for Ordinance O-11-2025-026 was opened. All were in favor, none opposed.

**Public Comments:**

**Michele Arminio, 9 Nathaniel St.** – Mrs. Arminio asked for an explanation on what this money will be used for; Director Stroin highlighted the use of funds, noting that \$7 million will be used for the design and construction of PFAS facilities for Well 17, \$1 million will be used for the design and relocation of water lines on Spotswood Englishtown Road and the remainder will be used for a new front end loader and skid steer. Mrs. Arminio asked if the \$7 million was soft costs to which Director Stroin answered no, this was for the design and construction with approximately \$6.2 million earmarked for the construction.

Mrs. Arminio commented that there was \$44 million in the MUA before it came under our umbrella and inquired as to how much there was now since we need to bond \$8 million. Administrator McGowan commented that we have a utility surplus, but we want to utilize the capital, so we do not drain the surplus as recommended by both our auditors and DCA. He also noted that the exact numbers along with the audit documents are available on the Township website as well and he would verify the exact amount of surplus.

Mrs. Arminio asked what the number of PFAS is now and what it will be after this project to which Director Stroin answered that we are meeting the new Federal regulations. Mrs. Arminio asked if we could do more to educate the public on PFAS as it is important to understand and know about to which Council President Cohen stated information can be placed on the Township website.

UPON MOTION made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the PUBLIC HEARING for Ordinance O-11-2025-026 was closed. All were in favor, none opposed.

UPON MOTION made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, Ordinance O-11-2025-026 was passed on Second Reading and Final Adoption:

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

Copy of Ordinance Duly Filed.

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

**O-11-2025-027                    AN ORDINANCE AMENDING CHAPTER 108, ZONING, OF THE CODE OF THE TOWNSHIP OF MONROE TO REDUCE THE NUMBER OF MARKET RATE UNITS REQUIRED PURSUANT TO THE TOWNSHIP’S THIRD ROUND AFFORDABLE HOUSING OBLIGATION AND TO PROVIDE FOR AFFORDABLE UNITS TO BE APPLIED TO THE TOWNSHIP’S FOURTH ROUND OBLIGATION.**

**BE IT ORDAINED** by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, being the governing body thereof, that Chapter 108 of the Code of the Township of Monroe is hereby amended and supplemented as follows: (All new language is depicted in **bold and underline**. All language deletions are depicted in ~~strike through~~. Language that remains unchanged is not highlighted in anyway)

**NOW, THEREFORE, BE IT ORDAINED,**

**SECTION 1**

**Chapter 108. Land Development Article VI. Zoning District Regulations  
§ 108- 6.34 H-D-1 Highway Development District 1**

- 1 The official map of the Township of Monroe is hereby amended to create an HD-1 Highway Development District 1. The HD-1 District shall consist of Block 3, Lots 12.01, 13, 14, 26 and 27 and the official map of the Township of Monroe shall be amended to reflect the same.**
- 2 The Following shall be the requirements of the HD-1 District, in addition to other provisions, not inconsistne with this article. In the case of conflict with the provisions of other ordinances,**

this section shall govern.

A. Permitted uses. All permitted uses in H-D Highway Development District (§108-6.18A)

B. Permitted accessory uses. All permitted accessory uses in H-D Highway Development District (§108-6.18A).

C. Bulk Standards. The area, yard and building requirements specified herein are applicable to the HD-1 District.

- Min. Lot Area 7 Acres
- Min. Lot Frontage 300 feet
- Min. Lot Width 300 feet
- Principal Buildings
- Min. Front Yard 50 feet
- Min. Each Side Yard 50 feet
- Min. Rear Yard 50 feet
- Accessory Buildings
- Min. Side Yard 50 feet
- Min. Rear Yard 50 feet
- Building Height-Principal and Accessory
- Principal Building Maximum: 50 feet
- Accessory Building Maximum: 45 feet
- Maximum Percent of Lot Coverage by Building(s) and Structure(s): 40%
- Maximum Square Footage: 1.9 million sq. ft.
- Maximum Percent of Impervious Lot Coverage: 70%

D. Conditional uses. All conditional uses in HD-1 Highway Development District (§108-6.18A)

E. Signs. Signage as permitted in Article X of this chapter.

F. Parking Requirements. Parking is required in accordance with the following standards.

- (1) Minimum of one automobile parking space for each 4,000 s.f. of gross floor area.
- (2) Minimum of one tractor trailer parking space shall be provided for each 10,000 s.f.

of gross floor area.

(3) Parking areas may be located in any front yard provided a 50-foot setback is maintained and any rear or side yard provided a 20-foot setback is maintained.

(4) Each off-street parking space shall, measure not less than 9 x 18 feet.

(5) Loading spaces shall be a minimum of 12 feet wide by 50 feet long

(6) Parking areas shall be so arranged as to provide adequate access to all buildings in case of fire or other emergency.

(7) Driveway width shall be no less than 35 feet. The number of driveways and widths thereof however shall conform to and be subject to NJDOT and/or County regulations and requirements (if any).

(8) Each drive aisles shall be no less than 24 feet.

G. Fences. Fencing as permitted in accordance with Article VII of this chapter.

H. Landscape buffer requirements.

(1) A buffer area 50 feet in width shall be provided along any road frontage, and along any front, side or rear lot line that abuts a residential zone. The buffer shall consist of a minimum six foot high sculptured, undulating berm that has a top of berm width ranging from 10 to 20 feet. The top of the berm will be planted with a mass of evergreen trees with an average height of eight feet. This evergreen stand shall be planted in a natural pattern which achieves a full screening effect. The Planning Board or Board of Adjustment shall have the right to require a continuous six foot berm as

**a particular case may warrant. The sides of the berm shall be established with shrubs and ground cover. The landscaping and plant material shall conform to § 108-8.1J. The landscaped berm shall be installed and established prior to the commencement of construction. No structures, fences, walls or accessory buildings shall be located within the buffer area. If the frontage contains woodland, the Planning Board or Board of Adjustment shall determine the extent of any supplemental planting.**

**(2) All side and rear yards shall be suitably landscaped with shrubs and ground cover in accordance with Article VIII of this chapter.**

## **SECTION 2**

**§ 108-6.18(J). H-D Highway Development District is hereby amended to read as follows.**

### **J. AHMUD/HD Affordable Housing Mixed Use Development/Highway Development Zone.**

(1) The purpose of this subsection is to establish the standards and requirements for mixed use development that includes a mix of market-rate housing and housing that is affordable to low and moderate-income households and nonresidential commercial and office facilities. The affordable housing will assist Monroe Township in meeting its constitutional and statutory obligations to provide a realistic opportunity for the construction of its fair share of its region's needed low and moderate-income housing.

(2) The AHMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone shall apply to the following parcels of land only: Block 6, Lots 12.05, 12.06, ~~13.01,~~ **13.02, 13.03,** ~~14.01,~~ 15.01, 16.01, ~~17.01,~~ **17.02,** ~~18.01,~~ 19.03, 19.04, 20.01, ~~21.03,~~ ~~21.04,~~ ~~22.01,~~ **21.05, 22.02,** 23.01, 24.01, 25.01, 26.01, 27.01 28.01 and 29.02 [Amended 9-3-14 by Ord. No. O-9-2014-020]

(3) The minimum tract size for development in the AHMUD/HD Affordable Housing Mixed Use Development/Highway Development Zone shall be ~~three hundred (300) acres.~~ **at least 275 acres.**

(4) Permitted uses. **All conditional or permitted uses in HD Highway Development District (§108-6.18A) as well as:**

#### **a. All principal uses permitted in the VC-1 Village Center District Zone (§108-6.7.J).**

~~All principal uses permitted in the HD Highway Development District § 108-6.18A except for the following uses: new auto sales and showroom establishments; fully enclosed establishments for the sale and repair of machinery and equipment; whole sale, distributive and storage establishments; and highway development parks.~~

**b.** Inclusionary housing development consisting of affordable housing as defined by the current rules of the New Jersey Council of Affordable Housing and market rate housing. All housing shall comply with the provisions set forth in this section.

**c.** Regional shopping centers provided they comply with the following requirements:

[1] A minimum lot area of 25 acres.

[2] All the area, yard and building requirements of § 108-6.4.

[3] Not more than 20% of the required parking shall be permitted in a front yard.

[4] All buildings shall have a break in façade at least every 40 feet.

[5] Landscaping and buffering shall be provided in accordance with the requirements of this chapter.

[6] Storm drainage and utilities shall be provided in accordance with the requirements of this chapter.

[7] Signage shall be provided in accordance with the requirements of this chapter.

[8] Lighting shall be provided in accordance with the requirements of this chapter.

(5) Permitted accessory uses as set forth in § 108-6.18B **as well as:**

**a. Water Tanks**

(6) The area, yard and building requirements shall be applied in the following manner:

a. All nonresidential development shall comply with § 108-6.4 of this article, except as follows:

1. ~~Maximum building height for hotels and offices shall be four stories and 60 feet.~~

2. ~~Maximum floor area ratio for hotels and offices shall be 0.45.~~

~~b. Inclusionary housing development shall comply with § 108-6.4 of this article and the applicable subsections of this chapter.~~

1. Minimum lot area: Lots along Route 33 shall be at least three acres. Internal lots within tract shall be at least 20,000 square feet.

2. **Minimum lot dimensions:**

<b><u>Description</u></b>	<b><u>Lots along Route 33</u></b>	<b><u>Internal Lots</u></b>
<b><u>Frontage</u></b>	<b><u>300 feet</u></b>	<b><u>100 feet</u></b>
<b><u>Width</u></b>	<b><u>300 feet</u></b>	<b><u>100 feet</u></b>
<b><u>Depth</u></b>	<b><u>300 feet</u></b>	<b><u>200 feet</u></b>

3. **Yard requirements for principal buildings and structures for lots along Route 33:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Minimum front yard</u></b>	<b><u>50 feet</u></b>
<b><u>Minimum side yard</u></b>	<b><u>15 feet</u></b>
<b><u>Minimum rear yard</u></b>	<b><u>50 feet</u></b>

4. **Yard requirements for principal buildings and structures for internal lots within tract (not including canopies and/or awnings):**

<b><u>Description</u></b>	<b><u>To Internal Lot Property Line</u></b>	<b><u>To Curb Line of Internal Road</u></b>
<b><u>Front yard minimum</u></b>	<b><u>0 feet</u></b>	<b><u>10 feet</u></b>
<b><u>Front yard maximum</u></b>	<b><u>10 feet</u></b>	<b><u>20 feet</u></b>
<b><u>Side yard minimum</u></b>	<b><u>15 feet</u></b>	
<b><u>Rear yard minimum</u></b>	<b><u>40 feet</u></b>	

5. **Maximum building height:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Principal building, including 100 percent nonresidential and mixed nonresidential and residential</u></b>	<b><u>3 stories 50 feet</u></b>
<b><u>Accessory building</u></b>	<b><u>1 story</u></b> <b><u>25 feet</u></b>

6. Minimum separation between buildings on lot with multiple buildings:

<u>Description</u>	<u>Requirement</u>
	<u>nt</u>
<u>Side of building to side of building</u>	<u>30 feet</u>
<u>Rear of building to rear of building</u>	<u>80 feet</u>
<u>Rear of building to side of building</u>	<u>55 feet</u>

c. Inclusionary housing development shall comply with § 108-6.4 of this article and the applicable subsections of this chapter.

1. Minimum lot area: 5 acres
2. Minimum lot dimensions:

<u>Description</u>	<u>Requirement</u>
	<u>nt</u>
<u>Frontage</u>	<u>400 feet</u>
<u>Width</u>	<u>400 feet</u>
<u>Depth</u>	<u>500 feet</u>

3. Yard requirements for principal buildings and structures:

<u>Description</u>	<u>Tract Boundary</u>	<u>Internal Lots</u>	
<u>Minimum front yard</u>	<u>50 feet</u>	<u>20 feet</u>	
<u>Minimum side yard</u>	<u>40 feet</u>	<u>10 feet</u>	
<u>Minimum rear yard</u>	<u>50 feet</u>	<u>20 feet</u>	

4. Maximum building height:

<u>Description</u>	<u>Requirement</u>
<u>Principal building, townhouse and multifamily</u>	<u>3 stories</u> <u>45 feet</u>
<u>100 percent affordable multifamily</u>	<u>3 stories</u> <u>50 feet</u>
<u>Accessory building</u>	<u>1 story</u> <u>25 feet</u>

5. Minimum separation between buildings on lot with multiple buildings:

<u>Description</u>	<u>Requirement</u>
	<u>nt</u>
<u>Side of building to side of building</u>	<u>20 feet</u>
<u>Rear of building to rear of building</u>	<u>20 feet</u>
<u>Rear of building to side of building</u>	<u>20 feet</u>

d. Industrial Uses applicable to Block 6, Lot 27

1. Minimum lot area: 3 Acres
2. Minimum lot dimensions:

- a. **Min. Frontage: 200 feet**
- b. **Min. Width: 200 feet**
- 3. **Yard requirements for principal buildings and structures:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Minimum front yard</u></b>	<b><u>50 feet</u></b>
<b><u>Minimum side yard</u></b>	<b><u>50 feet</u></b>
<b><u>Minimum rear yard</u></b>	<b><u>50 feet</u></b>

- 4. **Yard requirements for accessory uses:**
  - a. **Side Yard: 50 feet**
  - b. **Rear Yard: 50 feet**

5. **Maximum Principle Building Height: 50 feet**

6. **Maximum lot coverage by building(s) and structure(s): 40%**

7. **Maximum percent of impervious coverage: 70%**

(7) Conditional uses requiring a conditional use permit, subject to the provisions of Article VII of this chapter.

a. Wireless communications antennas and wireless communications towers in accordance with the conditions, standards and limitations specified in § 108-7.3.

b. Public utility installations.

(8) Signs. Signage as permitted in § 108-10.1

(9) Parking as required in §108-9.1, **except as follows:**

a. **Warehouse**

- 1. **Minimum of one automobile parking space for each 4,000 s.f. of gross floor area.**
- 2. **Minimum of one tractor trailer parking space shall be provided for each 10,000 s.f. of gross floor area.**
- 3. **Each off-street parking space shall, measure not less than 9 x 18 feet.**
- 4. **Loading spaces shall be a minimum of 12 feet wide by 50 feet long**
- 5. **Parking areas shall be so arranged as to provide adequate access to all buildings in case of fire or other emergency.**
- 6. **Driveway width shall be no less than 35 feet. The number of driveways and widths thereof however shall conform to and be subject to NJDOT and/or County regulations and requirements (if any).**
- 7. **Each drive aisles shall be no less than 24 feet.**

b. **Residential:**

1. **Multifamily residential in accordance with R.S.I.S.**

(10) Landscaping and buffering as required in §108-6.18 and §108-8.1

(11) Fences as permitted in § 108-8.2.

(12) Design requirements as required in § 108-6.18.

(13) Inclusionary housing development.

a. The following residential dwellings shall be provided:

- 1. Market rate condominium flats and townhouses.
- 2. Affordable age restricted rental flats, which may be developed as ~~multifamily dwellings~~ **family affordable units** and/or over commercial and office uses that are on the first floor on the condition that separate entrances to the affordable housing dwelling units

are provided.

b. The following number of market rate and affordable housing dwelling units permitted in this zone shall be:

Description	Number of Dwelling	
	Units	Percentage (%)
Market Rate Units	<u>618</u>	82.5
Family Affordable Units	<del>131</del> <u>236</u>	17.5
Total	<del>749</del> <u>854</u>	100.00

c. Market rate and affordable housing dwelling units shall be developed on at least 25 acres of contiguous developable land exclusive of freshwater wetlands, one- hundred-year floodplains, steep slopes and other environmental constraints within the tract of land.

~~d. Given the fact that the overlay zone provides for a greater degree of flexibility for a mix of uses on the tract that improve the economic viability of the development of the tract, a lot that contains at least 10 acres of land that is not encumbered by freshwater wetlands, one- hundred year floodplains, steep slopes and other environmental constraints shall be deeded to Monroe Township for the purpose of developing it as municipally sponsored, 100% affordable housing. Title of the lot shall be transferred to Monroe Township within 30 days of filing the final subdivision plat with the Middlesex County Clerk. The low and moderate income split for affordable housing shall comply U H A C~~

**e. The construction phasing of market-priced and low and moderate-income units being developed on-site shall comply with N.J.A.C. 5:93-5.6(d), except that 65 family affordable units shall be phased in with the market rate units on Block 3, Lot 31 & 32, also referred to as the Disbrow parcel.**

**f.** An open space organization shall be established pursuant to § 108-6.13F.

**g.** Sidewalks and walkways shall be provided pursuant to § 108-6.13H.

**h.** Buffers shall be provided pursuant to § 108-6.13I.

**i.** Landscaping, shade trees and tree preservation shall comply with § 108-6.13J.

**j.** (Reserved) [Deleted 9-3-14 by Ord. No. O-9-2014-020]

**k.** The low and moderate income split for affordable housing shall comply with § 108-6.13K(3).

**l.** The location and design of affordable housing shall comply with § 108-6.13K(6).

**m.** Affordable housing shall comply with § 108-6.13K(7), the Monroe Township Affordable Housing Ordinance and current New Jersey Council on Affordable Housing rules.

**n.** Application procedures for inclusionary housing development shall comply with § 108-6.13L.

**SECTION 3**

**Article VI. Zoning District Regulations**

**§ 108-6.7K VC-3 Village Center.**

**The official zoning map, as established by §108-6.2 is hereby amended to designate the following lot and blocks as VC-3 Village Center: Block 36 Lots 13, 14, 15 & 16.01 and Block 53 Lot 21.05.**

**(1) Purpose. The purpose for the VC-3 Zone is to promote a range of commercial, office and residential land uses within a newly created, pedestrian-friendly, mixed-use environment that will serve local and community-wide needs and create new business and employment opportunities while meeting Monroe Township’s constitutionally mandated obligation to provide affordable housing. A five (5) acre parcel shall be subdivided off to accommodate retail / commercial development in accordance with the standards set forth herein. The following shall be requirements of the zone area**

**in addition to other provisions, not inconsistent with this Article. In no event shall Article VII, Conditional Uses, apply to this zone. In case of a conflict with the provisions of other ordinances, this section shall govern.**

**(2) Permitted principal uses.**

- (b) **Nonresidential uses located along Spotswood-Englishtown Road and Mounts Mills Road, that are permitted in the VC-1 Village Center Zone.**
- (c) **Residential dwellings including the following:**
  - [1] Age Restricted and Family Market Rate and Affordable Units of up to 1,000 units including but not limited to condominium and apartment style units and townhomes, as follows:**
    - Family Market 444**
    - Family Affordable 206**
    - Senior Market 350**
- (d) **Parks, recreational facilities, and playgrounds;**
- (e) **Open space; and**
- (f) **Multiple residential and nonresidential uses and buildings on one lot, with nonresidential uses as restricted above in this section.**

**(2) Permitted accessory uses.**

- (a) **Customary and accessory uses and buildings which are clearly incidental to permitted principal nonresidential uses and buildings.**

**(3) Permitted intensities of development.**

- (a) **Maximum building coverage for residential and nonresidential uses of 30% shall be permitted.**
- (b) **Maximum impervious coverage for residential uses of 60% shall be permitted.**
- (c) **Maximum impervious coverage for nonresidential uses of 80% shall be permitted.**

**(4) Bulk standards.**

(a) **Minimum lot area:**

**Perimeter lots along existing public roads shall be at least 30,000 square feet.**

**Internal lots shall be at least 20,000 square feet.**

1. **Minimum lot dimensions:**

<b><u>Description</u></b>	<b><u>Perimeter Lots</u></b>	<b><u>Internal Lots</u></b>
<b><u>Frontage</u></b>	<b><u>150 feet</u></b>	<b><u>100 feet</u></b>
<b><u>Width</u></b>	<b><u>150 feet</u></b>	<b><u>100 feet</u></b>
<b><u>Depth</u></b>	<b><u>200 feet</u></b>	<b><u>200 feet</u></b>

2. **Yard requirements for principal buildings and structures for lots along perimeter of tract along existing public roads:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Minimum front yard</u></b>	<b><u>25 feet</u></b>
<b><u>Minimum side yard</u></b>	<b><u>15 feet</u></b>
<b><u>Minimum rear yard</u></b>	<b><u>40 feet</u></b>

3. **Yard requirements for principal buildings and structures for internal lots within tract:**

<b><u>Description</u></b>	<b><u>To Internal Lot Property Line</u></b>	<b><u>To Curb Line of Internal Road</u></b>
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<b><u>Front yard minimum</u></b>	<b><u>0 feet</u></b>	<b><u>10 feet</u></b>
<b><u>Side yard minimum for nonresi- dential use to residential use</u></b>	<b><u>15 feet</u></b>	
<b><u>Rear yard minimum</u></b>	<b><u>40 feet</u></b>	

**Note: Internal road applies to either a road dedicated to the municipality or a private road.**

**4. Maximum building height:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Principal building, including 100 percent non-residential and mixed nonresidential and residential</u></b>	<b><u>3 stories</u></b> <b><u>50 feet</u></b>
<b><u>Accessory building</u></b>	<b><u>1 story</u></b> <b><u>25 feet</u></b>

**5. Minimum separation between buildings on lot with multiple buildings:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Side of building to side of building</u></b>	<b><u>30 feet</u></b>
<b><u>Rear of building to rear of building</u></b>	<b><u>50 feet</u></b>
<b><u>Rear of building to side of building</u></b>	<b><u>35 feet</u></b>

**(b) Residential uses:**

- 1. Minimum lot area: 5 acres**
- 2. Minimum lot dimensions:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Frontage</u></b>	<b><u>200 feet</u></b>
<b><u>Width</u></b>	<b><u>200 feet</u></b>
<b><u>Depth</u></b>	<b><u>300 feet</u></b>

**3. Yard requirements for principal buildings and structures:**

<b><u>Description</u></b>	<b><u>District Boundary</u></b>	<b><u>Internal Lots</u></b>	
<b><u>Minimum front yard</u></b>	<b><u>40 feet</u></b>	<b><u>20 feet (25 feet if driveway)</u></b>	
<b><u>Minimum side yard</u></b>	<b><u>40 feet</u></b>	<b><u>0 feet</u></b>	
<b><u>Minimum rear yard</u></b>	<b><u>50 feet</u></b>	<b><u>10 feet</u></b>	

**4. Maximum building height:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Principal Building, Townhouse</u></b>	<b><u>3 stories, 40 feet</u></b>
<b><u>100 percent affordable and Multifamily</u></b>	<b><u>3 stories, 50 feet</u></b>

**5. Minimum separation between buildings on lot with multiple buildings:**

<b><u>Description</u></b>	<b><u>Requirement</u></b>
<b><u>Side of building to side of building</u></b>	<b><u>20 feet</u></b>

<u>Rear of building to rear of building</u>	<u>50 feet</u>
<u>Rear of building to side of building</u>	<u>40 feet</u>

(5) Landscape buffer requirements:

(a) Nonresidential uses:

1. Minimum width of buffer area along existing public roads shall be 20 feet. A six-foot wide concrete sidewalk that is parallel to existing public roads and offset three feet from the curblineline of the existing roads shall be provided. Street trees shall be provided within the landscape buffer area along the sidewalks. Street furniture, such as benches, trash receptacles and other amenities, may be required along the sidewalks by the approving Board. Fencing, masonry walls and/or hedges, all of which shall not exceed three feet in height, may be required within the landscape buffer area along the street right-of-way line by the approving Board.
2. Minimum width of buffer area along tract boundary other than along roadways shall be 40 feet.
3. Minimum width of buffer area for side and rear yards when nonresidential uses abut nonresidential uses shall be 10 feet.
4. Minimum width of buffer area for side yards when nonresidential uses abut residential uses within development shall be 20 feet.

(b) Residential uses:

1. Minimum width of buffer area along existing public roads and tract boundary shall be 50 feet.
2. Landscape buffer areas shall include a mix of evergreen trees, shrubs and ground cover, and comply with § 108-8.1J.

(6) Traffic and circulation.

- (a) A detailed traffic study analyzing the development's impact on the existing road system including, but not limited to, Mounts Mills Road, Spotswood-Englishtown Road, the full intersection of the two aforementioned roads, and proposed road intersections with any of the surrounding roads shall be filed with the development application.
- (b) No curb cuts for residential driveways shall be permitted along Mounts Mills Road and Spotswood-Englishtown Road. In order to create an internal road system with limited access to existing public roads, all access from the two aforementioned roads shall be achieved by a primary access road with driveways and roads intersecting the primary access road within the internal areas of the development, and from secondary access roads that intersect Mounts Mills Road, Spotswood-Englishtown Road and the primary access road with driveways and roads intersecting the secondary roads within the internal areas of the development.
- (c) Street trees shall be provided in accordance with the provisions of this chapter.

(7) Open space.

- (a) Conservation areas that include wetlands, wetland buffers and one-hundred-year floodplains should be preserved and monumented.
- (b) Walking trails through open space areas may be provided, where there is no conflict with other agency approvals.

(8) Signage. Signage as permitted in Article X of this chapter.

(9) Parking and loading.

- (a) All provisions of this chapter regarding parking and loading shall apply to this zone.
  1. Minimum of 1 space for every 400 sf of gross leasable area of ground floor area.

2. Loading shall comply with the VC-1 Village Center zone.
3. Residential parking per R.S.I.S. standards.

(10) Design Standards:

(a) General

1. Street furniture such as benches, street lamps, bicycle racks, trash receptacles, tree grates, bus stops, landscape planters and other amenities may be provided.
2. Internal buffering between residential and nonresidential uses, particularly for screening parking lots, loading areas and refuse enclosures may be provided, where practical.
3. All utilities shall be installed underground, unless such structures are pre-existing and/or subject to utility company requirements.

(b) Nonresidential uses:

1. The location of nonresidential and mixed-use building entrances and orientation of buildings shall minimize distance to walk from one building to another. Buildings with more than one façade facing a public street, internal road, parking lot or open space shall be required to provide multiple front façade treatments.
2. All uses shall be conducted within completely enclosed buildings unless otherwise specified herein.
3. Street-level store fronts and building entrances shall be open and inviting to pedestrians.
4. Air-conditioning units, heating, ventilating and air-conditioning (HVAC) systems, exhaust pipes or stacks, satellite dishes and other telecommunication receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public view and adjacent properties.

(c) Residential uses:

1. Townhouse buildings shall consist of no more than eight townhouse dwelling units per building in order to prevent the development of long and monotonous buildings. No more than two adjacent townhouse units shall have the same building offset, which shall vary by at least four feet.
2. The front façade of a townhouse unit shall reflect a traditional village character. Awnings, open and usable porches, stoops, bay windows and/or balconies and other decorative entries may encroach into building setback lines.
3. Garages for townhouse buildings may be front-, side- or rear-entry types. Sufficient storage area to accommodate automobiles, automotive accessories, tools, trash/recycle materials and other items typically found in garages shall be provided.
4. Townhouse dwelling units shall have private outdoor space, which may include a deck, patio and/or terrace. Such outdoor space shall be screened with landscaping and/or fencing that shall not exceed five feet in height.
5. Multifamily dwelling units shall have access provided by an outside entrance or stairway serving the residential units exclusively.

(11) Technical Subdivision: Area, yard, and building requirements: For the purpose of allowing for the development of the site as one overall property, even if various portions are under the legal control of disparate owners, the Plan allows for technical/economic subdivisions, provided the following:

- a. The minimum tract area for development shall be 5 acres.
- b. The maximum impervious coverage for the entire tract shall be 50%.

**c. The maximum building coverage for the entire tract shall be 25%.**

**The intent of this provision is to permit individual buildings to exist as separate lots. However, each subdivided lot and any proposed improvement on that lot shall be subject to and may only be improved in accordance with this Zoning District and shall not cause the overall development to exceed the standards set forth herein.**

**(14) Affordable Housing**

**a. Affordable housing shall comply with UHAC.**

**SECTION 4**

**§ 108-6.32. POCD-AR-AH Planned Office Commercial Development-Age Restricted-Affordable Housing District.**

**The official zoning map, as established by §108-6.32 is hereby amended to designate the following lot and blocks as POCD-AR-AH: Block 25, Lots 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, and 2.16.**

A. The purpose of this section is to establish the standards and requirements for developments that include a mix of office and commercial uses, market-priced age-restricted housing and affordable (to low- and moderate-income households) age-restricted housing. The affordable housing will assist the Township in meeting its constitutional and statutory obligations to provide a realistic opportunity for the construction of its fair share of its region's need for low- and moderate-income housing.

B. The following shall be requirements of the POCD-AR-AH District, in addition to other provisions, not inconsistent with this article. In case of conflict with the provisions of other ordinances, this section shall govern.

C. Required uses:

Mixed-use building that consists of nonresidential uses as permitted in this section and residential uses as required in this section. Nonresidential uses shall be required to be provided on the first floor of the mixed-use building. ~~that faces Applegarth Road.~~ Inclusionary housing development consisting of affordable housing as defined by this article and the current rules of the UHAC and market-rate housing shall be required to be provided within the mixed-use building. All housing shall comply with the provisions set forth in this section. Permitted residential dwellings include:

(1) Market-rate multifamily age-restricted apartment dwelling units that are deed restricted to permit only senior citizen residents as regulated in this chapter and to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum number of market-rate multifamily age-restricted apartment dwelling units shall not exceed 109.

(2) **The minimum number of affordable multifamily age-restricted rental apartment dwelling units provided shall be 164 units. Of the affordable units, 13% shall be affordable to very low-income households. The affordable rental apartments shall be deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom(s).** ~~Affordable multifamily age-restricted rental apartment dwelling units that are provided at a minimum set-aside rate of 23.24% of the total number of dwelling units constructed. Of the affordable units, 13% shall be affordable to very low-income households. The minimum number of affordable multifamily age-restricted rental apartment dwelling units provided shall be 33. The affordable rental apartments shall be deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom(s).~~

D. Permitted uses:

(1) All nonresidential uses permitted in the PO/CD District as provided in § 108-6.16A and the NC Neighborhood Commercial District as provided in § 108-6.17A;

~~(2) No building, structure or land shall be used for and no building structure shall hereafter be erected, structurally enlarged or maintained except for the permitted affordable and market rate housing to be used by the residents of the inclusionary housing development, their guests or other authorized users.~~

**(2) Childcare Facilities**

**(3) Multi-Family Age Restricted Apartments**

E. Permitted accessory uses:

(1) Off-street parking areas and loading areas.

(2) Signs.

(3) Fences and walls.

(4) Satellite antennas.

(5) Public utility installations.

**(6) Leasing offices and model units which shall not count as a housing unit**

**(7)** Customary and accessory uses and buildings which are clearly incidental to permitted principal nonresidential uses and buildings.

F. Development, area, yard and building requirements. ~~The following development requirements shall apply to the POCD-AR-AH Planned Office Commercial Development Age Restricted Affordable Housing District:~~ **For the purpose of allowing for the development of the site as one overall property, even if various portions are under the legal control of disparate owners, the zone allows for technical/economic subdivisions, provided that the tract complies with the following:**

(1) Minimum tract area for mixed-use inclusionary housing and nonresidential

development in the POCD-AR-AH District shall be 17 acres.

(2) Permitted nonresidential uses shall comply with the development, area, yard and building requirements of the PO/CD District as set forth in § 108-6.4 of this chapter.

**(3) Maximum lot coverage by buildings shall be no more than 30% of tract area.**

**(4) Inclusionary housing development shall comply with the following development, area, yard and building requirements:**

**(a) Gross residential density. The gross residential density of the entire tract shall not exceed 16 dwelling units per acre, and the maximum number of residential units shall not exceed 273 units of which 109 may be market-rate age-restricted dwelling units and 164 dwelling units shall be affordable age-restricted dwelling units.**

(b) Bulk and yard requirements:

(1) Minimum frontage shall be ~~300~~ **200 feet.**

(2) Minimum width shall be ~~300~~ **200 feet.**

(3) Minimum depth shall be 300 feet.

(4) Minimum front yard setback shall be 50 feet.

(5) Minimum side yard setback to the tract boundary setback shall be ~~50 feet~~ **15 feet.**

(6) Minimum side yard setback shall be ~~twenty [20]~~ **15 feet.**

(7) Minimum rear yard setback shall be ~~100~~ **40 feet.**

(d) Maximum building height. ~~Mixed-use building shall not exceed four stories or 58 feet.~~

**[a] Mixed-use buildings and residential buildings shall not exceed four stories or 58 feet.**

**[b] Non-residential buildings shall not exceed three stories and 45 feet.**

(e) Building Separation Requirement:

Description	Requirement
Side of building to side of building	40 <u>30</u> feet
Rear of building to rear of building	50 feet
Rear of building to side of building	50 <u>40</u> feet

(f) Lot coverage by buildings. Not more than 30% of the gross area of each residential section shall be covered by buildings.

(g) Sidewalks and walkways shall comply with § 108-6.21I of this article.

~~(h) Buffers, landscaping, shade trees and tree preservation shall comply with §108-6.32I of this article.~~

**(G) Landscape buffer requirements:**

1. **Minimum width of buffer area along existing public roads shall be 50 feet. A six-foot wide concrete sidewalk that is parallel to existing public roads and offset three feet from the curbline of the existing roads shall be provided. Street trees shall be provided within the landscape buffer area along the sidewalks. Street furniture, such as benches, trash receptacles and other amenities, may be required along the sidewalks by the approving Board. Fencing, masonry walls and/or hedges, all of which shall not exceed three feet in height, may be required within the landscape buffer area along the street right-of-way line by the approving Board.**
2. **Minimum width of buffer area for side and rear yards when nonresidential uses abut nonresidential uses shall be 10 feet.**
3. **Minimum width of buffer area for side yards when nonresidential uses abut residential uses within development shall be 20 feet.**

**H.** Affordable housing.

~~(1) Required percentage of affordable family rental dwelling units built on site. The developer shall designate a set aside of 23.24% of the dwelling units constructed on site to be affordable to low- and moderate-income households, with at least 13% of these units to be affordable to very low-income households.~~

**(1) Required affordable rental dwelling units built on site. The developer shall designate 164 dwelling units on site to be age-restricted and affordable to low- and moderate-income households, with at least 13% of these units to be affordable to very low-income households.**

(2) Required bedroom distribution for age-restricted affordable dwelling units. Low- and moderate-income units that are age-restricted may utilize a modified bedroom distribution. At a minimum, the number of bedrooms shall equal the number of senior citizen low- and moderate- income units within the Inclusionary development. The standard can be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

(3) Low- and moderate-income split. At least 50% of all units designated for low- and moderate-income households shall be affordable to low-income households. 13% of the total affordable dwelling

units shall be affordable to very low-income households, which very low-income units shall be counted as part of the low-income housing requirement.

~~(2) The construction phasing of market priced and low- and moderate income units shall comply with following table:~~

**(4) The construction phasing of market-priced and low- and moderate-income units being developed on-site shall comply with following table in accordance with N.J.A.C. 5:93-5.6(d), except that 62 of the 164 age-restricted affordable units shall be phased in with the market rate units in the §108-6.18J. Block 6, Lots 12.05, 12.06, 13.02, 13.03, 15.01, 16.01, 17.02, 19.03, 19.04, 20.01, 21.05, 22.02, 23.01, 24.01, 25.01, 26.01, 27.01 28.01 and 29.02:**

Minimum Percentage of Low and Moderate Units Completed	Percentage of Market-Housing Units Completed
0	25
10	25, plus 1 unit
50	50
75	75
100	90

A unit is deemed complete when its certificate of occupancy has been issued. This schedule shall apply unless an accelerated schedule has been agreed to by the Township and developer.

(5) Age restrictions shall be placed on the occupants of the designated affordable housing dwelling units in accordance with applicable law.

(6) The location and design of affordable housing shall comply with the following requirements:

(a) The low- and moderate-income units shall be sited on the tract in locations at least as accessible to common open spaces and community facilities as market-priced dwellings.

(b) The exterior design of the low- and moderate-income units shall be harmonious in scale, texture and materials with the market priced units on the tract.

(7) Affordable housing shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.

(8) Establishing rents of units shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.

(9) Affordability controls shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.

(10) General provisions concerning uniform deed restriction liens and enforcement through certificates of occupancy or re-occupancy on sold units shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.

(11) Application procedures for Inclusionary housing development shall comply with § 108-6.21M of this article.

H. Signage as permitted in Article X of this chapter.

I. Parking and loading: as required in Article IX of this chapter.

~~J. Landscaping and buffering as required by the following standards and in Article VIII of this chapter:~~

~~(1) Permitted nonresidential uses shall comply with the buffer requirements of the PO/CD District as set forth in § 108-6.16H.~~

~~(2) Inclusionary housing development shall comply with the following buffering requirements:~~

- ~~(a) Minimum width of buffer area 50 feet.~~
- ~~(b) Buildings shall be set back a minimum of 50 feet from the property lines of the tract. At least 30 feet of this setback area shall either be preserved with its natural vegetation or landscaped to provide a reasonable visual buffer from adjacent property.~~
- ~~(c) Minimum width of buffer area between the permitted nonresidential uses and inclusionary development shall be 30 feet.~~
- ~~(d) Buffering shall provide a year round visual screen in order to minimize adverse impacts on a site from adjacent areas. Buffering shall also ensure privacy for dwelling units and minimize adverse impacts from traffic, noise and glaring light.~~
- ~~(e) Buffering shall consist of a six foot high, sculptured, undulating, landscaped berm that has a top width of at least 10 feet. The top and side slopes of the berm shall be planted with massing of evergreen trees with an average height of eight feet to create a natural pattern that achieves a full screening effect. Ornamental deciduous trees and large and medium growing evergreen and deciduous shrubs shall be added to the buffer area to improve screening at various growth heights of plant material. Fencing and walls may be added to the buffering to enhance screening and aesthetics. Natural woodlands may be retained in the buffer area. Such natural woodlands shall be evaluated by the reviewing board to determine whether additional plantings are needed to achieve the stated buffering objectives.~~

~~K.~~ J. Fences are permitted in accordance with Article VIII of this chapter.

## **SECTION 5**

### **Article VI. Zoning District Regulations**

#### **§ 108-6.7.J -- VC-1 Village Center.**

(1) **Purpose.** The purpose for the VC-1 Zone is to promote a range of commercial, office and residential land uses within a newly created, pedestrian-friendly, mixed-use environment that will serve local and community-wide needs and create new business and employment opportunities while meeting Monroe Township's constitutionally mandated obligation to provide affordable housing. Pedestrian movement is encouraged to flow throughout the zone area by generally permitting stores and shops and personal service establishments on the ground floor of buildings and promoting the use of upper floors for office and, in certain circumstances, residential dwelling units. Land uses within the zone should be arranged to provide for commercial and office uses with and without residential uses on upper floors in the vicinity of the crossroads. The balance of the residential uses should be developed in areas extending outward in a grid-like pattern from the commercial and office uses. The following shall be requirements of the zone area in addition to other provisions not inconsistent with the regulations herein. In case of conflict with the provisions of other ordinances, this section shall govern.

#### **(2) General goals.**

- (a) Proper screening and buffering around the perimeter of the area and along surrounding roads;
- (b) Adequate building setbacks from surrounding roads;
- (c) Well-landscaped interior spaces for residential and nonresidential land uses;
- (d) Open space for active and passive recreational amenities for residential land uses;
- (e) Public amenities including, but not limited to, pedestrian plazas and sitting areas;
- (f) Opportunities for shared off-street parking and stormwater management facilities;
- (g) Off-street parking that is well screened from public view;
- (h) Controlled and coordinated internal circulation system for pedestrians and vehicles; and
- (i) Coordinated design themes, i.e., buildings, streetscapes, parking areas, landscaping, lighting and signage.

(3) **Minimum tract size.** ~~50 acres.~~ 45 acres inclusionary of any land dedicated for open land or recreational purposes.

**(4) Permitted principal uses.**

(a) Nonresidential uses located along Spotswood-Englishtown Road and Mounts Mills Road beginning at the intersection of these two roads and extending away from the intersection:

- [1] Retail stores and shops that are permitted in the NC Neighborhood Commercial zone;
- [2] Personal service establishments permitted in the NC Neighborhood Commercial zone;
- [3] General and administrative offices;
- [4] Professional offices;
- [5] Restaurants, cafes, luncheonettes and delicatessens, excluding curb service and drive-through facilities for all eating and drinking establishments;
- [6] Instructional studios and fitness centers;
- [7] Banks and similar financial institutions, excluding check-cashing businesses, and drive-through facilities should be permitted only in locations where such a facility is not a dominant visual element and not located adjacent to residential dwellings;
- [8] Retail dry cleaning and laundry services;
- [9] Art galleries and similar facilities;
- [10] Childcare centers.

**[11] Convenience Store with or without a gas station.**

**[12] Fast Food Restaurant with or without a drive-thru.**

(b) Residential dwellings. Townhouse and multifamily dwellings in individual complexes; affordable housing units over nonresidential uses that are on the ground floor within mixed-use buildings located in the "downtown" area; and affordable housing units in 100% affordable housing buildings. A set aside of at least twelve and one-half percent (12.5%) of all residential dwellings shall be provided as affordable housing as defined by the State of New Jersey in order for residential dwellings to be part of any development;

(c) Parks, open space, and playgrounds; and

(d) Multiple residential and nonresidential uses and buildings on one lot, with nonresidential uses as restricted above in this section.

**(5) Permitted accessory uses.**

(a) Off-street parking areas and loading spaces;

(b) Signs;

(c) Fences and walls;

(d) Seasonal outdoor dining associated with a permitted restaurant, cafe, luncheonette or delicatessen utilized and operated from May to October in accordance with a plan submitted to the Township Planning Administrator for review and approval by the Township Zoning Officer, Township Fire Code Official and Township Engineer to protect the health, safety and general welfare of the public. The plan shall clearly depict the layout and arrangement of dining areas, including, but not limited to, tables with and without umbrellas, chairs, furniture, appurtenances, canopies, if any, which must be removed in the off-season, and landscaping in planters and pots;

(e) Outdoor swimming pools and active recreational facilities and community centers that are part of permitted residential complex and buildings;

(f) **Leasing offices and model units which shall not count as a housing unit.**

(g) **Satellite antennas.**

**(h) Customary and accessory uses and buildings which are clearly incidental to permitted principal uses and buildings.**

**(6) Permitted intensities of development.**

- (a) Maximum residential density of four dwelling units per acre, with a requirement of at least a twelve and one-half percent (12.5%) set aside for affordable housing as defined by New Jersey State law. [Amended 9-3-14 by Ord. No. O-9-2014-020]
- (b) 100% affordable housing with at least 100 affordable dwelling units shall be on a lot containing at least five acres.
- (c) Maximum nonresidential gross floor area ratio of 0.025 and a maximum net floor area ratio of 0.35 shall be permitted.
- (d) Maximum building coverage for residential and nonresidential uses of 30% shall be permitted.
- (e) Maximum impervious coverage for residential uses of 60% shall be permitted.
- (f) Maximum impervious coverage for nonresidential uses of 80% shall be permitted.
- (g) At least 35% of the tract shall be set aside as open space.
- (h) Construction phasing for maximum market rate residential dwelling units completed and minimum total square footage of nonresidential space completed shall be provided as follows:

Maximum Market Rate Dwelling Units Completed	Minimum Total Square Footage of Nonresidential Space Completed
200	25,000
142 additional/	15,000 additional/
342 cumulative	40,000 cumulative

Completed dwelling units and completed nonresidential space mean certificates of occupancy (COs) have been issued for the dwelling units and nonresidential space. Building permits and COs shall be issued for the first two hundred market rate dwelling units, but no additional COs shall be issued for market rate dwelling units until a CO has been issued for 25,000 square feet of nonresidential space (shell only, fit-out when tenants are identified). Upon receipt of a CO for the first 25,000 square feet of nonresidential space, the applicant shall be permitted to apply for COs for up to an additional 142 market rate dwelling unit. Upon receipt of the CO for the one hundred forty second (142nd) market rate dwelling unit, the applicant shall not obtain further COs for additional market rate dwelling units until it has received a CO for an additional 15,000 square feet of nonresidential space (shell only, fit-out when tenants are identified). After receipt of COs for a total of 40,000 square feet of nonresidential space there shall be no further restriction on the completion of market rate dwelling units related to the completion of nonresidential space. [Added 9-3-14 by Ord. No. O-9-2014-020]

**(7) Bulk standards.**

- (a) Nonresidential uses:

[1] Minimum lot area: Perimeter lots along existing public roads shall be at least 30,000 square feet. Internal lots shall be at least 20,000 square feet.

- [2] Minimum lot dimensions:

Description	Perimeter Lots	Internal Lots
Frontage	150 feet	100 feet
Width	150 feet	100 feet
Depth	200 feet	200 feet

[3] Yard requirements for principal buildings and structures for lots along perimeter of tract along existing public roads:

Description	Requirement
Minimum front yard	25 feet
Minimum side yard	15 feet
Minimum rear yard	40 feet

[4] Yard requirements for principal buildings and structures for internal lots within tract:

Description	To Internal Lot Property Line	To Curb Line of Internal Road
Front yard minimum	0 feet	10 feet
Front yard maximum	10 feet	20 feet
Side yard minimum for nonresidential use to residential use	15 feet	
Side yard minimum for nonresidential use to residential use within development	25 feet	
Rear yard minimum	40 feet	

Note: Internal road applies to either a road dedicated to the municipality or a private road.

[5] Maximum building height:

Description	Requirement
Principal building, including 100 percent nonresidential and mixed nonresidential and residential	3 stories of occupied space 50 feet
Accessory building	1 story 25 feet

[6] Minimum separation between buildings on lot with multiple buildings:

Description	Requirement
Side of building to side of building	30 feet
Rear of building to rear of building	50 feet
Rear of building to side of building	35 feet

(b) Residential uses:

[1] Minimum lot area: 5 acres

[2] Minimum lot dimensions:

Description	Requirement
Frontage	300 feet
Width	300feet
Depth	300 feet

[3] Yard requirements for principal buildings and structures:

Description	Tract Boundary	Internal Lots	To Curb Line of Internal Road
Minimum front yard	50 feet	20 feet	25 feet for front yard with driveway to front of dwelling unit

Description	Tract Boundary	Internal Lots	To Curb Line of Internal Road
Minimum side yard	50 feet	10 feet	
Minimum rear yard	50 feet	20 feet	

[4] Maximum building height:

Description	Requirement
Principal Building, Townhouse	3 stories, 36 feet
100 percent affordable and Multifamily	3 stories of occupied space, 45 feet

[5] Minimum separation between buildings on lot with multiple buildings:

Description	Requirement
Side of building to side of building	20 feet
Rear of building to rear of building	50 feet
Rear of building to side of building	40 feet

**(8) Landscape buffer requirements for nonresidential uses.**

(a) Minimum width of buffer area along existing public roads shall be 20 feet, except for any existing condition, such as the 8-foot buffer area due to a county right of way dedication. A six-foot wide meandering path is permitted in the buffer areas and along existing public roads. Street trees may be provided within the landscape buffer area along the paths. Fencing, masonry walls and/or hedges, all of which shall not exceed six feet in height, may be required within the landscape buffer area along the street right-of-way line by the approving Board.

(b) Minimum width of buffer area along tract boundary other than along roadways shall be 40 feet.

(c) Minimum width of buffer area for side and rear yards when nonresidential uses abut nonresidential uses shall be 10 feet.

(d) Minimum width of buffer area for side yards when nonresidential uses abut residential uses within development shall be 20 feet.

**(9) Landscape buffer requirements for residential uses.**

(a) Minimum width of buffer area along existing public roads and tract boundary shall be 50 feet.

(b) Landscape buffer areas shall comply with § 108-6.71, except for minimum width requirements as indicated in previous paragraphs of this subsection, and with § 108-8.1J and any other sections of this chapter. Brick walls for enhancement are encouraged.

(c) An all-purpose meandering path having a width of six feet shall be provided within the landscape buffer along Mounts Mills Road and Spotswood-Englishtown Road, and shall transition in width and location to join the path along the nonresidential uses. The specification of material and design of the path shall be determined by the Township Engineer.

**(10) Traffic and circulation.**

(a) A detailed traffic study analyzing the development's impact on the existing road system including, but not limited to, Mounts Mills Road, Spotswood-Englishtown Road, the full intersection of the

two aforementioned roads, and proposed road intersections with any of the surrounding roads shall be filed with the development application.

(b) No curb cuts for residential driveways shall be permitted along Mounts Mills Road and Spotswood-Englishtown Road. In order to create an internal road system with limited access to existing public roads, all access from the two aforementioned roads shall be achieved by a primary access road with driveways and roads intersecting the primary access road within the internal areas of the development, and from secondary access roads that intersect Mounts Mills Road, Spotswood-Englishtown Road and the primary access road with driveways and roads intersecting the secondary roads within the internal areas of the development.

(c) Street trees shall be provided in accordance with the provisions of this chapter.

(e) Multipurpose paths linking all sections of development within the overlay zone shall be provided.

**(11) Open space.**

(a) Conservation areas that include wetlands, wetland buffers and one-hundred-year floodplains should be preserved and monumented.

(b) Walking trails through open space areas shall be provided, where there is no conflict with other agency approvals.

**~~(12) Signage.~~**

~~(a) All signage shall comply with the provisions of this chapter except as set forth below.~~

~~(b) Freestanding identification signs shall be monument signs restricted to a size and scale that are appropriate for the type of road from which the signs are viewed as set forth below:~~

~~[1] Signage along Mounts Mills Road and Spotswood-Englishtown Road:~~

~~[a] One monument sign shall be permitted at each intersection of the primary access road and Mounts Mills Road and Spotswood-Englishtown Road into each nonresidential section of the development.~~

~~[b] The monument sign shall be set back at least 10 feet from the right-of-way line for existing municipal roads and 20 feet from the curbline of the main access road into the site.~~

~~[c] The maximum height of the monument sign shall be 20 feet.~~

~~[d] The maximum area of each face of the monument sign shall be 100 square feet.~~

~~[2] Façade signage for nonresidential buildings facing Mounts Mills Road and Spotswood-Englishtown Road shall comply with the provisions for NC Neighborhood Commercial Zone set forth in this chapter. No individual freestanding signs for individual nonresidential uses are permitted.~~

~~[3] Signage within the development along internal roads shall comply with the provisions for NC Neighborhood Commercial Zone set forth in this chapter.~~

**(12) Parking and loading.**

(a) All provisions of this chapter regarding parking and loading shall apply to the VC-1 Village Center Overlay Zone.

**(13) Lighting.** Site and streetlighting shall comply with the provisions of this chapter.

**(14) Fences and walls.** Fences and walls shall comply with the provisions of this chapter.

**(15) Design standards.**

(a) General standards:

[1] A planned village center development shall be conceived, designed, subdivided, site planned and approved by the Township Board having jurisdiction as a single development with a comprehensive site development plan. The developer shall establish site landscaping, building design and common area maintenance guidelines and control standards.

[2] The entirety of a planned village center development shall be developed with a common architectural theme which shall be subject to site plan approval by the Township Board having jurisdiction. The architectural theme shall include buildings, signing, fencing, lighting, curbing, landscaping and other similar and related physical features and improvements.

[3] Building design:

[a] The treatment of side and rear walls of any building in terms of building materials and colors shall be similar to the treatment of the front façade.

[b] All buildings shall be designed to convey a small-scale village character. Buildings included in the VC-1 Village Center Zone shall contain the following design elements:

(i) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior.

(ii) The exterior of all buildings in the development, including any permitted accessory buildings, shall be architecturally compatible and be constructed of complementary materials. Design guidelines for future building improvements shall be prepared by the applicant to ensure the ongoing design integrity of the development.

(iii) Architectural detail, style, color, proportion and massing shall reflect the features of a traditional village center neighborhood.

(iv) Provide for an orderly relationship among windows, doors, porches and roof forms.

[4] The scale and massing of buildings on any given street shall be harmonious.

[5] The design of all internal streets shall comply with State of New Jersey Residential Site Improvement Standards. Main streets through developments shall be designed to have divided landscape medians so as to create a boulevard that has street trees, sidewalks, curbing and ornamental streetlighting along both sides of the boulevard, pedestrian crosswalks constructed of material differing from the street pavement, street signage that announces sharing the street with bicyclists, and street furniture such as benches and trash receptacles.

[6] Special ground texture treatment shall be required for pedestrian crossings in streets and elsewhere to include bricks, stone, cobbles and/or other suitable material.

[7] Street furniture such as benches, street lamps, bicycle racks, trash receptacles, tree grates, bus stops, landscape planters and other amenities shall be provided.

[8] All streets, sidewalks and pathways shall connect to other streets within the village center development and connect to existing streets outside the village center development, as appropriate. Dead-end streets are generally not permitted within the village center developments unless such condition is unavoidable, as determined by the Board having jurisdiction.

[9] Adequate internal buffering between residential and nonresidential uses, particularly for screening parking lots, loading areas and refuse enclosures shall be provided.

[10] All utilities shall be installed underground.

[11] To the extent practical and reasonable "green" building and site design techniques and technology, i.e., solar panels on roofs and in parking areas, "green" roofs for lowering energy consumption and improving stormwater management, rain gardens for improving water quality and reducing quantity from stormwater runoff, and other innovations shall be incorporated in the development plan.

(b) Nonresidential uses:

[1] The location of nonresidential and mixed-use building entrances and orientation of buildings shall minimize distance to walk from one building to another. Buildings with more than one façade facing a public street, internal road, parking lot or open space shall be required to provide multiple front façade treatments.

[2] All uses shall be conducted within completely enclosed buildings unless otherwise specified herein.

[3] Nonresidential and mixed-use buildings shall be provided with off-street loading and service areas separate from parking spaces and shall be situated as much as possible to the rear of the building and out of the general traffic flow.

[4] Street-level store fronts and building entrances shall be open and inviting to pedestrians.

[5] Air-conditioning units, heating, ventilating and air-conditioning (HVAC) systems, exhaust pipes or stacks, satellite dishes and other telecommunication receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public view and adjacent properties.

(c) Residential uses.

[1] Townhouse buildings shall consist of no more than eight townhouse dwelling units in order to prevent the development of long and monotonous buildings. No more than two adjacent townhouse units shall have the same building offset, which shall vary by at least four feet.

[2] The front façade of a townhouse unit shall reflect a traditional village character. Awnings, open and usable porches, stoops, bay windows and/or balconies and other decorative entries may encroach into building setback lines.

[3] Garages for townhouse buildings may be front-, side- or rear-entry types. Sufficient storage area to accommodate automobiles, automotive accessories, tools, trash/recycle materials and other items typically found in garages shall be provided.

[4] Townhouse dwelling units shall have private outdoor space, which may include a deck, patio and/or terrace. Such outdoor space shall be screened with landscaping and/or fencing that shall not exceed five feet in height.

[5] Multifamily dwelling units shall have access provided by an outside entrance or stairway serving the residential units exclusively.

**(16) Technical Subdivision: Area, yard, and building requirements: For the purpose of allowing for the development of the site as one overall property, even if various portions are under the legal control of disparate owners, the Plan allows for technical/economic subdivisions, provided the following:**

- a. **The minimum tract area for development shall be 5 acres.**
- b. **The maximum impervious coverage for the entire tract shall be 50%.**
- c. **The maximum building coverage for the entire tract shall be 25%.**

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

**BE IT FURTHER ORDAINED**, that this ordinance shall take effect following adoption and approval in a time and manner prescribed by law.

**SO, ORDAINED** as aforesaid.

**UPON MOTION** made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-11-2025-027** was **opened**. All were in favor, none opposed.

**Public Comments:**

**Prakash Parab, 33 Dayna Dr.** – Mr. Parab stated that he looked over this Ordinance earlier but it is over 40 pages and asked if a summary could be given as to what exactly is being done; Attorney Rainone responded that this implements the Memorandum of Understanding which was approved by Council in September reducing our

affordable housing third round obligation and providing for 65 affordable units to be credited to the fourth round. This also provides zoning for a warehouse on Route 33 South and a 55-acre buffer at the Regency development with 5 acres mostly housing with commercial.

**Susan Smith, 618 Spotswood-Englishtown Rd.** – Mrs. Smith shared her concerns with the creation of a village overlay zone, specifically with 1,000 units being built in such a small area. Engineer Rasimowicz explained that this consists of the Stone Museum and the 4<sup>th</sup> corner of Spotswood-Englishtown Road which was the horse farm which is well over 100+ acres. This essentially is the addition of the 4<sup>th</sup> corner of that area which is being called the Village 3 Zone. Attorney Rainone added that this was targeted for the fourth round of affordable housing and was planned in a way that commercial is kept on Route 33 and housing is built on the corner. Mrs. Smith shared her concerns with the roadways and water/sewer lines, as well as the change of the VC1 zone reducing from 50 to 45 acres and asked why and if there is permitted use for a convenience store and gas station. Engineer Rasimowicz explained minimizing the lot size, saying that this is for Phase 2 of the northwest corner of Mounts Mills and Spotswood Englishtown Road, which when cleaned up will be brought into conformance after the right of way dedications. Mrs. Smith asked if there is approval for the use of a gas station; Engineer Rasimowicz answered that it is permitted for use as a gas station and drive thru.

**Michele Arminio, 9 Nathaniel St.** – Mrs. Arminio commented that it is important to be cognizant of the people who live here and asked to amend to remove the gas station and drive thru component to protect the residents. Mrs. Arminio went on to say that this was zoned as non-commercial but the developer found it not financially advantageous and now with more people it is, and we should focus on protecting the people.

Regarding O-11-2025-026, Mrs. Arminio asked if this was in the Spotswood-Englishtown Road area; Director Stroin answered that this is across from the Stone Museum. Mrs. Arminio commented that it makes sense now as it is being done to accommodate the developer. She went on to ask if there are wetlands to which Engineer Rasimowicz answered that there are some with Mrs. Arminio commenting that she believed some wetlands were filled in and violations were given because of that. Engineer Rasimowicz stated that the water main relocation is a County project and has been under design for the last 10 years for the purpose of helping with the accommodation of replacing the culverts.

**UPON MOTION** made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the **PUBLIC HEARING for Ordinance O-11-2025-027** was **closed**. All were in favor, none opposed.

**UPON MOTION** made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, **Ordinance O-11-2025-027** was passed on Second Reading and Final Adoption:

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

Copy of Ordinance Duly Filed.

**UPON MOTION** made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:**  
(R-12-2025-234– R-12-2025-260)

**R-12-2025-234                      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 Thirty-One Thousand Six Hundred Forty-Seven Dollars and One Cent (\$31,647.01) as described on Schedule A attached hereto; and

**WHEREAS**, two (2) of the overpayments on the attached Schedule A, the owners and residents have met all the requirements for a Totally Disabled Veteran Exemption as prescribed by New Jersey Statute 54:4-3.30 for exempt status until the applicant passes or the home is sold; and

**WHEREAS**, good cause has been shown.

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

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

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

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-234</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-235                      RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO ATLANTIC HEALTH SYSTEMS (AHS) FOR VARIOUS OCCUPATIONAL MEDICAL AND IMMEDIATE CARE MEDICAL WALK-IN SERVICES FOR CALENDAR YEAR 2026.**  
 (As needed basis per fee schedule)

**WHEREAS**, the Township of Monroe has a need to provide various Occupational Medical Services and Immediate Care Medical Walk-In services for its Employees under the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, the term of this contract shall be one (1) year; and

**WHEREAS**, Atlantic Health System (AHS) has submitted a proposal indicating the fees for such services which shall be in accordance with the attached fee schedule and payment for such services shall be made on an “as needed” basis; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-5.4, the Township’s Certified Municipal Finance Officer has certified the availability of funds in Certificate No. C-\_\_\_\_\_, a copy of which is attached hereto as Exhibit “A”; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-5.4, the Township’s Certified Municipal Finance Officer has certified the availability of funds for the Township Utility Dept. in Certificate No. M-\_\_\_\_\_, copy of which is attached hereto as Exhibit “B”;

**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 be and are hereby authorized to enter into a contract for occupational medical services with **Atlantic Health System (AHS)/Immediate Care Walk-In Management, LLC, 46 Newman Springs Road East, Red Bank, New Jersey 07701** in accordance with the proposal annexed hereto as Exhibit “B”, effective January 1, 2026 to December 31, 2026;
- (2) The Certified Municipal Finance Officer is hereby authorized and directed to pay invoices for as-needed services rendered by **Atlantic Health System (AHS)/Immediate Care Walk-In Management, LLC** on a unit price, open-ended contract basis;
- (3) This contract is awarded without competitive bidding as a "professional service" in accordance with N.J.S.A. 40A:11-5(1)(a)(I) 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) This contract is awarded with the stipulation that the **Atlantic Health System (AHS)/Immediate Care Walk-In Management, LLC** contract shall include mandatory Affirmative Action language, New Jersey Business Registration Certificate and shall submit to the Township all appropriate documentation within the time period prescribed by law;
- (5) A notice of this action shall be printed once in the Home News Tribune.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-235						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-236 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO RWJ BARNABAS HEALTH FOR ONE SOURCE EMPLOYEE ASSISTANCE PROGRAM FOR CALENDAR YEAR 2026. (\$6,600)**

**WHEREAS**, the Township of Monroe has a need to acquire an Employee Assistance Program for the Monroe Township employees; and

**WHEREAS**, the One Source Employee Assistance Program through RWJ Barnabas Health is a problem-solving company that uses customized clinical, wellness, consultative and educational services to help create a friendly, healthy and productive work environment; and

**WHEREAS, RWJ Barnabas Health** has submitted a proposal indicating the offered services and programs and the fees for such services; and

**WHEREAS**, the total fee for contracted one (1) year period is not to exceed \$6,000.00; and

**WHEREAS**, pursuant to *N.J.A.C. 5:30-5.4*, the Township’s Certified Municipal Finance Officer has certified the availability of funds in Certificate No. C-\_\_\_\_\_, 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) The Mayor and Township Clerk be and are hereby authorized to enter into a contract with **RWJ Barnabas Health 1691 US Hwy 9 Toms River, N.J. 08755** in accordance with the proposal annexed hereto as Exhibit “C”, effective January 1, 2026 to December 31, 2026;

(2) The Certified Municipal Finance Officer is hereby authorized and directed to pay RWJ Barnabas One Source in an amount **not to exceed \$6,600.00**.

(3) This contract is awarded without competitive bidding as a "professional service" in accordance with N.J.S.A. 40A:11-5(1)(a)(I) 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) This contract is awarded with the stipulation that the **RWJ Barnabas Health** contract shall include mandatory Affirmative Action language, New Jersey Business Registration Certificate and shall submit to the Township of Monroe all appropriate documentation within the time period prescribed by law;

(5) A notice of this action shall be printed once in the Home News Tribune.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-236						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-237 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO BARNABAS HEALTH MEDICAL GROUP, PC FOR OCCUPATIONAL MEDICAL SERVICES FOR CALENDAR YEAR 2026. (As needed basis per fee schedule)**

**WHEREAS**, the Township of Monroe has a need to acquire Occupational Medical Services for its Employees under the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, the term of this contract shall be one (1) year; and

**WHEREAS, Barnabas Health Medical Group, PC d/b/a BHMGM – Corporate Care** has submitted a proposal indicating the fee schedule for such services and payment for such services shall be made on an “as needed” basis; and

**WHEREAS**, pursuant to *N.J.A.C. 5:30-5.4*, the Township’s Certified Municipal Finance Officer has certified the availability of funds in Certificate No. C-\_\_\_\_\_, a copy of which is attached hereto as Exhibit “A”; and

**WHEREAS**, pursuant to *N.J.A.C. 5:30-5.4*, the Township’s Certified Municipal Finance Officer has certified the availability of funds for the Township Utility Dept. in Certificate No. M-\_\_\_\_\_, copy of which is attached hereto as Exhibit “B”;

**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 be and are hereby authorized to enter into a contract for occupational medical services with **Barnabas Health Medical Group, PC d/b/a BHMG – Corporate Care, 95 Old Short Hills Road West Orange, N.J. 07052** in accordance with the proposal annexed hereto as Exhibit “B”, effective January 1, 2026 to December 31, 2026;

(2) The Certified Municipal Finance Officer is hereby authorized and directed to pay invoices for as-needed services rendered by **Barnabas Health Medical Group, PC d/b/a BHMG – Corporate Care** on a per unit price, open-ended contract basis;

(3) This contract is awarded without competitive bidding as a "professional service" in accordance with N.J.S.A. 40A:11-5(1)(a)(I) 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) This contract is awarded with the stipulation that the **Barnabas Health Medical Group, PC d/b/a BHMG – Corporate Care**, contract shall include mandatory Affirmative Action language, New Jersey Business Registration Certificate and shall submit to the Township all appropriate documentation within the time period prescribed by law;

(5) A notice of this action shall be printed once in the Home News Tribune.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-237						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-238 RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO ENTER INTO AN INTER-LOCAL/SHARED SERVICES CONTRACT WITH THE COUNTY OF MIDDLESEX DEPARTMENT OF PUBLIC SAFETY AND HEALTH, OFFICE OF HEALTH SERVICES FOR THE PROVISION OF PUBLIC HEALTH SERVICES. (2026 - \$109,305.62; 2027 -\$111,491.73)**

**WHEREAS**, the County of Middlesex has created the Middlesex County Office of Health Services pursuant to N.J.S.A. 26:3A2-1 et seq., to provide an array of public health services; and

**WHEREAS**, the Township of Monroe, in the County of Middlesex, State of New Jersey, is desirous of contracting with the County for the furnishing by the County to the Township of Monroe, health services of a technical and professional nature as more fully set forth within the attached form of contract; and

**WHEREAS**, it is necessary to enact an Inter-Local Services Contract with the County of Middlesex, Department of Public Safety and Health, Office of Health Services, for the Township to benefit from these services; and

**WHEREAS**, the Township’s Certified Municipal Finance Officer has certified in Certificate No. C-\_\_\_\_\_, a copy of which is attached hereto, that sufficient funds are available; and

**WHEREAS**, the Inter-Local Services Contract to be entered into between the Township of Monroe and the County of Middlesex, Department of Public Safety and Health, Office of Health Services, a form of which is annexed hereto, shall have a duration of two (2) years, commencing January 1, 2026 through December 31, 2027; and

**WHEREAS**, the base cost for the provision of the aforesaid health services for Year 2026 is projected to be \$109,305.62. The cost for Year 2027 is projected to be \$111,491.73.

**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 Mayor and Township Clerk be and are hereby authorized to enter into an Inter-local Services Contract with the County of Middlesex, Department of Public Safety and Health, Office of Health Services; and

**BE IT FURTHER RESOLVED** that, prior to the execution of said Contract, the Township Attorney is authorized to review said Contract as to form and substance, and to make any changes deemed to be necessary and/or appropriate.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-238</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-239 RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A SHARED SERVICES AGREEMENT BY AND BETWEEN THE TOWNSHIP OF OLD BRIDGE AND TOWNSHIP OF MONROE FOR ANIMAL SHELTER SERVICES FOR CALENDAR YEARS 2026-2027.**

**WHEREAS**, the Township of Old Bridge owns and operates a municipal animal shelter (the “Shelter”); and

**WHEREAS**, the Shelter complies with all New Jersey State Health Department regulations and Middlesex County Health Department regulations; and

**WHEREAS**, the Township of Monroe has a need to acquire services related to the housing and feeding of stray animals found within the Township of Monroe; and

**WHEREAS**, the Township of Old Bridge and the Township of Monroe would like to enter into a shared services agreement wherein the Township of Old Bridge will provide animal impoundment services to the Township of Monroe; and

**WHEREAS**, pursuant to N.J.S.A. 40A:65-4 of the Uniform Shared Services Act, the Township of Old Bridge and Township of Monroe are authorized to enter into a shared services agreement provided the agreement is duly authorized by the governing bodies of each municipality; and

**WHEREAS**, the Township of Old Bridge and Township of Monroe have each adopted resolution authorizing the execution of this shared services agreement (the “Agreement”); and

**WHEREAS**, the term of this Agreement is January 1, 2026 through December 31, 2027 with the cost of service being \$18,000.00 per year (\$1,500.00 per month) as an administrative fee and \$20.00 per day Daily Boarding Fee, \$20.00 14 day holding period rate, \$20.00 per day Daily Boarding Fee (Quarantine), \$35.00 per day Medical Boarding Fee, \$50.00 per day Daily Boarding Fee (vicious/potentially dangerous dog) and transportation to the Township of Monroe’s veterinarian at \$35.00 per occurrence; and

**WHEREAS**, pursuant to *N.J.A.C. 5:30-5.4*, the Certified Municipal Finance Officer has certified the availability of funds in Certificate No. C-\_\_\_\_\_ a copy of which is attached hereto as Exhibit “A”;

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

- (1) The Mayor and Township Clerk be and are hereby authorized to enter into this amended Shared Services Agreement with the Township of Old Bridge, 1 Old Bridge Plaza, Old Bridge, New Jersey 08857 in accordance with the Agreement attached hereto as Exhibit “A”, effective January 1, 2026 through December 31, 2027;
- (2) The Certified Municipal Finance Officer is hereby authorized and directed to pay invoices for services rendered by the Township of Old Bridge in the amounts outlined within the Agreement.
- (3) This Agreement is entered into without competitive bidding as a shared service in accordance with N.J.S.A. 40A:65-4 of the Uniform Shared Services Act;
- (4) A certified copy of this Resolution and Agreement shall be forwarded to the Director of the Division of Local Government Services;

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-239						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-240 RESOLUTION AUTHORIZING CANCELLATION OF RESOLUTION NO. R-6-2024-159 “AUTHORIZING AWARD OF A COMPETITIVE CONTRACT TO FINCREDIT, INC. FOR ADMINISTRATION OF THE SHOP MONROE PROPERTY TAX REWARDS PROGRAM FOR THE TOWNSHIP OF MONROE”.**

**WHEREAS**, Resolution No. R-6-2024-216 adopted by the Monroe Township Council at the June 5, 2024 council meeting authorized the award of a competitive contract to Fincredit, Inc. for the administration of the Shop Monroe Property Tax Rewards Program; and

**WHEREAS**, the Township has decided not to pursue the project at this time, causing Certificate no. C-2400051 and Resolution No. R-6-2024-159 be cancelled.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that Resolution No. R-6-2024-159 is hereby cancelled and the finance officer is authorized to cancel the certification of funds, Certificate No. C-2400051.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-240						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-241 RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND APPROVING EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, LOCAL FREIGHT IMPACT FUND FOR SOUTH MIDDLESEX INDUSTRIAL PARK ROADWAY IMPROVEMENTS, PHASE 2.**

**WHEREAS**, the Township of Monroe is desirous of filing a grant application for aid under the Local Freight Impact Fund for certain municipal improvements which qualify for said funding; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township of Monroe hereby authorizes and approves submission of a Grant Application and execution of a Grant Agreement with the New Jersey Department of Transportation for the South Middlesex Industrial Park Roadway Improvements, Phase 2; and

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic Grant Application, on behalf of the Township of Monroe, identified as LFIF-2026-South Middlesex Industrial Park Roadway Improvements, Phase 2-00013 for Monroe Township to the New Jersey Department of Transportation; and

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to execute the Grant Agreement, on behalf of the Township of Monroe, and that their signatures constitute acceptance of the terms and conditions of the Grant Agreement and approval of the execution of the Grant Agreement.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-241						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-242 RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH CENTER STATE ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION WITH THE 2024 SENIOR CENTER PICKLE BALL COURTS PROJECT. (Additional \$70,000)**

**WHEREAS**, Resolution No. R-10-2024-223 authorized a Professional Service Contract with Center State Engineering for Professional Engineering Services in connection with the 2024 Senior Center Pickle Ball Courts Project in the original amount of \$103,000.00 which was adopted by the Monroe Township Council at its meeting held on October 7, 2024; and

**WHEREAS**, Center State Engineering has requested a modification to said contract for additional fees incurred in excess of the budgeted amount for professional engineering, surveying and building design services, including contract administration and construction inspection for the above-mentioned project and has requested authorization for an additional \$70,000.00; 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 the availability of funds in Certificate No. C-2400065, a copy of which is attached hereto; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey authorization is hereby given to modify said contract in the amount of Seventy Thousand Dollars (\$70,000.00) and the Mayor and Township Clerk are hereby authorized to sign the amendment to the agreement attached hereto.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-242</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-243 RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH CENTER STATE ENGINEERING ASSOCIATES, INC. IN CONNECTION WITH 2025 GENERAL ENGINEERING SERVICES FOR THE TOWNSHIP MONROE. (Additional \$30,000)**

**WHEREAS**, pursuant to Resolution No. R-12-2024-311, adopted by the Monroe Township Council at its meeting held on December 18, 2024, authorizing a Professional Service Contract with Center State Engineering Associates, Inc. for 2025 General Engineering Services required by the Township of Monroe for calendar year 2025; and

**WHEREAS**, the Professional Service contract for 2025 General Engineering Services was in the original amount of \$322,300.00; and

**WHEREAS**, Center State Engineering has requested a modification to said contract for general engineering services incurred in excess of the budgeted amount for 2025 and has requested authorization for an additional \$30,000.00; 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 the availability of funds in Certificate No. C-2500014, a copy of which is attached hereto;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey authorization is hereby given to modify said contract in the amount of Thirty Thousand Dollars (\$30,000.00) and the Mayor and Township Clerk are hereby authorized to sign the amendment to the agreement attached hereto.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-243</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-244                      RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO FUSIONTECH DATA & ELECTRIC FOR PATCHING, CUT-OVER SUPPORT & EXTREME SWITCHES R1 FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION & ALTERATIONS PROJECT. (\$65,880)**

**WHEREAS**, the general contractor for the Monroe Township Police Headquarters Addition & Alterations Project is no longer working on the project; and

**WHEREAS**, the Township Engineer advised of the urgent need of emergency repairs for patching, cut-over support and extreme switches R1 for the Monroe Township Police Headquarters Addition & Alterations Project; and

**WHEREAS**, these repairs were deemed necessary as the continuous operation of the Monroe Township Police Station is crucial for the public’s health, safety and welfare; and

**WHEREAS**, due to the emergent nature, this response required the immediate performance of services and pursuant to the provisions in N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, the emergency response was authorized and contracted to FusionTech Data & Electric to respond and complete the referenced work; and

**WHEREAS**, the Township Engineer reviewed the summary of costs for the proposed repairs and, by copies of letters dated November 7, 2025, recommends the award of contract to *FusionTech Data & Electric* in an amount not to exceed **\$65,880.00**; and

**WHEREAS**, the award of contract is subject to the compliance with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.; any contractor, subcontractor of business firm agree and guarantee 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;

**WHEREAS**, the Township’s Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-\_\_\_\_\_, a copy of which is attached hereto; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Middlesex that it has rendered its advice and hereby consents to the award of contract, to *FusionTech Data & Electric* for the emergency repairs for patching, cut-over support and extreme switches R1 for the Monroe Township Police Headquarters Addition & Alterations Project for a total contract price not to exceed **\$65,880.00**.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-244						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-245                      RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO AFFORDABLE FIRE PROTECTION, INC. FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION & ALTERATIONS PROJECT. (\$52,127.50)**

**WHEREAS**, the general contractor for the Monroe Township Police Headquarters Addition & Alterations Project is no longer working on the project; and

**WHEREAS**, the Township Engineer advised of the urgent need of emergency repairs to finish the installation of the fire sprinkler system for the Monroe Township Police Headquarters in order for the Construction Department to issue a temporary certificate of occupancy; and

**WHEREAS**, these repairs were deemed necessary as the continuous operation of the Monroe Township Police Station is crucial for the public’s health, safety and welfare; and

**WHEREAS**, due to the emergent nature, this response required the immediate performance of services and pursuant to the provisions in N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, the emergency response was authorized and contracted to Affordable Fire Protection, Inc. to respond and complete the referenced work; and

**WHEREAS**, the Township Engineer reviewed the summary of costs for the proposed repairs and, by copy of letter dated November 7, 2025, recommends the award of contract to ***Affordable Fire Protection, Inc.*** in an amount not to exceed **\$31,500.00**; and

**WHEREAS**, additionally, this contractor completed previous work on this project and was not paid by Tekcon, leaving a balance due of \$20,627.50 and it is the recommendation of the Township Engineer that the contractor be paid the previous balance accordingly; and

**WHEREAS**, the proposed repairs and previous balance shall not exceed a total cost of **\$52,127.50**;

**WHEREAS**, the award of contract is subject to the compliance with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.; any contractor, subcontractor of business firm agree and guarantee 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;

**WHEREAS**, the Township’s Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-\_\_\_\_\_, a copy of which is attached hereto; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Middlesex that it has rendered its advice and hereby consents to the award of contract, to ***Affordable Fire Protection, Inc.*** for the emergency repairs to finish the installation of the fire sprinkler system for the Monroe Township Police Headquarters at a total contract price of **\$31,500.00** and payment of the remaining unpaid balance by Tekcon in the amount of **\$20,627.50** for a total cost **not to exceed \$52,127.50**.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-245</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-246                      RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO COASTAL INSULATION FOR ATTIC INSULATION FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION & ALTERATIONS PROJECT. (\$57,800)**

**WHEREAS**, the general contractor for the Monroe Township Police Headquarters Addition & Alterations Project is no longer working on the project; and

**WHEREAS**, the Township Engineer advised of the urgent need of emergency repairs to address the attic insulation needed for the Monroe Township Police Headquarters Addition & Alterations Project; and

**WHEREAS**, these repairs were deemed necessary as the continuous operation of the Monroe Township Police Station is crucial for the public’s health, safety and welfare; and

**WHEREAS**, due to the emergent nature, this response required the immediate performance of services and pursuant to the provisions in N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, the emergency response was authorized and contracted to Affordable Fire Protection, Inc. to respond and complete the referenced work; and

**WHEREAS**, the Township Engineer reviewed the summary of costs for the proposed repairs and, by copies of letters dated November 7, 2025, recommends the award of contract to ***Coastal Insulation*** in an amount not to exceed **\$57,800.00**; and

**WHEREAS**, the award of contract is subject to the compliance with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.; any contractor, subcontractor of business firm agree and guarantee 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;

**WHEREAS**, the Township’s Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-\_\_\_\_\_, a copy of which is attached hereto; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Middlesex that it has rendered its advice and hereby consents to the award of contract, to ***Coastal Insulation*** for the emergency repairs to address attic insulation needed for the Monroe Township Police Headquarters Addition & Alterations Project for a total contract price not to exceed **\$57,800.00**.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-247</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-247                      RESOLUTION DESIGNATING THE SCHEDULE OF PUBLIC MEETINGS OF THE TOWNSHIP COUNCIL FOR THE YEAR 2026.**

**BE IT RESOLVED** by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that during the year 2026 the Combined Agenda and Regular meetings of the Township Council will be held each month at **6:30 p.m.** starting with the Agenda Meeting and Regular Meeting to immediately follow.

**BE IT FURTHER RESOLVED**, that all Township meetings will be held in the Monroe Township Municipal Building, 1 Municipal Plaza, Monroe Twp., New Jersey, as provided in the **2026 COUNCIL MEETING SCHEDULE**, attached hereto and made a part hereof.

**BE IT FURTHER RESOLVED**, that information regarding the proposed agenda is available on the Township of Monroe website [www.monroetwp.com](http://www.monroetwp.com) under the Mayor and Council tab/Council Minutes and Agendas.

**SO RESOLVED**, as aforesaid.

**R-12-2025-248                      RESOLUTION AUTHORIZING TAX COLLECTOR TO HOLD TAX SALES DURING CALENDAR YEAR 2026.**

**BE IT RESOLVED** by the Township Council of the Township of Monroe, that the Tax Collector is hereby authorized to conduct Tax Sales during Calendar Year 2026 for all prior year’s delinquent taxes, pursuant to New Jersey Law, Chapter 99.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-248</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-249                      RESOLUTION AUTHORIZING THE TOWNSHIP TAX ASSESSOR TO MAKE SETTLEMENTS ON THE TOWNSHIP’S BEHALF CONCERNING TAX APPEALS FOR CALENDAR YEAR 2026.**

**WHEREAS**, the Tax Assessor is knowledgeable regarding the valuation and assessment of properties in the Township of Monroe; and

**WHEREAS**, the Tax Assessor has the statutory responsibility, pursuant to N.J.S.A. 54:4-23 to 36 to set assessments for properties in the Township of Monroe under the Local Property Tax, N.J.S.A. 54:4-1 et seq; and

**WHEREAS**, the governing body of the Taxing District deems the Tax Assessor to be responsible and acting in the best interests of the municipality.

**WHEREAS**, The Township of Monroe has tax appeals pending before the Tax Court of New Jersey and the Middlesex County Tax Board in the year 2026; and

**WHEREAS**, the Tax Assessor must be consulted on any settlement of a tax appeal pending in the Tax Court; and

**WHEREAS**, the Township Council of the Township of Monroe desires to grant the authority to the Township Tax Assessor to settle Tax Appeals on behalf of the Township of Monroe.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Monroe in the County of Middlesex in the State of New Jersey that the Monroe Township Tax Assessor is hereby authorized to act as agent for the Taxing District without further governing body approval to:

- (a) Determine when tax appeals, cross appeals, complaints and counterclaims should be filed on behalf of the Taxing District with regarding to any property located in the Township of Monroe and accordingly direct the attorney for the Taxing District to file such documents with either the County Tax Board or Tax Court of New Jersey as deemed appropriate.
- (b) Resolve and settle tax appeals pending before the County Tax Board, Tax Court or Appellate Courts for any tax year and authorize the attorney for the Taxing District to formalize such settlement in the appropriate Courts and/or County Tax Board, so long as such settlement does not result in a refund in excess of \$100,000.00.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-249</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-250 RESOLUTION AUTHORIZING THE PURCHASE OF VARIOUS MATERIALS AND SERVICES THROUGH THE NEW JERSEY STATE COOPERATIVE PURCHASING PROGRAM FOR THE YEAR 2026.**

**WHEREAS**, various departments/divisions utilize open-ended contracts for routine, recurring items which may, in the aggregate, exceed \$53,000.00 per annum; and

**WHEREAS**, these purchases are permitted under N.J.S.A. 40A:11-12 of the New Jersey State Cooperative Purchasing Program; and

**WHEREAS**, these purchases are made on a unit price basis with the certification of availability of funds being provided by the Certified Municipal Finance Officer on each Purchase Order/Voucher for such items; and

**WHEREAS**, any contract for a purchase price of over \$53,000.00 must be approved by the Township Council;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Monroe authorizes purchases of various materials and services through the New Jersey State Cooperative Purchasing Program.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-250</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-251 RESOLUTION AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE TOWNSHIP OF MARLBORO FOR USE OF THE MARLBORO SWIM CLUB.**

**WHEREAS**, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq., (the “Act”) permits units of local government to share services for particular purposes and to effectuate agreements for any service or circumstance that will aid and encourage a reduction of local expenses; and

**WHEREAS**, the Township of Marlboro (“Marlboro”) and the Township of Monroe (“Monroe”) are public bodies corporate and politic of the State of New Jersey and are authorized under New Jersey Law to enter into a Shared Services Agreement pursuant to the Act; and

**WHEREAS**, Monroe desires to enter into an agreement with Marlboro which will permit Monroe residents to join the Marlboro Swim Club; and

**WHEREAS**, representatives of Monroe and Marlboro have negotiated a Shared Services Agreement, a copy of which is annexed hereto as Exhibit A, and the terms of which are incorporated into this resolution as if set forth at length herein; and

**WHEREAS**, the Township Council of the Township of Monroe has determined that the entry into the Shared Services Agreement is in the best interest of the residents and taxpayers of Monroe.

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

- 1- The Shared Services Agreement shall be open to public inspection in the Municipal Clerk’s Office and shall take effect upon the adoption of a resolution and execution of the agreement by both parties.
- 2- The Mayor and Township Clerk are hereby authorized to execute the Shared Services Agreement annexed hereto as Exhibit A.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-251</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-252 RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) (2025 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown - \$7,000).**

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

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

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

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

**“2025 DRIVE SOBER OR GET PULLED OVER  
 YEAR END HOLIDAY CRACKDOWN”**

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-252</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-253 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) (Middlesex County – 250<sup>th</sup> Anniversary of the American Revolution Grant - \$7,000).**

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

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

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Monroe, County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for Year 2025 in the sum of \$7,000.00, which is now available as a revenue from the Arts Institute of Middlesex County Grant;

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

**“MIDDLESEX COUNTY - 250<sup>TH</sup> ANNIVERSARY  
 OF THE AMERICAN REVOLUTION”**

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-253</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-254                      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)** (New Jersey Department of Environmental Protection – It Pay\$ to Plug In 2022 Level 1 & Level 2 Grant - \$24,000).

**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 2022 in the sum of \$24,000.00, which is now available as a revenue from the New Jersey Department of Environmental Protection – It Pay\$ to Plug In Grant;

**BE IT FURTHER RESOLVED** that a like sum of \$24,000.00 is hereby appropriated under the caption:

**“IT PAYS TO PLUG IN 2022 (LEVEL 1 & LEVEL 2)”**

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-254</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-255 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) (Arts Institute of Middlesex County – County Project Support Grant - \$5,000).**

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

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

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Monroe, County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for Year 2025 in the sum of \$5,000.00, which is now available as a revenue from the Arts Institute of Middlesex County – County Project Support Grant;

**BE IT FURTHER RESOLVED** that a like sum of \$5,000.00 is hereby appropriated under the caption:

**“ARTS INSTITUTE OF MIDDLESEX COUNTY – COUNTY PROJECT SUPPORT GRANT”**

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-255</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-256 RESOLUTION AUTHORIZING AN INITIAL PAYMENT TO SCHNEIDER ELECTRIC IN CONNECTION WITH MONROE TOWNSHIP’S APPROVED ENERGY SAVINGS IMPROVEMENT PROJECT. (\$1,815,134.79)**

**WHEREAS**, on November 5, 2025, the Township Council, of the Township of Monroe, approved an Energy Savings Improvement Plan (ESIP) project and a construction contract with Schneider Electric Buildings Americas, Inc. (Scheider Electric) to construct rooftop solar and solar carport facilities, and other energy savings improvements; and,

**WHEREAS**, on November 5, 2025, the Township Council adopted a refunding bond ordinance and a general obligation bond ordinance to fully fund the ESIP project; and,

**WHEREAS**, the refunding bond sale is scheduled to take place during the first two weeks of December 2025, with the sale proceeds available to the Township by approximately December 15, 2025; and,

**WHEREAS**, in order for the Township to qualify for a \$3.5 million federal tax credit that expires at the end of 2025, the Township must make an initial payment of \$1,815,134.79 to purchase solar panels in December 2025; and

**NOW, TEHREFORE, BE IT RESOLVED**, by the Township Council of the Township of Monroe, Middlesex County, New Jersey that the Business Administrator and Chief Financial Officer are authorized to pay an initial invoice in the amount of \$1,815,134.79, to Schneider Electric, once the refunding bond sale proceeds are available to the Township.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-12-2025-256</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-12-2025-257 RESOLUTION DESIGNATING OFFICAL TOWNSHIP  
 NEWSPAPERS FOR CALENDAR YEAR 2026.**

**BE IT RESOLVED** by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey, that the **HOME NEWS TRIBUNE, CRANBURY PRESS AND/OR THE STAR LEDGER** are hereby designated as the official newspapers of the Township of Monroe for Year 2026; and

**BE IT FURTHER RESOLVED** that the Bulletin Boards within the Municipal Building, 1 Municipal Plaza, Monroe Township, NJ are hereby designated as the place where **ALL** official notices are to be posted.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-257						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-258 RESOLUTION FIXING THE RATE OF INTEREST TO BE CHARGED  
 ON DELINQUENT TAXES FOR CALENDAR YEAR 2026.**

**WHEREAS**, *N.J.S.A. 54:4-67* permits the governing body of each municipality to fix the rate of interest to be charged for non-payment of taxes, assessment, or other municipal liens or charges on or before the dates when they would become delinquent; and

**WHEREAS**, *N.J.S.A. 54:4-67* permits the fixing of said rate at 8% per annum on the first \$1,500.00 of the delinquency and 18% per annum on any amount in excess of \$1,500.00 and allows an additional penalty of 6% be collected against a delinquency in excess of \$10,000.00 on properties that fail to pay the delinquency prior to the end of the calendar year;

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

- (1) The Tax Collector is hereby authorized and directed to charge 8% per annum on the first \$1,500.00 of the delinquency and 18% per annum on any delinquency in excess of \$1,500.00 to be calculated from the date the tax was payable until the date that actual payment to the Tax Collector is made, and if delinquency is in excess of \$10,000.00 and remains in arrears beyond December 31st, an additional penalty of 6% shall be charged.
- (2) A delinquency shall mean the sum of all taxes, assessments, municipal liens and charges due on a given parcel of property covering any number of quarters or years.
- (3) Effective January 1, 2026, there will be a ten (10) day grace period for quarterly tax payments made by cash, check or money order.
- (4) Any payments not made in accordance with paragraph three of this resolution shall be charged interest from the due date as set forth in paragraph one of this resolution.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-258						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-259 RESOLUTION APPOINTING PUBLIC AGENCY COMPLIANCE  
 OFFICER. (Kevin McGowan)**

**WHEREAS**, pursuant to regulations promulgated by the State of New Jersey, Department of the Treasury, Office of Administrative Action, the Township is required to appoint a Public Agency Compliance Officer on an annual basis; and

**WHEREAS**, said position shall act as the liaison official for matters concerning P.L. 1975, c.127 (N.J.A.C. 17:27) and must have the authority to make the appropriate corrections to the Township’s contracting procedures; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council hereby appoints **Kevin McGowan, Business Administrator**, to the position Public Agency Compliance Officer, effective January 1, 2026 and expiring December 31, 2026;

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be forwarded to the State of New Jersey, Department of the Treasury, Office of Affirmative Action, CN 209, Trenton, New Jersey 08625-0209.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-12-2025-259						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President VanDzura	X		X			
Council President Cohen			X			

**R-12-2025-260 RESOLUTION AUTHORIZING BUDGET TRANSFERS.**

**WHEREAS**, there are certain 2025 budget appropriations of the Township of Monroe which may be insufficient to meet the requirements of the Township’s affairs; and

**WHEREAS**, there are certain other budget appropriations where there are unexpended balances which will not be used for such purposes; and

**WHEREAS**, Revised Statutes 40A:4-59 provides for the transfer from such accounts that have unexpended balances to those accounts which have deficiencies.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe that the transfers itemized below are hereby authorized among the following 2025 accounts:

<u>CURRENT FUND TRANSFER FROM:</u>	<u>TRANSFER AMOUNT</u>
Recreation S&W	\$ 45,000.00
Central Mailing	\$ 10,000.00
Treasury OE	\$ 10,000.00
Twp Attorney OE	\$ 39,000.00
Transportation S&W	\$ 20,000.00
Emergency Management OE	\$ 10,000.00
<b>TOTAL CURRENT FUND:</b>	<b>\$ 134,000.00</b>

<u>TRANSFER TO:</u>	<u>AMOUNT</u>
Social Security	\$ 40,000.00
Data Processing OE	\$ 9,000.00
Liability Insurance	\$ 50,000.00
Twp Engineer OE	\$ 30,000.00
Accumulated Absences S&W	\$ 5,000.00
<b>TOTAL CURRENT FUND:</b>	<b>\$ 134,000.00</b>

<u>MTUD FUND TRANSFER FROM:</u>	<u>TRANSFER AMOUNT</u>
Capital Outlay	\$ 125,000.00

<b>TRANSFER TO:</b>	<b>AMOUNT</b>
Other Expenses	\$ 125,000.00
<b>TOTAL CURRENT FUND:</b>	<b>\$ 125,000.00</b>

SO RESOLVED, as aforesaid.

<b>RECORDED VOTE: R-12-2025-260</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>						<b>X</b>
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>		<b>X</b>	<b>X</b>			
<b>Council V. President VanDzura</b>	<b>X</b>		<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**Administrator’s Report** – Administrator McGowan thanked the Council for their support of the bond ordinances.

Extended thanks to our DPW and Utility Department for getting the Township storm ready.

**Engineer’s Report** – Engineer Rasimowicz gave an update on the James Monroe Park project stating that it is moving along with the building up and projected to be completed in a few months.

Reported that the Senior Center Pickleball project is moving along as well.

**Council’s Reports –**

**Councilman Markel –**

- Reported that 197 people were served Thanksgiving dinner during the Senior Center’s luncheon.
- Reminded everyone of the importance of remembering our veterans always.
- December 3<sup>rd</sup> is the tree lighting ceremony and car parade at the Recreation Center beginning at 6:30pm.
- December 17<sup>th</sup> will be the menorah lighting at the Senior Center.

**Councilwoman Siegel –**

- Extended congratulations to all the volunteers who were given awards tonight.
- There will be a holiday concert on December 6<sup>th</sup> at the Performing Arts Center at the Middle School for those interested in attending.

**Council Vice-President Van Dzura –**

- Thankful to all the volunteers and all that they do to make us a great town.
- Commented on the ongoing streetlight outages, noting that he would like to see a remedy sooner rather than later especially now that it gets darker earlier.
- Shared concerns with e-bike and scooter usage as they can be dangerous at times and many children do ride them. He went on to say that there is a state statute that should be regarded and suggested having our Chief of Police look into what other towns have done to help regulate either by enacting an ordinance or having guidelines posted.

**Council President Cohen –**

- Shared that there will be an information session held at the Senior Center on December 3<sup>rd</sup> beginning at 3:00pm on the Emergency Preparedness Program for those who may be interested.

**Mayor’s Report** – Mayor Dalina reported that he visited with Ms. Corona’s 2<sup>nd</sup> grade class who shared the things they like in Monroe, which includes the Recreation Center, Library, Stop & Shop, Barclay Brook and McDonald’s.

**UPON MOTION** made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, the **PUBLIC COMMENTS** portion of the Meeting was opened. All were in favor, none opposed.

**Public Comments –**

**Paul Peloquin, 241A Mayflower Way** – Mr. Peloquin urged the Mayor and Council to support the Immigrant Trust Act.

**Prakash Parab, 33 Dayna Dr.** – Mr. Parab commented that he appreciates what is going on in our Township with sports facilities, medical facilities, a vibrant library, Recreation Center and Senior Center, as well as being faith filled which shows we are trying to do our best. He went on to say that he would like to ensure that democracy endures in 2026. Mr. Parab also noted that the crime rate is going down thanks to our Police Department.

**Catherine Hunt, 121K Lowell Ln.** – Ms. Hunt urged the Mayor and Council to support the Immigrant Trust Act.

**Max Saiewitz, 113 Hoffman Rd.** – Mr. Saiewitz commented on the e-bike issue and stated that he feels the problem with implementing rules and ordinances is that they do not coincide with what neighboring towns or counties may have in place which leads to confusion for those who ride. He went on to say that education is key, repaving of roadways and enforcing traffic laws are also important as well.

**UPON MOTION** made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the **PUBLIC COMMENTS** portion of the Meeting was closed. All were in favor, none opposed.

**UPON MOTION** made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the Regular Meeting was Adjourned at 7:56pm.

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

*Christine Robbins*  
\_\_\_\_\_  
CHRISTINE ROBBINS, Township Clerk

*Miriam Cohen*  
\_\_\_\_\_  
MIRIAM COHEN, Council President

Minutes were adopted on December 22, 2025.