

**** 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**

MAY 7, 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 and PRESENTATIONS:**

Proclamations:

“Military Appreciation Month” - May

“National Day of Prayer” - May 1, 2025

“Apraxia Awareness Day” - May 14, 2025

“Om Parikh Day” – May 18, 2025

“Municipal Clerk’s Week” – May 4-10, 2025

“National Police Week and Peace Officer’s Memorial Day” – May 11-17, 2025

“Emergency Medical Services Week” – May 18-24, 2025

“National Public Works Week” – May 18-24, 2025

Presentation:

Heroic Act by Middle School Student Iman Saidu

Presented by Mayor Dalina, Chief Banos, Chief Lyons and EMS Director Rich Morris

Presentation:

Human Relations Commission Annual Ceremony Honoring and Presenting Awards to those students who exemplify the 6 pillars of Character: Caring, Responsibility, Respect, Fairness, Citizenship and Trustworthiness.

Barclay Brook

Pre-K- Kyra Kasternakis
Kindergarten- Serina Patel
1st Grade- Aakarsh Anand
2nd Grade- Miraya Sangroha

Oak Tree

Kindergarten- Saahil Sahdev
1st Grade- Aston Xiang
1st Grade- Naira Malhotra
2nd Grade- Reagan Parker
3rd Grade- Shanaya Rodrigues

Brookside

3rd Grade- Natasha Godson
4th Grade- Amaris Tan
5th Grade- Yash Anand

Middle School

6th Grade- Dylan Jabbal
7th Grade- Shannon Takacs
8th Grade- Iman Saidu

Mill Lake

Pre-K- Alessia Arrisicato
Kindergarten- Nyra Upadhyaya
1st Grade- Emma Styles
2nd Grade- Olivia Faulkner
3rd Grade- Malorie Stankiewicz

Applegarth

4th Grade- Shaivi Prathap
5th Grade- Svanik Tanikella

Woodland School

4th Grade- Ava Lutz
5th Grade- Nicole Padrino

High School

Freshman- Shubh Gala
Sophomore- Mia Marabuto
Junior- Alina Chaudhary
Senior- Julianna Dowd

6. **ORDINANCE(S) for SECOND READING at the May 7, 2025 Regular Meeting:**

O-4-2025-007 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.

O-4-2025-008 ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY KNOWN AS BLOCK 52, LOT 2.05. (Buckelew/Schoolhouse for Fire Dept. Easement)

O-4-2025-009 ORDINANCE APPROVING THE TRAFFIC SIGNAL IMPROVEMENTS FOR APPLEGARTH ROAD AND JOAN WARREN WAY.

O-4-2025-010 ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 108 SECTION 6.23 TO AMEND THE MEDICAL FACILITY REQUIREMENT IN THE PLANNED RETIREMENT COMMUNITY DISTRICT 2. (“PRC-2”)

7. **ORDINANCE(S) for INTRODUCTION at the May 7, 2025 Regular Meeting:**

O-5-2025-011 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON 951 STATE ROUTE 33 WEST KNOWN AS BLOCK 5, LOT 12.02, FROM HENNESSY REALTY, LLC, IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER INSTALLATIONS.

O-5-2025-012 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON 46 BENTLEY ROAD, KNOWN AS BLOCK 5, LOT 4.01, FROM BONNIE LACINA AND EDWARD LACINA, IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER INSTALLATIONS.

O-5-2025-013 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON COLOMBUS AVENUE KNOWN AS BLOCK 106.04, LOTS 1 TO 11, FROM NATALIA MISYCHKO, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF EXISTING UTILITIES.

8. **BUDGET RESOLUTIONS for CONSIDERATION at the May 7, 2025 Regular Meeting:**

- R-5-2025-103 RESOLUTION PROVIDING THAT THE 2025 MUNICIPAL BUDGET BE READ BY TITLE AT THE TIME OF THE PUBLIC HEARING.**
- R-5-2025-104A RESOLUTION AMENDING THE 2025 MUNICIPAL BUDGET.**
- R-5-2025-104B RESOLUTION ADOPTING THE 2025 MUNICIPAL BUDGET.**

9. **RESOLUTIONS for CONSIDERATION under CONSENT AGENDA at the May 7, 2025 Regular Meeting: (R-5-2025-105 – R-5-2025-117)**

- R-5-2025-105 RESOLUTION APPOINTING ALTERNATE II MEMBER TO THE ECONOMIC DEVELOPMENT ADVISORY BOARD.**
(Ali Rizvi – unexpired 2 yr term expiring 12/31/25)
- R-5-2025-106 RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEES FOR MAIYA HOMES, LLC, W&S 1237 Block 103, lot 33.02, POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.).** (Lincoln Avenue)
- R-5-2025-107 RESOLUTION AUTHORIZING A RELEASE OF CASH PORTION OF PERFORMANCE GUARANTEE FOR GATEROCK ASSOCIATES AND PINE RUN III, C/O MATRIX DEVELOPMENT GROUP, W&S P510PB, & P510.3PB POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.).** (Pine Run at Forsgate Development)
- R-5-2025-108 RESOLUTION AUTHORIZING AND APPROVING A PLACE-TO-PLACE TRANSFER OF A LIQUOR LICENSE CURRENTLY ISSUED TO JSM INVESTMENTS AT MONROE, LLC.**
(Inactive to Active license - sited premises located in The Commons at Monroe – 647 Spotswood Englishtown Rd.)
- R-5-2025-109 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2012 HONDA ACCORD BY THE MONROE TOWNSHIP POLICE DEPARTMENT.**
- R-5-2025-110 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2013 FORD F150 CREWCAB BY THE MONROE TOWNSHIP POLICE DEPARTMENT.**
- R-5-2025-111 RESOLUTION AUTHORIZING CONTRACT WITH ROK/REAL AUCTION TO CONDUCT AN ELECTRONIC TAX SALE.**
- R-5-2025-112 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-5-2025-113 RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND BOROUGH OF JAMESBURG FOR THE STORAGE OF ROAD SALT DEICING MATERIAL.**
- R-5-2025-114 RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 107 MORGAN WAY.**
- R-5-2025-115 RESOLUTION AUTHORIZING A RELEASE OF MAINTENANCE GUARANTEES POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) FOR W&S 1001R, BLOCK 109.15, LOT 17 – 22 - PB #1143-13.** (Emily Court)
- R-5-2025-116 RESOLUTION AUTHORIZING THE PURCHASE OF (4) DISPATCHING FURNITURE POSITIONS/CONSOLES FOR THE MONROE TOWNSHIP POLICE DEPARTMENT UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM.** (\$367,366.10)
- R-5-2025-117 RESOLUTION AUTHORIZING AWARD OF BID TO DISCOVER CONSTRUCTION LLC. FOR THE 2025 ROADWAY IMPROVEMENTS PROJECT.** (\$1,738,449.70)

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

OPEN: MOTION:_____ SECOND:_____

CLOSE: MOTION:_____ SECOND:_____

11. **Agenda Meeting Adjournment.** Time: _____

MOTION:____SECOND:____ ROLL CALL: Ayes____Nays__

MAY 7, 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**

MAY 7, 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 **May 1, 2025.**

MOTION:____SECOND:____ ROLL CALL: Ayes____Nays__

3. **APPROVAL OF MINUTES:**

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

April 7, 2025 - Agenda and Regular Combined Meeting

MOTION:____SECOND:____ ROLL CALL: Ayes____Nays__

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

O-4-2025-007 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.

PUBLIC HEARING OPEN: MOTION:_____ SECOND:_____

PUBLIC HEARING CLOSE: MOTION:_____ SECOND:_____

ADOPTION: MOTION:_____ SECOND:_____ ROLL CALL: Ayes____Nays__

O-4-2025-008 ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY KNOWN AS BLOCK 52, LOT 2.05. (Buckelew/Schoolhouse for Fire Dept. Easement)

PUBLIC HEARING OPEN: MOTION:_____ SECOND:_____

PUBLIC HEARING CLOSE: MOTION:_____ SECOND:_____

ADOPTION: MOTION:_____ SECOND:_____ ROLL CALL: Ayes____Nays__

O-4-2025-009 ORDINANCE APPROVING THE TRAFFIC SIGNAL IMPROVEMENTS FOR APLEGARTH ROAD AND JOAN WARREN WAY.

PUBLIC HEARING OPEN: MOTION:_____ SECOND:_____

PUBLIC HEARING CLOSE: MOTION:_____ SECOND:_____

ADOPTION: MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____

O-4-2025-010 ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 108 SECTION 6.23 TO AMEND THE MEDICAL FACILITY REQUIREMENT IN THE PLANNED RETIREMENT COMMUNITY DISTRICT 2. (“PRC-2”)

PUBLIC HEARING OPEN: MOTION:_____ SECOND:_____

PUBLIC HEARING CLOSE: MOTION:_____ SECOND:_____

ADOPTION: MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____

5. **ORDINANCE(S) for FIRST READING:**

O-5-2025-011 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON 951 STATE ROUTE 33 WEST KNOWN AS BLOCK 5, LOT 12.02, FROM HENNESSY REALTY, LLC, IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER INSTALLATIONS.

MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

O-5-2025-012 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON 46 BENTLEY ROAD, KNOWN AS BLOCK 5, LOT 4.01, FROM BONNIE LACINA AND EDWARD LACINA, IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER INSTALLATIONS.

MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

O-5-2025-013 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON COLOMBUS AVENUE KNOWN AS BLOCK 106.04, LOTS 1 TO 11, FROM NATALIA MISYECHKO, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF EXISTING UTILITIES.

MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

6. **2025 MUNICIPAL BUDGET**

R-5-2025-103 RESOLUTION PROVIDING THAT THE 2025 MUNICIPAL BUDGET BE READ BY TITLE AT THE TIME OF THE PUBLIC HEARING.

MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

PUBLIC HEARING ON THE 2025 MUNICIPAL BUDGET INTRODUCED ON APRIL 7, 2025

OPEN:
MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

CLOSE:
MOTION:_____SECOND:_____ ROLL CALL: Ayes_____Nays_____

R-5-2025-104A RESOLUTION AMENDING THE 2025 MUNICIPAL BUDGET.

MOTION:_____SECOND:_____ ROLL CALL: Ayes___Nays___

R-5-2025-104B RESOLUTION ADOPTING THE 2025 MUNICIPAL BUDGET.

MOTION:_____SECOND:_____ ROLL CALL: Ayes___Nays___

7. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
(R-5-2025-105– R-5-2025-117)

R-5-2025-105 RESOLUTION APPOINTING ALTERNATE II MEMBER TO THE ECONOMIC DEVELOPMENT ADVISORY BOARD.
(Ali Rizvi – unexpired 2 yr term expiring 12/31/25)

R-5-2025-106 RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEES FOR MAIYA HOMES, LLC, W&S 1237 Block 103, lot 33.02, POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (Lincoln Avenue)

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(Inactive to Active license - sited premises located in The Commons at Monroe – 647 Spotswood Englishtown Rd.)

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R-5-2025-110 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2013 FORD F150 CREWCAB BY THE MONROE TOWNSHIP POLICE DEPARTMENT.

R-5-2025-111 RESOLUTION AUTHORIZING CONTRACT WITH ROK/REAL AUCTION TO CONDUCT AN ELECTRONIC TAX SALE.

R-5-2025-112 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.

R-5-2025-113 RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND BOROUGH OF JAMESBURG FOR THE STORAGE OF ROAD SALT DEICING MATERIAL.

R-5-2025-114 RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 107 MORGAN WAY.

R-5-2025-115 RESOLUTION AUTHORIZING A RELEASE OF MAINTENANCE GUARANTEES POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) FOR W&S 1001R, BLOCK 109.15, LOT 17 – 22 - PB #1143-13. (Emily Court)

R-5-2025-116 RESOLUTION AUTHORIZING THE PURCHASE OF (4) DISPATCHING FURNITURE POSITIONS/CONSOLES FOR THE MONROE TOWNSHIP POLICE DEPARTMENT UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM. (\$367,366.10)

R-5-2025-117 RESOLUTION AUTHORIZING AWARD OF BID TO DISCOVER CONSTRUCTION LLC. FOR THE 2025 ROADWAY IMPROVEMENTS PROJECT. (\$1,738,449.70)

MOTION:_____SECOND:_____ ROLL CALL: Ayes___Nays___

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

MOTION: _____ SECOND: _____

ROLL CALL: Ayes ___ Nays ___

9. **Administrator's Report.**

10. **Engineer's Report.**

11. **Council's Reports.**

12. **Mayor's Report.**

13. **Public Comments.** (5 Minutes per Speaker)

OPEN: MOTION: _____ SECOND: _____

CLOSE: MOTION: _____ SECOND: _____

14. **Adjournment.** MOTION: _____ SECOND: _____

Time: _____

COUNCIL MEETING MINUTES

MEETING OF THE MONROE TOWNSHIP COUNCIL – May 7, 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 Charles Dipierro, Councilman Michael Markel, Councilwoman Rupa P. Siegel, Council Vice-President Terrence Van Dzura and Council President Miriam Cohen.

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

There were approximately one hundred (100) 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;
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 rolling time unless further time is granted by the Council President.

Council President Cohen read aloud the following proclamations:

Proclamations:

“Military Appreciation Month” - May

“National Day of Prayer” - May 1, 2025

“Apraxia Awareness Day” - May 14, 2025

“Om Parikh Day” – May 18, 2025

“Municipal Clerk’s Week” – May 4-10, 2025

“National Police Week and Peace Officer’s Memorial Day” – May 11-17, 2025

“Emergency Medical Services Week” – May 18-24, 2025

“National Public Works Week” – May 18-24, 2025

Council President called upon Mayor Dalina who presented alongside Chief Banos, Chief Lyons, EMS Director Rich Morris and Dr. Leeman a plaque to Middle School Student Iman Saidu for her heroic act in helping a fellow student who was burned in a fire that broke out during a cooking class.

Council President Cohen introduced Ms. Somayah Elsamra of the Human Relations Commission, Mayor Dalina and Delia Gaines to open the Annual Human Relations Commission Ceremony honoring and presenting Awards to those students who have been selected by their teachers as exemplifying the 6 Pillars of Character: Caring, Responsibility, Respect, Fairness, Citizenship and Trustworthiness.

Ms. Elsamra thanked everyone for coming out to support these outstanding students and thanked the Mayor and Council for their support, all the teachers, administrators and especially the parents for raising, guiding and empowering these amazing children.

Awards were presented to the following students:

Barclay Brook

Pre-K- Kyra Kasternakis
Kindergarten- Serina Patel
1st Grade- Aakarsh Anand
2nd Grade- Miraya Sangroha

Oak Tree

Kindergarten- Saahil Sahdev
1st Grade- Aston Xiang
1st Grade- Naira Malhotra
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Brookside

3rd Grade- Natasha Godson
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4th Grade- Shaivi Prathap
5th Grade- Svanik Tanikella

Woodland School

4th Grade- Ava Lutz
5th Grade- Nicole Padrino

High School

Freshman- Shubh Gala
Sophomore- Mia Marabuto
Junior- Alina Chaudhary
Senior- Julianna Dowd

Mayor Dalina stated that this award ceremony is something that not only himself but all of Council and Administration looks forward to; he thanked all the students and their families for their hard work and commitment in exemplifying the 6 Pillars of Character.

A brief recess was taken for pictures with the meeting reconvening at 7:00pm.

Council President Cohen read the following entitled **ORDINANCE(S)** for **SECOND READING** at the **WEDNESDAY, May 7, 2025** Regular Meeting:

- O-4-2025-007 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.**
- O-4-2025-008 ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY KNOWN AS BLOCK 52, LOT 2.05. (Buckelew/Schoolhouse for Fire Dept. Easement)**
- O-4-2025-009 ORDINANCE APPROVING THE TRAFFIC SIGNAL IMPROVEMENTS FOR APPEGARTH ROAD AND JOAN WARREN WAY.**
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Township Clerk Christine Robbins read the following entitled **ORDINANCE(S)** for **INTRODUCTION** at the **WEDNESDAY, May 7, 2025** Regular Meeting:

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Township Clerk Christine Robbins read the following entitled **BUDGET RESOLUTIONS** for **CONSIDERATION** at the **WEDNESDAY, May 7, 2025** Regular Meeting:

R-5-2025-103 RESOLUTION PROVIDING THAT THE 2025 MUNICIPAL BUDGET BE READ BY TITLE AT THE TIME OF THE PUBLIC HEARING.

R-5-2025-104A RESOLUTION AMENDING THE 2025 MUNICIPAL BUDGET.

R-5-2025-104B RESOLUTION ADOPTING THE 2025 MUNICIPAL BUDGET.

Township Clerk Christine Robbins read the following entitled **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the **WEDNESDAY, May 7, 2025** Regular Meeting:
(R-5-2025-105 – R-5-2025-117)

R-5-2025-105 RESOLUTION APPOINTING ALTERNATE II MEMBER TO THE ECONOMIC DEVELOPMENT ADVISORY BOARD.
(Ali Rizvi – unexpired 2 yr term expiring 12/31/25)

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R-5-2025-115 RESOLUTION AUTHORIZING A RELEASE OF MAINTENANCE GUARANTEES POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) FOR W&S 1001R, BLOCK 109.15, LOT 17 – 22 - PB #1143-13. (Emily Court)

R-5-2025-116 **RESOLUTION AUTHORIZING THE PURCHASE OF (4) DISPATCHING FURNITURE POSITIONS/CONSOLES FOR THE MONROE TOWNSHIP POLICE DEPARTMENT UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM. (\$367,366.10)**

R-5-2025-117 **RESOLUTION AUTHORIZING AWARD OF BID TO DISCOVER CONSTRUCTION LLC. FOR THE 2025 ROADWAY IMPROVEMENTS PROJECT. (\$1,738,449.70)**

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

Barbara Levine, 38 Timber Hill Dr. – As President of the Stonebridge HOA, Ms. Levine asked the Township once again to remove the mandated nurse’s ordinance, as their community is treated differently by having this mandate in place and she just wants parity with the other communities. Ms. Levine stated that nothing will change as far as nursing services go if the ordinance is amended as a 2/3 majority vote of the community is required.

Stanley Fisher, 112 Timber Hill Dr. – Mr. Fisher voiced his disappointment in amending the nursing ordinance as proposed as he mailed a letter to the Mayor and Council asking for the amendment to be revised to say that “2/3 vote is required in order to change nursing services” instead. He noted that he understood the desire to amend and asked for consideration of his proposed modification instead.

Alan Stauber, 4 Cobblestone Blvd. – Mr. Stauber opposed Mr. Fisher’s recommendation to amend the language and stated that their community should not be treated differently from the other communities.

Irvin Rothfarb, 91 Diamond Spring Dr. – Mr. Rothfarb stated that it is not in Stonebridge’s governing documents to have a 2/3 majority vote to change the nursing services as it is only memorialized in a resolution.

Lawrence Sattinger, 39 Turret Dr. – Mr. Sattinger encourages the Council to pass the ordinance as presented as the Township has no right to involve themselves in a private community or getting into an individual HOA’s business.

Jerry Mirelli, 15 Lionheart Rd. – Mr. Mirelli stated that it is preferable to not get involved in private HOA matters.

Lucille Panos, 1208C Lindera Plz. – Mrs. Panos asked of the \$4 million budget appropriation reserve, how much was collected last year; CFO Lori Olah answered \$4.2 million was collected which is the same as this year.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked for the raw numbers regarding Ordinance O-4-2025-007; CFO Lori Olah responded \$530,000+ as referenced in Sheet 3B of the budget. Mrs. Arminio stated that it is disappointing not to have a full budget presentation with no deliberation between Council or a presentation for the public. Council President Cohen commented that tonight is the public budget presentation, and it is evident that the definitions of public presentation differ between both. Mrs. Arminio commented that the Board of Education gave a thorough presentation of their budget to the public and we should do the same going forward as we the people have a right to see how this money is being spent. Mrs. Arminio went on to ask about the difference in the reporting of the ratables to what has been discussed by the Township and what has been presented by the Board of Education; Administrator McGowan and Township Attorney Rainone explained.

Bob Valentine, 68 Union Valley Rd. – Mr. Valentine asked what the additional cost of the police positions are; Administrator McGowan stated these were not full time positions they are prorated from date of hire to which CFO Lori Olah added that there are 5 hires (3 new police hires and 2 new EMTs) at approximately \$200,000 entirely. Mr. Valentine asked about the incremental revenue raised to which Administrator McGowan answered that there is a 1.5 cent increase which equates to \$1.3 million.

Agnes Kumor, 26 Brunswick Ave. – Ms. Kumor wanted to address an issue with the fire alarm that is going off near her home; Council President Cohen stated that she would be able to address this issue during the next public comment period as this public comment period was for Agenda Items only.

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

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the Agenda Meeting was Adjourned at 7:29pm.

ROLL CALL:	Councilman Charles Dipierro	Aye
	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 Dipierro and seconded by Councilwoman Siegel, the Regular Meeting was Called to Order at 7:29pm.

ROLL CALL:	Councilman Charles Dipierro	Aye
	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 Dipierro and seconded by Councilwoman Siegel, the **CLAIMS** per run date of **5/1/2025** were approved for payment as written and presented.

ROLL CALL:	Councilman Charles Dipierro	Aye
	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 Councilman Dipierro and seconded by Councilman Markel, the **MINUTES** of the following meetings as written and presented:

April 7, 2025 - Agenda and Regular Combined Meeting

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael A. Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Aye
	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-4-2025-007 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to **3.5%** over the previous year’s final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Township Council of the Township of Monroe, in the County of Middlesex, finds its advisable and necessary to increase its **CY 2025** Budget by up to **3.5%** over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens: and

WHEREAS, the Township Council hereby determines that a **1.0%** increase in the budget for said year, amounting to **\$531,690.80** in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Monroe, in the County of Middlesex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the **CY 2025** budget year, the final appropriations of the Township of Monroe shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by **3.5%**, amounting to **\$1,860,917.80**, and that the **CY 2025** municipal budget for the Township of Monroe be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance, as introduced, be filed with the Director of the Division of Local Government Services within five (5) days of introduction; and

BE IT FURTHER ORDAINED that a certified copy of this ordinance, upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

BE IT FURTHER ORDAINED This Ordinance shall take effect upon final passage and publication as provided by law.

SO ORDAINED, as aforesaid.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-4-2025-007** was **opened**. All were in favor, none opposed.

No Public Comment.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-4-2025-007** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, **Ordinance No. O-4-2025-007** was passed on Second Reading and Final Adoption:

ROLL CALL:	Councilman Charles Dipierro	Aye
	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-4-2025-008 ORDINANCE AUTHORIZING THE ACCEPTANCE OF ONE PROPERTY KNOWN AS BLOCK 52, LOT 2.05. (Buckelew/Schoolhouse for Fire Dept. Easement)

WHEREAS, pursuant to the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., the Township has the power to acquire real property; and

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

WHEREAS, the Monroe Township Board of Education (the “Grantor”) is the owner of a certain parcel of land identified on the Township’s Official Tax Map as Block 52, Lot 2.05 (the “Property”); and

WHEREAS, the Township wishes to acquire Block 52, Lot 2.05 for governmental use, including but not limited to allowing the Fire District to use the property for their fire trucks (individually, known as the “Parcel”); and

WHEREAS, the Township and Grantor have negotiated a Deed in the form attached hereto as Attachments A transferring the Parcel to the Township for the purchase price of \$1.00; and

WHEREAS, the Township wishes to accept the dedication of the Parcel and to authorize the execution of the Deed in forms substantially similar to those attached hereto as Attachments A subject to the review and approval of the Township Attorney.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe as follows:

1. The Mayor and Clerk are hereby authorized to accept the Deeds conveying ownership of the property known as Block 52, Lot 2.05, in substantially the form appended hereto as Attachments subject to the review of the Township Attorney.
2. If any section or provision of this Ordinance shall be held to be invalid by any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance.
3. All ordinances or part of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

SO, ORDAINED as aforesaid.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-4-2025-008** was **opened**. All were in favor, none opposed.

No Public Comment.

UPON MOTION made by Councilman Markel and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-4-2025-008** was **closed**. All were in favor, none opposed.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilwoman Siegel, **Ordinance No. O-4-2025-008** was passed on Second Reading and Final Adoption:

ROLL CALL:	Councilman Charles Dipierro	Abstain
	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-4-2025-009 ORDINANCE APPROVING THE TRAFFIC SIGNAL IMPROVEMENTS FOR APPLGARTH ROAD AND JOAN WARREN WAY.

WHEREAS, a traffic signal was installed at the intersection of Applegarth Road (County Route 619) and Joan Warren Way (the "Traffic Signal") pursuant to a Traffic Signalization Agreement by and between the County of Middlesex, the Township of Monroe and Shared Properties, LLC, entered into on March 2, 2017, and recorded with the Middlesex County Clerk on March 8, 2017, in Book 6947 at Page 694 (the "Traffic Signal Agreement"); and

WHEREAS, McDonough & Rea Associates, Inc., by Jay Troutman, PE, has certified that the installation of the Traffic Signal was inspected and found in conformance with (a) the As-Built Traffic Signal Plan for Applegarth Road & Joan Warren Way, Monroe Township, Middlesex County, New Jersey, prepared by Daniel Hundley, of Crest Engineering Associates, Inc., dated 11-27-24 (the "As-Built Traffic Signal Plan"), and (b) the provisions of the Manual on Uniform Traffic Control Devices, Title 39 of the Revised Statutes of New Jersey and the New Jersey Administrative Code.

WHEREAS, the Township Engineer has reviewed and is satisfied with the representations made by McDonough & Rea Associates, Inc.

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

1. The intersection of Applegarth Road and Joan Warren Way shall be controlled by the Traffic Signal in accordance with the Traffic Signal Agreement and As-Built Traffic Signal Plan;
2. The Traffic Signal shall be in accordance with the provisions of the Manual on Uniform Traffic Control Devices, Title 39 of the Revised Statutes of New Jersey and the New Jersey Administrative Code, and shall be operated in conformance with the design plan;

3. Any ordinance or part thereof inconsistent with the provisions of this Ordinance is hereby repealed;
4. This Ordinance shall become effective upon adoption and publication required by law;

SO, ORDAINED as aforesaid.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-4-2025-009** was **opened**. All were in favor, none opposed.

No Public Comment.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-4-2025-009** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilman Markel and seconded by Council Vice-President Van Dzura, **Ordinance No. O-4-2025-009** was passed on Second Reading and Final Adoption:

ROLL CALL:	Councilman Charles Dipierro	Aye
	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-4-2025-010 ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 108 SECTION 6.23 TO AMEND THE MEDICAL FACILITY REQUIREMENT IN THE PLANNED RETIREMENT COMMUNITY DISTRICT 2. (“PRC-2”)

WHEREAS, the STONEBRIDGE COMMUNITY ASSOCIATION, INC. (the “Association”) by Resolution dated April 19, 2023 (attached hereto as Attachment A) requested that the Township amend §108-6.23 (D)(1)(b)(6) of the Township Code relative to the Medical Facility requirement in the PRC-2 zoning district; and

WHEREAS, §108-6.23 (D)(1)(b)(6), as adopted in 2002, requires that developments within the PRC-2 zoning district that contain six hundred (600) or more residential units shall have their medical facility staffed by a registered nurse on a twenty-four (24) hour per day basis; and

WHEREAS, the Association notes that it is the only senior community in the Township that is required to provide a 24/7 registered nurse; and

WHEREAS, the Association notes that this requirement represents a mandatory cost of \$415, 210.89 per year which the Association describes as “an inequitable burden on the Association’s members in that neighboring senior communities are not mandated to provide this service,” and

WHEREAS, the Association highlights the level of emergency medical care that currently exists in the Township, and did not exist in 2002; and

WHEREAS, the Association has requested that the Township amend §108-6.23 (D)(1)(b)(6) to mirror the same “Medical Facilities” requirement as the Planned Retirement Community (“PRC”) zoning district; and

WHEREAS, the Association has committed that “If the Township and its Council adopt the foregoing amendment, the Association will not eliminate, reduce or modify the current level of nursing services available to its members without the affirmative vote to do so of two-thirds of its members in good standing; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, that Chapter 108, Section 6.23 of the Code of the Township of Monroe entitled “PRC-2 Planned Retirement Community, District 2” is hereby amended as follows:

§ 108-6.23 PRC-2 Planned Retirement Community, District 2.

D. Permitted and required uses in a planned retirement community

(1) No building, structure or land shall be used for and no building structure shall hereafter be erected, structurally altered, enlarged or maintained except for the following planned retirement community uses by the residents of the community, their guests or other authorized users.

...

(b) The following required recreational uses, at least one of each:

...

[6] Medical facility. There shall be sufficient building space to adequately allow for the provision of all medical facilities for retirement communities as required by any applicable federal, state or local regulations. There shall also be provided conveniently located on-site loading space and accessways for use by emergency vehicles. ~~Minimally, the medical facility shall be equipped with instruments and equipment necessary for responding to emergency situations and for those duties routinely performed by a registered nurse.~~

~~[a] If the PRC 2 development consists of 600 or more residential units, there shall be a medical facility on the premises staffed by a registered nurse on a 24 hour per day basis, with staffing to commence upon the issuance of the one hundred and fiftieth (150) certificate of occupancy.~~

~~[b] If the PRC 2 development consists of less than 600 residential units, there shall be space available and furnished for use as a medical facility if the need arises.~~

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 Councilman Dipierro and seconded by Council Vice-President Van Dzura, the **PUBLIC HEARING for Ordinance O-4-2025-010** was **opened**. All were in favor, none opposed.

Irvin Rothfarb, 91 Diamond Spring Dr. – Mr. Rothfarb stated that he believes he heard several members of the Stonebridge HOA Board state that if given the path to eliminate the nurse they want to reserve the right to eliminate the vote of homeowners which would be needed to eliminate the nursing requirement. Township Attorney Rainone and Council President Cohen stated that no one made that comment here tonight; Mr. Rothfarb attributed his misinterpretation to his hearing issues and said he would review the video to verify what he heard.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked when this Ordinance would be effective to which Township Attorney Rainone answered that there is a 20-day estoppel period. Mrs. Arminio asked if there was an appeal period during that 20-day period to which Township Attorney Rainone answered no.

Councilman Dipierro commented that after hearing months and months of testimony on this topic he is concerned for the future development of PRC-2 zones and past developers that received developer funds, because of that he votes no.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-4-2025-010** was **closed**. All were in favor, none opposed.

UPON MOTION made by Council Vice-President Van Dzura and seconded by Councilman Markel, **Ordinance No. O-4-2025-010** was passed on Second Reading and Final Adoption:

ROLL CALL:	Councilman Charles Dipierro	Nay
	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 Councilman Dipierro and seconded by Council Vice-President Van Dzura, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

O-5-2025-011 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON 951 STATE ROUTE 33 WEST KNOWN AS BLOCK 5, LOT 12.02, FROM HENNESSY REALTY, LLC, IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER INSTALLATIONS.

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael 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 Councilwoman Siegel and seconded by Councilman Dipierro, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

O-5-2025-012 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON 46 BENTLEY ROAD, KNOWN AS BLOCK 5, LOT 4.01, FROM BONNIE LACINA AND EDWARD LACINA, IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER INSTALLATIONS.

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael 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 Councilman Dipierro, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

O-5-2025-013 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE AN EASEMENT OVER PROPERTY LOCATED ON COLOMBUS AVENUE KNOWN AS BLOCK 106.04, LOTS 1 TO 11, FROM NATALIA MISYECHKO, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF EXISTING UTILITIES.

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael 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 Councilwoman Siegel and seconded by Councilman Dipierro, the following **2025 MUNICIPAL BUDGET RESOLUTION** was moved for Adoption:

R-5-2025-103 RESOLUTION PROVIDING THAT THE 2025 MUNICIPAL BUDGET BE READ BY TITLE AT THE TIME OF THE PUBLIC HEARING.

WHEREAS, N.J.S.A. 40A:4-8 provides that the budget be read by “Title Only” at the time of the Public Hearing if a Resolution is passed by not less than a majority of the full governing body, providing that at least one (1) week prior to the date of Hearing, a complete copy of the approved budget, as advertised, has been posted in the Municipal Building and copies have been made available by the Township Clerk to persons requesting them; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE, BE IT RESOLVED that the 2025 Municipal Budget shall be read by “Title Only” at the Public Hearing scheduled for **May 7, 2025**.

SO RESOLVED, as aforesaid.

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

Copy of Resolution Duly Filed.

Prior to opening the Public Hearing of the 2025 Municipal Budget, Administrator McGowan commented that a minor amendment was made as the DCA asked for us not to charge the debt service to the library and find other places to allocate it to. He went on to state that overall the budget remains the same.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING OF THE 2025 MUNICIPAL BUDGET** portion of the Meeting was opened. All were in favor, none opposed.

PUBLIC COMMENTS:

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked if that meant there was no increase now to which Administrator McGowan stated that there is still an increase of 1.5 cents. She asked for the budget to be read into the record to which Township Attorney Rainone commented that it is on the website for the public to review and reading it aloud would make it harder to understand. Mrs. Arminio commented that seems like more of a reason for it be read aloud and into the record. Mrs. Arminio asked if the audit was on the website to which Administrator McGowan answered that the 2024 audit has not been done yet as it is not due until sometime in the Summer and the auditors are going through it now and will be on the website when completed. Administrator McGowan added that it was recommended to have the audits done more timely. Mrs. Arminio rebuked Township Attorney Rainone’s comment that the public would not understand the budget documents and stated that there needs to be more of an attempt to explain it to the public because we are indeed capable of understanding and asked Administrator McGowan to go into more detail.

Prakash Parab, 33 Dayna Dr. – Mr. Parab requested the Council to do a full slide presentation so the public has a better understanding of the budget just as the Board of Education does.

Lucille Panos, 1208C Lindera Plz. – Mrs. Panos stated that there should be a presentation of a \$76 million dollar budget, as well as the audit being made more available to the public.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman commented that he misses the old budget presentations that were done and asked the Administration to go back to that. He went on to ask what “Read by Title” meant to which Township Attorney Rainone responded that it just means that it must be read by title opposed to reading the full document.

Bob Valentine, 68 Union Valley Rd. – Mr. Valentine commented that the budget needs to be explained and presented more clearly, making it more transparent to the public. He went on to say that we need Council and the public to challenge and give explanations. Mr. Valentine commented that the audit is available for the public to review but it is very hard to understand, and we need to try to educate the public more.

Chrissy Skurbe, 21 Preakness Dr. – Mrs. Skurbe echoed what previous commenters have stated and the need for transparency. She noted that the Board of Education’s budget will be the largest tax increase in our history without a vote from the public with the blame from them being placed on the lack of ratables for the reason of the high increase.

Township Attorney Rainone stated that the budget posted on the Township’s website is the user friendly budget which was created by the State. He explained that the ratables do not drive the Board of Education’s increase as it is the number of students that do, and he is unsure why that was brought up.

Councilman Dipierro commented that he attended the six-hour long Board of Education budget meeting and he does not disagree with their presentation, but they did make it sound like the ratables are going down which is why the taxes are increasing. In looking at the enrollment numbers that is going down as well which would be a reason for the increase in taxes too. Extended thanks to our Finance Department and Administration for all their hard work.

UPON MOTION made by Councilman Dipierro and seconded by Council Vice-President Van Dzura, the **PUBLIC HEARING OF THE 2025 MUNICIPAL BUDGET** portion of the Meeting was closed. All were in favor, none opposed.

UPON MOTION made by Councilman Markel and seconded by Councilman Dipierro, the following **2025 MUNICIPAL BUDGET RESOLUTION** was moved for Adoption:

R-5-2025-104A RESOLUTION AMENDING THE 2025 MUNICIPAL BUDGET.

**TOWNSHIP OF MONROE
MIDDLESEX COUNTY, NEW JERSEY
RESOLUTION NO. R-5-2025-104A**

RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2025 MUNICIPAL BUDGET

WHEREAS, the local municipal budget for the 2025 was approved on the 7th day of April, 2025, and

WHEREAS, the public hearing on said budget has been held as advertised, and

WHEREAS, it is desired to amend said approved budget,

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Monroe, County of Middlesex, that the following amendments to the approved budget of 2025 be made:

Recorded Vote
(Insert last names)

	(Cohen	((None
	(Dipierro	(Abstained	(
	(Markel	((
Ayes	(Siegel	Nayes	(None	
	(Van Dzura	(Absent	(None
		((
		((

CURRENT FUND

	<u>From</u>	<u>To</u>
General Revenues		
3. Miscellaneous Revenues - Section A: Local Revenues		
Fees and Permits	\$ 280,000.00	\$ 321,000.00
Total Section A: Local Revenue	<u>2,540,000.00</u>	<u>2,581,000.00</u>
5. Subtotal General Revenues	<u>25,800,636.37</u>	<u>25,841,636.37</u>
7. Total General Revenues	<u>\$ 76,402,089.67</u>	<u>\$ 76,443,089.67</u>
General Appropriations		
8. General Appropriations		
(A) Operations - Within "CAPS"		
Office of the Business Administrator		
Salaries and Wages	\$ 348,621.00	\$ 333,621.00
Human Resources		
Salaries and Wages	226,415.00	221,415.00
Division of Treasury		
Salaries and Wages	437,891.00	427,891.00
Data Processing		
Other Expenses	305,000.00	295,000.00
Office of the Township Attorney		
Other Expenses	567,900.00	562,900.00
Division of Planning		
Salaries and Wages	150,099.00	136,099.00
Insurance		
Health Benefit Waiver	355,000.00	350,000.00
Police		
Other Expenses	843,850.00	823,850.00
Division of Streets and Roads		
Salaries and Wages	2,546,663.00	2,541,663.00
Vehicle Maintenance		
Salaries and Wages	364,585.00	354,585.00
Other Expenses	653,300.00	648,300.00
Building and Grounds		
Other Expenses	838,500.00	830,500.00
Division of Recreation		
Salaries and Wages	1,341,834.00	1,321,834.00
Other Expenses	303,900.00	283,900.00
Central Mailing	75,000.00	70,000.00
Utilities and Bulk Purchases	<u>2,005,000.00</u>	<u>1,907,000.00</u>
Total Operations (Item 8(A)) - Within "CAPS"	<u>46,445,252.00</u>	<u>46,190,252.00</u>
Total Operations Including - Within "CAPS"	<u>46,445,252.00</u>	<u>46,190,252.00</u>
Detail:		
Salaries and Wages	27,977,439.00	27,898,439.00
Other Expenses	<u>18,467,813.00</u>	<u>18,291,813.00</u>
(H-1) Total General Appropriations for Municipal Purposes Within "CAPS"	<u>54,489,267.00</u>	<u>54,234,267.00</u>

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

Copy of Resolution Duly Filed.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Markel, the Resolution Adopting the **2025 MUNICIPAL BUDGET** was moved for Adoption:

R-5-2025-104B RESOLUTION ADOPTING THE 2025 MUNICIPAL BUDGET.

SECTION 2 - UPON ADOPTION FOR YEAR 2025
 RESOLUTION R-5-2025-104B

Be it Resolved by the COUNCIL MEMBERS of the TOWNSHIP
 of MONROE, County of MIDDLESEX that the budget hereinbefore set forth is hereby
 adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 45,545,138.00 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
- (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (d) \$ 1,305,735.74 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ 5,056,315.30 (Item 5 Below) Minimum Library Tax

RECORDED VOTE
 (insert last name)

Ayes	Nays	Abstained	Absent
Cohen Dipierro Markel Siegel Van Dzura	None	None	None

SUMMARY OF REVENUES			
1. General Revenues			
Surplus Anticipated	08-100	\$	10,995,000.00
Miscellaneous Revenues Anticipated	12-299	\$	13,646,636.37
Receipts from Delinquent Taxes	15-499	\$	1,200,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)	07-190	\$	45,545,138.00
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-186	\$	-
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY		\$	-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192	\$	5,056,315.30
Total Revenues	13-299	\$	76,443,089.67

Sheet 41

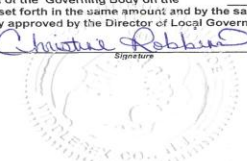
SUMMARY OF APPROPRIATIONS

5. GENERAL APPROPRIATIONS:			
Within "CAPS"	XXXXXX	XXXXXXXXXXXXXX	
(a & b) Operations Including Contingent	34-201	\$	45,190,252.00
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$	8,044,015.00
(g) Cash Deficit	46-885	\$	-
Excluded from "CAPS"	XXXXXX	XXXXXXXXXXXXXX	
(a) Operations - Total Operations Excluded from "CAPS"	34-305	\$	10,291,445.67
(c) Capital Improvements	44-999	\$	100,000.00
(d) Municipal Debt Service	45-999	\$	7,617,377.00
(e) Deferred Charges - Municipal	46-999	\$	-
(f) Judgments	37-480	\$	-
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)	28-405	\$	-
(g) Cash Deficit	46-885	\$	-
(k) For Local District School Purposes	28-410	\$	-
(m) Reserve for Uncollected Taxes	50-899	\$	4,200,000.00
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)	07-195	\$	-
Total Appropriations	34-499	\$	76,443,089.67

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 7th day of May, 2025. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2025 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this 7th day of May, 2025, Christine Robbin, Clerk

Sheet 42



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

Copy of Resolution 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-5-2025-105– R-5-2025-117

R-5-2025-105 RESOLUTION APPOINTING ALTERNATE II MEMBER TO THE ECONOMIC DEVELOPMENT ADVISORY BOARD.
 (Ali Rizvi – unexpired 2 yr term expiring 12/31/25)

WHEREAS, the Township Council, at a meeting held on June 2, 2021, adopted Ordinance No. O-5-2021-011 establishing an Economic Development Advisory Board; and

WHEREAS, the Economic Development Advisory Board shall consist of nine (9) members and two alternates and such representation shall be filled by appointments of the Mayor and Township Council; and

WHEREAS, the Council would like to appoint Ali Rizvi, as Alternate II Board Member effective immediately and expiring December 31, 2025; and

WHEREAS, the Council appointments to the Economic Development Advisory Board shall be as follows:

<u>Appointed</u>	<u>Term</u>	<u>Expiration</u>
Ali Rizvi, Alternate II	Immediate Unexpired 2 yrs.	12/31/2025

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the above council membership of the Economic Development Advisory Board has been duly moved, seconded, and approved by the Monroe Township Council at its meeting held on May 7, 2025.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-105						
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-5-2025-106 RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEES FOR MAIYA HOMES, LLC, W&S 1237 Block 103, lot 33.02, POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (Lincoln Avenue)

WHEREAS, Performance Guarantees have been posted with the Monroe Township Utility Department (“M.T.U.D.”) for Maiya Homes, LLC, W&S 1237 Block 103, Lot 33.02;

WHEREAS, Maiya Homes, LLC, has requested a release of the Performance Guarantees;

WHEREAS, defined in 40:55d-53 et seq., the Monroe Township Utility Department (MTUD) has inspected the work performed and the work to be completed and has recommended that the Township Council approve the release of the performance guarantees as detailed in a letter dated April 14, 2025, a copy of which is attached hereto as Exhibit "A":

Cash Sewer Performance Guarantee in the amount of \$2,610.00 be released in full to the developer;

WHEREAS, the Township Council has reviewed and hereby approves the MTUD Director's recommendation;

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 Performance Guarantee posted for W&S 1237, to be released as reflected above and the MTUD letter annexed hereto. This approval to release a Performance Guarantee and the resolution of any outstanding balances attached to project escrow accounts; and

BE IT FURTHER RESOLVED that the Monroe Township Utility Department is hereby authorized and directed to forward a certified copy of this Resolution to the developer, and to his attorney, if applicant has been represented by counsel in this matter.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-106						
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-5-2025-107 RESOLUTION AUTHORIZING A RELEASE OF CASH PORTION OF PERFORMANCE GUARANTEE FOR GATEROCK ASSOCIATES AND PINE RUN III, C/O MATRIX DEVELOPMENT GROUP, W&S P510PB, & P510.3PB POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (Pine Run at Forsgate Development)

WHEREAS, Cash Portion of Performance Guaranteed have been posted with the Monroe Township Utility Department (“M.T.U.D.”) Gaterock Associates and Pine Run III, c/o Matrix Development Group, W&S P510PB & P510-3PB; and

WHEREAS, Gaterock Associates and Pine Run III, c/o Matrix Development Group, requested a release of the cash portion of the Performance Guarantees; and

WHEREAS, defined in 40:55d-53 et seq., the Monroe Township Utility Department (MTUD) has inspected the work performed and the work to be completed and has recommended that the Township Council approve the release of the cash portion of the performance guarantee as detailed in a letter dated April 14,2025 a copy of which is attached hereto as Exhibit "A":

Release cash portion of Performance Bond (W&S P510PB) in the amount of \$13,896.21.

Release cash portion of Performance Bond (W&S P510-3PB) in the amount of \$2,514.27.

WHEREAS, the Township Council has reviewed and hereby approves the MTUD Director's recommendation.

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 cash portion of Performance Guarantee posted for W&S P510PB, P510-3PB be released as reflected above and the MTUD letter annexed hereto. Release of the reduced Performance Guarantees is contingent upon the payment of any outstanding balances attached to the project escrow accounts.

BE IT FURTHER RESOLVED that the Monroe Township Utility Department is hereby authorized and directed to forward a certified copy of this Resolution to the developer, and to his attorney, if applicant has been represented by counsel in this matter.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-107						
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-5-2025-108

RESOLUTION AUTHORIZING AND APPROVING A PLACE-TO-PLACE TRANSFER OF A LIQUOR LICENSE CURRENTLY ISSUED TO JSM INVESTMENTS AT MONROE, LLC.

(Inactive to Active license - sited premises located in The Commons at Monroe – 647 Spotswood Englishtown Rd.)

WHEREAS, an application has been filed with the Monroe Township Clerk’s Office for a Place-to -Place Transfer of Plenary Retail Consumption License No. 1213-33-006-011 heretofore held by JSM Investments at Monroe, LLC. having no sited place of business as it is a pocket license to the sited premises located in The Commons at Monroe, 647 Spotswood Englishtown Road, Monroe Twp., NJ 08831; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees having been paid and the license has been properly renewed for the 2024-2025 licensing term; and

WHEREAS, the applicants are qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicants have disclosed and the issuing authority has reviewed the source of all funds used in the purchase of the said license and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey does hereby authorize Broad Package Privilege No. 1213-33-006-011 from pocket to place located in The Commons at Monroe, 647 Spotswood Englishtown Road, Monroe Twp., NJ 08831; and

BE IT FURTHER RESOLVED that the Township Clerk is hereby directed to endorse the license certificate as follows:

“This license, subject to all of its terms and conditions, held by JSM Investments at Monroe, LLC is hereby transferred from pocket to place located in The Commons at Monroe, 647 Spotswood Englishtown Road, Monroe Twp., NJ 08831, effective May 7, 2025.”

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-108						
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-5-2025-109

RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2012 HONDA ACCORD BY THE MONROE TOWNSHIP POLICE DEPARTMENT.

WHEREAS, the Township of Monroe Police Department came into possession of a 2012 Honda Accord, VIN# 1HGCPZF37CA209015 with an odometer reading of 179,169 miles; and

WHEREAS, pursuant to N.J.S.A. 39:10A-1, the Police Department has followed the Township and State policies to determine that this is not a stolen vehicle; and

WHEREAS, the New Jersey Motor Vehicle Commission (NJMVC) has informed the Police Department that in order to dispose of vehicle, the Township must hold a public auction and publish a Notice of the Auction at least (5) days before the date of the auction in one or more newspapers in this State and circulating in the Township; and

WHEREAS, it has been determined that it is in the best interest of the Township to conduct a public auction for the sale of the vehicle to the highest bidder;

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Monroe that the Township Business Administrator or his designated representative shall conduct a public auction

for the sale of one (1) 2012 Honda Accord on May 29, 2025, at 11:00 a.m. at Monroe Auto Body, 31 Bordentown Turnpike, Monroe Township, New Jersey 08831.

BE IT FURTHER RESOLVED that the minimum opening bid for the vehicle shall be \$5,000.00. At the end of the auction, the highest bidder shall deposit an amount equal to 10% percent of the final bid price in cash. There shall be no other forms of payment accepted. The balance shall be paid by certified check delivered to the Township Clerk’s office between the hours of 9:00 am and 12 noon within five (5) days after the conclusion of the auction. Upon payment in full, the Clerk’s office shall provide the purchaser with the signed documents necessary to complete the transaction with the Motor Vehicle Commission. In order to obtain the title for the vehicle, the highest bidder shall be responsible for submitting the appropriate documents and payments to the Motor Vehicle Commission in accordance with the Notice of Public Auction issued by the Township.

BE IT FURTHER RESOLVED, in the event no bids are received, ownership of the vehicle shall be awarded to Monroe Auto Body.

RECORDED VOTE: R-5-2025-109						
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-5-2025-110 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2013 FORD F150 CREWCAB BY THE MONROE TOWNSHIP POLICE DEPARTMENT.

WHEREAS, the Township of Monroe Police Department came into possession of a 2013 2013 Ford F-150 Crewcab, VIN# 1FTFWIEF1DFB62251 with an odometer reading of 149,619 miles; and

WHEREAS, pursuant to N.J.S.A. 39:10A-1, the Police Department has followed the Township and State policies to determine that this is not a stolen vehicle; and

WHEREAS, the New Jersey Motor Vehicle Commission (NJMVC) has informed the Police Department that in order to dispose of vehicle, the Township must hold a public auction and publish a Notice of the Auction at least (5) days before the date of the auction in one or more newspapers in this State and circulating in the Township; and

WHEREAS, it has been determined that it is in the best interest of the Township to conduct a public auction for the sale of the vehicle to the highest bidder;

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Monroe that the Township Business Administrator or his designated representative shall conduct a public auction for the sale of one (1) 2013 Ford F-150 Crewcab on May 29, 2025, at 2:00 p.m. at Cranbury Service Center, 44 Hightstown Cranbury Station Road, Cranbury, N.J. 08520.

BE IT FURTHER RESOLVED that the minimum opening bid for the vehicle shall be \$7,133.94. At the end of the auction, the highest bidder shall deposit an amount equal to 10% percent of the final bid price in cash. There shall be no other forms of payment accepted. The balance shall be paid by certified check delivered to the Township Clerk’s office between the hours of 9:00 am and 12 noon within five (5) days after the conclusion of the auction. Upon payment in full, the Clerk’s office shall provide the purchaser with the signed documents necessary to complete the transaction with the Motor Vehicle Commission. In order to obtain the title for the vehicle, the highest bidder shall be responsible for submitting the appropriate documents and payments to the Motor Vehicle Commission in accordance with the Notice of Public Auction issued by the Township.

BE IT FURTHER RESOLVED, in the event no bids are received, ownership of the vehicle shall be awarded to Cranbury Service Center.

RECORDED VOTE: R-5-2025-110						
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-5-2025-111 RESOLUTION AUTHORIZING CONTRACT WITH ROK/REAL AUCTION TO CONDUCT AN ELECTRONIC TAX SALE.

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

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

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

WHEREAS, the municipality of Monroe Township wishes to participate in an electronic tax sale for prior year 2024 delinquencies.

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

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

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

SO RESOLVED , as foresaid.

RECORDED VOTE: R-5-2025-111						
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-5-2025-112 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.

WHEREAS, the Tax Collector for the Township of Monroe has recommended refunds for tax overpayments in the amount Thirty-Six Thousand, Nine Hundred Twelve Dollars and Fifty-Five cents (\$36,912.55) as described on Schedule A attached hereto; and

WHEREAS, good cause has been shown.

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

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

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-112						
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-5-2025-113 RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND BOROUGH OF JAMESBURG FOR THE STORAGE OF ROAD SALT DEICING MATERIAL.

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 Borough of Jamesburg (“Jamesburg”) 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, the Borough of Jamesburg desires to utilize the Township of Monroe’s salt storage facility located at the Public Works Department, 76 Gravel Hill-Spotswood Road for the storage of their road salt deicing material; and

WHEREAS, representatives of Monroe and Jamesburg have negotiated a Shared Services Agreement, a copy of which is annexed hereto as Exhibit A; and

WHEREAS, the Township Council of the Township of Monroe is desirous of entering into the Shared Services Agreement with Jamesburg; and

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 with Jamesburg for the storage of their road salt deicing material, annexed hereto as Exhibit A.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-113						
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-5-2025-114 RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 107 MORGAN WAY.

WHEREAS, on August 23, 2017, Anil K. Kamineni and Sudha R. Kamineni (“Kamineni”) gave a recapture mortgage in accordance with the State’s Affordable Housing Program, to the Township of Monroe requiring Kamineni to pay the sum of \$75,000.00 to the Municipality upon the first non-exempt sale of their property having an address of 107 Morgan Way, (the “Property”) as provided under the rules of the New Jersey Housing and Mortgage Finance Agency set forth in N.J.A.C. 5:80-26.5(c), said mortgage having been recorded with the Middlesex County Clerk on September 6, 2017, in Mortgage Book 16884 on Page 0391 *et seq.* (“Kamineni’s Affordable Housing Lien”); a copy of said mortgage is attached as Exhibit “A”; and

WHEREAS, on March 13, 2025 , Kamineni sold the Property to Ketan and Ashaben Makwana, (“Makwana’s”); Kamineni executed a deed in the mandatory form required for ownership units subject to restrictive covenant required by N.J.A.C. 5:80-26.5(d) transferring title to the Property to the Makwana’s for the sum of \$228,867.00, said deed having been recorded with the Middlesex County Clerk on March 21, 2025 in Deed Book 19685, page 796 *et seq.*; a copy of said deed is attached as Exhibit “B”; and

WHEREAS, on March 13, 2025, the Makwana’s gave a recapture mortgage in accordance with the State’s Affordable Housing Program to the Township of Monroe requiring the Makwana’s to pay the sum of \$201,133.00 to the Municipality upon the first non-exempt sale of their property having an address of 107 Morgan Way, as provided under the rules of the New Jersey Housing and Mortgage Finance Agency set forth in N.J.A.C. 5:80-26.5(c), said mortgage having been recorded with the Middlesex County Clerk on March 21, 2025, in Mortgage Book 19685 on Page 828 *et seq.*; a copy of said mortgage is attached as Exhibit “C”; and

WHEREAS, the Kamineni Affordable Housing Lien qualifies for discharge under the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and the rules of the New Jersey Housing and Mortgage Finance agency set forth in N.J.A.C. 5:80-26.1 et seq.; and

WHEREAS, Kamineni sold the Property to the Makwana’s, and the Makwana’s executed a new affordable housing recapture mortgage in favor of the Township; accordingly, the Kamineni Affordable Housing Lien should be discharged; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the Mayor and Township Clerk are authorized and directed to execute the Discharge of Mortgage, annexed hereto as Exhibit “D”.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-114						
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-5-2025-115 RESOLUTION AUTHORIZING A RELEASE OF MAINTENANCE GUARANTEES POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) FOR W&S 1001R, BLOCK 109.15, LOT 17 – 22 - PB #1143-13. (Emily Court)

WHEREAS, Lucille DiPasquale has posted a Maintenance Guarantee in the form of a Certificate of Deposit for W&S 1001r, Block 109.15, lot 17 - 22; and

WHEREAS, Lucille DiPasquale has requested release of the Maintenance Guarantee in the form of a Certificate Deposit, posted for the project; and

WHEREAS, defined in 40:55d-53 *et seq.*, the Monroe Township Utility Department (MTUD) has inspected the work performed and the maintenance period has expired and has recommended that the Township Council approve the request to release the Maintenance Guarantee in the form of a Certificate Deposit in the amount of \$16,848.00, and all associate escrow as detailed in a letter dated May 1, 2025 , a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the Township Council has reviewed and hereby approves the MTUD Director's recommendation; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex and State of New Jersey that Maintenance Guarantee posted for W&S 1001r be released as reflected above and the MTUD letter annexed hereto. This approval to release a Maintenance Guarantee is conditioned upon the provision of replacement maintenance guarantees and/or riders and the resolution of any outstanding balances attached to project escrow accounts; and

BE IT FURTHER RESOLVED that the Monroe Township Utility Department is hereby authorized and directed to forward a certified copy of this Resolution to the developer, and to his attorney, if the applicant has been represented by counsel in this matter.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-115						
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-5-2025-116 RESOLUTION AUTHORIZING THE PURCHASE OF (4) DISPATCHING FURNITURE POSITIONS/CONSOLES FOR THE MONROE TOWNSHIP POLICE DEPARTMENT UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM. (\$367,366.10)

WHEREAS, the Township of Monroe, in the County of Middlesex, has the need to purchase of (4) four dispatching furniture positions/consoles for the Monroe Township Police Department by authorized vendors under contract with the State of New Jersey Cooperative Purchasing Program; and

WHEREAS, under the NJ State Contract Nos. #83924 and #83932 has awarded a contract was awarded to *Tactical Public Safety, LLC 1036 Industrial Drive, West Berlin, NJ 08091*, for said dispatching positions/consoles in the amount of \$367,366.10, a copy of their proposal is attached hereto as Exhibit “A”; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Financial Officer has certified availability of funds in Certificate No. C-2500036, copy of which is attached hereto as Exhibit "B"; and

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

- (1) Authorizes the Monroe Township Police Department to purchase said (4) Dispatching Furniture Positions/Consoles using NJ State Contract Nos. #83924 & #83932; and
- (2) The Township Chief Financial Officer is hereby authorized and directed to pay invoices for said dispatching positions/consoles from Tactical Public Safety, LLC, respectively; and
- (3) The contracts awarded through the New Jersey Cooperative Purchasing Program are considered fair and open contract in accordance with the Local Public Contracts Law, as well as being exempt from public bidding by the Township.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-116						
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-5-2025-117 RESOLUTION AUTHORIZING AWARD OF BID TO DISCOVER CONSTRUCTION LLC. FOR THE 2025 ROADWAY IMPROVEMENTS PROJECT. (\$1,738,449.70)

WHEREAS, on April 25, 2025 thirteen (13) sealed bids were received by Monroe Township regarding the **2025 Roadway Improvements Project**; and

WHEREAS, the Township Engineer, by copy of letter dated May 2, 2025 has recommended *Discover Construction, LLC, 2207 US Hwy 130, Dayton, NJ 08810*, be awarded the Base Bid plus Add Alternate 1, Add Alternate 2 and Add Alternate 3 only based upon their bid submission in the amount of **\$1,738,449.70**; and

WHEREAS, the Township Council has reviewed the recommendations made by the Township Engineer regarding said bid; and

WHEREAS, the Township’s Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-2500037, a copy of which is attached hereto as Exhibit "A"; and

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

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to the award of bid to *Discover Construction, LLC.* for the **2025 Roadway Improvements Project**, at a total contract price of **\$1,738,449.70**; and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with *Discover Construction, LLC*; and

BE IT FURTHER RESOLVED that the Township’s Certified Municipal Finance Officer is hereby authorized and directed to pay *Discover Construction, LLC*. in accordance with the contract entered into between the parties; and

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

BE IT FURTHER RESOLVED, thereafter, a completed AA-202, monthly project workforce report, must be submitted once a month for the duration of the contract to the Department of Labor and to the Monroe Township Public Agency Compliance Officer.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-5-2025-117						
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			

Administrator’s Report – Thanked Council for awarding the 2025 Roadway Improvements contract at tonight’s meeting.

Extended thanks to our Finance team for achieving an A+ bond rating.

Thanked the Parks & Recreation Department for their hard work in maintaining the fields and parks for all our sports.

Engineer’s Report – Reported that the testing of the grounds where the oil tanks were pulled from the Garvey’s property has been completed and now we are waiting on the schedule for soil remediation.

Gave an update on the paving for Inwood Estates.

Reported that the old concession stand at James Monroe Parke has been demolished.

Regarding the Police expansion, the electrical and HVAC are complete, and the sheet rocking is being done currently.

Reported that 13 bids were received for the 2025 Roadway Improvements Project which is fantastic, the base award and alternates 1, 2 and 3 were awarded at tonight’s meeting to Discover Construction, LLC.

Council’s Reports –

Councilwoman Siegel–

- Highlighted several of this month’s proclamations.
- Thanked CFO Lori Olah and her team for providing a fiscally responsible and sound budget that meets the needs of the community.
- Happy to report that several roadways in Ward 2 are part of the 2025 Roadway Improvement Project; including Deer Path, McFarland and Grace Hill Road.
- In listening to community members on the south side of the Township the need for recreation is evident so she is happy to report that a 2+ mile walking path off England Road will be constructed. More information and an opening date will follow.
- Welcomed new businesses Kidz & Kaboodles and All Cure Spine & Sports to the Township and wished them the best of luck.
- Noted that the Library’s book bike will be at the Dey Farm’s Open House.
- Attended the Mayor’s Youth Advisory Council’s presentation yesterday which tasked them to meet with various Board and Commissions of the Township and present different ways the youth can add value to them. She went on to say that they all had great ideas and hoped to implement some of them to each of the Boards and Commissions they worked with. Extended thanks to Kyle for his leadership.

Councilman Markel –

- Attended the Mayor's Youth Advisory Council's meeting as well and commented that they all presented fantastic ideas on how to enhance community engagement with the Boards and Commission. Extended thanks to Kyle for his leadership with this Council and the unbelievable work they have done.
- Recognized Military Appreciation Month and attended an event in Rossmoor recognizing our veterans. Noted that it has been 50 years since the Vietnam War and encouraged all to approach a veteran and thank them as those who fought in Vietnam were not welcomed home as they should have been.
- Extended thanks to the Clerk's Office as they smile when I walk into their office; thanked CFO Lori Olah and her team for their amazing job in working on the budget.
- Regarding the Stonebridge issue, stated this was not an easy decision and he tried to do what was right.

Councilman Dipierro –

- Extended thanks to all employees for their hard work and dedication to the Township.
- Noted that in addition to all of the proclamations we had tonight, it is also Teacher's Appreciation Week and Nurse's Day as well and he extended thanks to all of the teachers and nurses.
- Thanked Mr. Gunkelman for picking up the garbage along Prospect Plains Road.
- Reminded everyone that Saturday, May 10th is the Community Clean-Up which begins at Stop & Shop and ends on Union Valley Road.
- Attended the ribbon cuttings for Kidz & Kaboodles and All Cure Spine & Sports and wished both businesses well.
- Attended a presentation on the Holocaust on April 27th.
- Attended the Mayor's Youth Advisory Council's meeting and congratulated all for the exceptional job done in providing ways to enhance the Boards & Commission's visibility amongst our younger community members.
- Regarding Real ID, he asked if we could reach out to have the mobile unit come to the library or our Senior Center.
- June 14th is Flag Day and there will be a Classic Car Show at the high school.
- Attended a tree planting event as a member of the Shade Tree Committee at Barclay Brook School.
- Extended thanks and appreciation to Director Stroin and his team for addressing the water main breaks in town, noting that they do an exceptional job.
- Received a lot of complaints regarding racing cars on Township roadways and asked for an increase in police presence to help combat.
- Reminded all that Memorial Day ceremonies will be held on May 26th beginning at 9:30am at Veteran's Park.
- Updated all on Valor Pointe, stating that 15 non-veterans have moved in along with 23 veterans. He noted that there is a waiting list for the 1-bedroom units with 10 applications of veterans waiting to be processed. Also shared that on May 29th from 3:00-7:00pm and May 30th from 10:00-2:00pm there will be an Open House held for anyone who may be interested or know someone who may be interested.
- Wished all who celebrate a very Happy Mother's Day.

Council President Cohen–

- Attending a celebration in recognition of Nurse's Week, commenting that it is the most trusted professional of all.

Council Vice-President Van Dzura–

- Commented that it is nice to see all of the children recognized tonight and the respect they have of others beginning at such a young age.
- Thanked the Utility Department for all their hard work in addressing the water main break; they were on scene until everything was back up and running, which was not until almost 4:00am.
- Congratulated the Police Department for their involvement in breaking up a fraudulent theft ring.
- Shared a personal story of utilizing All Cure Spine & Sports to help with his sciatica and is happy to say they have helped relieve his sciatica pain.
- Noted the importance of getting the word out about Valor Pointe; understands that it can be hard to get into as you have to fit into a particular salary range but it is still important to spread the word to anyone that needs affordable housing and is a veteran.
- Reported that the groundbreaking occurred for the upgrades to James Monroe Park.
- Reminded all that Memorial Day ceremonies will be held on May 26th beginning at 9:30am at Veteran's Park.
- Thompson Park will host the Om Parikh Memorial 5K walk/run on May 18th which is held in memory of Om Parikh, a young Township resident, who passed away from childhood cancer.
- Complimented Administration on the Round 4 affordable housing settlement as the State initially said we were obligated to build 751 affordable units, but we were able to settle at 460 units after mediation with Fair Share Housing.

Mayor's Report – Mayor Dalina joked that he needs some P.T. after biking over 40 miles on this past weekend.

Reported that the Real ID MVC mobile unit will be in our Township on May 13th and June 20th with appointment information available on the MVC website.

Working hard on outreach regarding Valor Pointe as there are currently 15 non-veterans residing there, as well as 23 veterans. There are 6 in the final stages of approval and 7 veteran's applications being processed currently. The Township has reached out to Tunnels to Tower, various VA hospitals, Rutgers University along with several other organizations.

Extended his appreciation to CFO Lori Olah and her team for their hard work on the budget.

Shared the Mayor's Wellness Campaign came together for a Community Bike Ride and Car Show which was held on May 3rd.

Attended a screening of Good Morning Vietnam held at the Stonebridge Ballroom which kicked off the Township's Military Appreciation Month celebrations.

Shared that a new monument will be unveiled at the Memorial Day Ceremonies held on May 26th beginning at 9:30am at Veteran's Park.

On May 17th, the Township will host the annual Veteran's Picnic in the Park beginning at 1:00pm.

Wished all who celebrate Happy Mother's Day.

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

Public Comments –

Chrissy Skurbe, 21 Preakness Dr. – Mrs. Skurbe asked where the walking path will be on England Road; Administrator McGowan answered that this was a combination of lots that the Township acquired and has not done much with that is situated between Perrineville and England Road. Mrs. Skurbe asked if there would be parking to which Administrator McGowan answered yes. Mrs. Skurbe commented that road upgrades need to be made, especially if there is an increase in traffic.

Mrs. Skurbe also commented on an issue with the completion of the remediation project at Applegarth School stating that she heard school may not open in September if it cannot be completed. She went on to say that she hopes the Township is not trying to renege on its commitment. Administrator McGowan responded that the Township committed \$5 million towards this project and there is no renegeing on the funding.

Marianne Dougherty, 5 Garvey Dr. – Mrs. Dougherty complimented the Utility Department for their work on remediating the water main break.

Mrs. Dougherty shared that while she was driving on North State Home Road a large garbage truck was traveling along the opposite side of the road and a BMW passed the truck on a double yellow line, speeding around it and almost hitting her had she and the truck not slowed down. She went on to say that she understands that the police cannot be everywhere but the peace and tranquility is gone due to the excessive speeding and blatant disregard of others.

Prakash Parab, 33 Dayna Dr. – Mr. Parab complimented how beautiful the Township is and how wonderful it is to see children outside playing.

Stated that he spoke to Senator Greenstein about the need for more MVC Real ID mobile units and is happy to hear that two dates have been secured where they will be in the Township.

Reminded all that Om Parikh Day will be held at Thompson Park on May 18th.

Mr. Parab commented that the internet monopoly needs to stop as the level of service and incredulous pricing is unfair.

Lastly, asked which roadways will be improved in regards to the 2025 Roadway Improvements Project; Engineer Rasimowicz responded.

Tom DiCarlo, 31 Brunswick Ave. – Mr. DiCarlo shared that he lives behind the old firehouse near Harrison Avenue and wants to address the siren blaring 3-4 times a day which is disrupting the neighborhoods quality of life. He inquired as to why taxpayers are paying for communication when the firehouse is no longer there and is convinced that if he tried to sell his home no one would purchase if they heard the siren go off. Mr. DiCarlo also stated that with the new condominiums being built near the Greek's Playland, he is afraid it will go off each time there is a smoke detector that goes off; Administrator McGowan encouraged Mr. DiCarlo to pass his concerns to the Fire Chief by attending a Fire Commissioner's meeting and he will do the same.

Shari Freeman, 6 Rothwell Dr. – Ms. Freeman asked if there were any plans to create bike paths; Administrator McGowan answered that it is a goal and objective of the Master Plan to incorporate more recreational options but there is currently no plan or design in the works.

Ms. Freeman asked if there was more energy aggregation in the works; Administrator McGowan commented that we will go out this year as last year the rate was higher than the tariff rate. Ms. Freeman commented that she utilizes a solar program offered through Arcadia.

Harold Kane, 480A Newport Way – Mr. Kane stated that he would be willing to share information on Valor Pointe with various American Legions to help with the outreach.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman asked if there was an ordinance in place regarding e-bikes as many people utilizing them do not wear helmets; Township Attorney Rainone commented that this is a state law when it comes to wearing helmets but can pass along to the Police Department to enforce.

Mr. Gunkelman commented on quads being driven along the median on Texas Road stating that they did not appear to be doing anything other than throwing mud along the roadway from their tires although some of the riders were not wearing helmets.

Regarding the Garvey property, Mr. Gunkelman inquired if we can go after the insurance company since the original company did not identify any contaminants that we are remediating now at our expense.

Mr. Gunkelman questioned the bid review process as the preference is always given to the lowest contractor but feels we should be able to have preference to award to a contractor that is within the Township; Township Attorney Rainone responded that we would love to do that but the State's Public Contracts Law only allows us to award to the lowest responsible bidder. Engineer Rasimowicz also added that Discover Construction, LLC was also the lowest bidder last year and we were very pleased with their work.

Jessica DiCarlo, 31 Brunswick Ave. – Ms. DiCarlo commented that the former firehouse located at 24 Harrison Avenue had a stationary alarm that is still there and active measuring in at 110 decibels. She went on to say that she lives directly behind the firehouse and it seems as though the alarm is going off more and more frequently and shared her concern with Woodland School not being able to hear important announcements because of how loud and frequent the alarm sounds, as well as how damaging it is to both humans and animals.

Bob Valentine, 68 Union Valley Rd. – Mr. Valentine requested that the combined balance sheet be made available to the public as this adds tremendous value as it is a very clear snapshot and he did not see one included for the 2023 audit.

Mr. Valentine also attended the Board of Education's budget presentation, commenting that the district has been trying to get adjustments to the amount of government funding they receive and he is concerned with the district's finances going forward if they do not get more governmental support. He went on to say that we need to lobby and push our legislators to address the deficits that the schools are facing.

Agnes Kumor, 26 Brunswick Ave. – Ms. Kumor commented that the fire alarm raises her stress level adding that company will not come over, children are afraid of the noise and as a fellow nurse working nights she sleeps during the day.

Jennifer Conoscenti, 25 Brunswick Ave. – Ms. Conoscenti commented that her house is situated directly in front of the alarm and literally shakes every time it goes off and something needs to be done.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio stated that she wanted to further clarify her interpretation of the ratables to which Township Attorney Rainone responded that this is not income that we receive it is the value of the Township. He went on to say that the only thing ratables do is affect the rate and went on to explain; a further discussion ensued between the two.

Mrs. Arminio attended a viewing of “Good Morning Vietnam” held at the Stonebridge Ballroom along with her husband who fought in Vietnam. She shared that her husband’s brother passed away in 2024 from Agent Orange and noted that it is important to honor our veterans.

Mrs. Arminio inquired if we could put into our approvals for warehouses requiring them to put up solar panels.

Mrs. Arminio asked if the space being utilized for walking paths is the same as the land we received from the Turnpike because if so, we need to be careful as most of that area is delineated as wetlands; Administrator McGowan stated that he will look into whether or not the property Mrs. Arminio is referencing is the same as to where the walking path will be placed. He went on to say that the walking trail and the parking area would not be paved.

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

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the Regular Meeting was Adjourned at 9:25pm.

ROLL CALL:	Councilman Charles Dipierro	Aye
	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 June 16, 2025.

