

\*\* The public will be able to fully participate in the meeting through their smart phone or computer by accessing this **Website:** <https://us04web.zoom.us/j/106827708>

Or you may call any of the following numbers with your phone. Meeting ID# **106 827 708**

+1 (312) 626 6799	+1 (301) 715 8592
+1 (929) 205 6099	+1 (346) 248 7799
+1 (253) 215 8782	+1 (669) 900 6833

**\*\* Please note: by calling in you will only be able to hear the meeting and will not be able to participate with any public comment.**

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 AND REGULAR MEETING  
OF THE MONROE TOWNSHIP COUNCIL**

**NOVEMBER 4, 2020**

**AGENDA**

1. Agenda Meeting Called to Order. (6:30 p.m.)

2. Salute to the Flag.

3. **ROLL CALL:**

Councilman Leonard Baskin  
Councilman Stephen Dalina  
Councilman Charles Dipierro  
Council Vice-President Elizabeth Schneider  
Council President Miriam Cohen

4. Council President Cohen to request the **SUNSHINE LAW** be read 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 January 2, 2020 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and **CRANBURY PRESS** on January 3, 2020;
3. Remote meeting notice printed in the Home News Tribune and noticed to the Cranbury Press on October 26, 2020; and
4. Posted on the Monroe Township website; and
5. 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. **ORDINANCE(S)** for **SECOND READING** at the November 4, 2020 Regular Meeting:

**O-10-2020-020**      **ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF MONROE TO ADD NEW CHAPTER 80 ENTITLED "PROHIBITION OF SHORT-TERM RENTALS".** (not less than 30 days)

6. **ORDINANCE(S)** for **INTRODUCTION** at the November 4, 2020 Regular Meeting:

**O-11-2020-021**      **ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE NON-EXCLUSIVE EASEMENTS OVER PROPERTY LOCATED AT BLOCK 56, LOTS 9.04, 87 AND 90.** (Water service to Matrix Corporate Park in Monroe Twp., off of Stonaker Road)

7. **RESOLUTIONS for CONSIDERATION under CONSENT AGENDA at the November 4, 2020, Regular Meeting: (R-11-2020-221 – R-11-2020-244)**

- R-11-2020-221**      **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF OLD BRIDGE FOR THE PROVISION OF JOINT ANIMAL CONTROL SERVICES.**  
(Emergency Coverage Services)
- R-11-2020-222**      **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A SHARED SERVICES AGREEMENT BY AND BETWEEN THE TOWNSHIP OF OLD BRIDGE AND TOWNSHIP OF MONROE FOR ANIMAL SHELTER SERVICES.**  
(unit pricing; January 1, 2021 – December 31, 2021)
- R-11-2020-223**      **RESOLUTION AUTHORIZING THE PURCHASE OF VEHICLES AND ACCESSORIES USING THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY (ESCNJ) COOPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP POLICE DEPARTMENT.** (2 Trucks and accessories - \$90,374.10)
- R-11-2020-224**      **RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 1114 MORNING GLORY DRIVE.**
- R-11-2020-225**      **RESOLUTION AUTHORIZING THE PURCHASE OF VEHICLES AND ACCESSORIES USING THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY (ESCNJ) COOPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP CONSTRUCTION DEPARTMENT.** (2 SUVs - \$57,195.34)
- R-11-2020-226**      **RESOLUTION AUTHORIZING REFUND OF SENIOR CENTER RENTAL FEE.** (India US Forum of Monroe Township - \$350.00)
- R-11-2020-227**      **RESOLUTION AUTHORIZING AMENDMENT #2 TO A PROFESSIONAL SERVICE CONTRACT WITH H2M ASSOCIATES, INC. FOR ADDITIONAL WELL 25 ENGINEERING SERVICES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).** (Change of scope in services, no additional money)
- R-11-2020-228**      **RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ITRON, INC. FOR SECTION “C” OF CONTRACT 492 “WATER METERS” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”)** (unit pricing)
- R-11-2020-229**      **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-11-2020-230**      **RESOLUTION AUTHORIZING REFUND OF THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- R-11-2020-231**      **RESOLUTION REGARDING EMERGENCY REMOTE MEETING PROTOCOL, PROCEDURES AND REQUIREMENTS FOR PUBLIC PARTICIPATION AT REMOTE MEETINGS AND RULES OF DECORUM FOR PUBLIC PARTICIPATION AT ALL PUBLIC OR REMOTE PUBLIC MEETINGS.** (new DCA/DLGS requirement)
- R-11-2020-232**      **RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH CENTER STATE ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION WITH 2020 RENAISSANCE AT MONROE BOND IMPROVEMENTS.** (\$20,000 from Developers Cash Bond)
- R-11-2020-233**      **RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES UPON THE ACCEPTANCE OF A MAINTENANCE GUARANTEE POSTED FOR ROCKY BROOK ESTATES – SITE IMPROVEMENTS – PB-1041-07.**  
(Disbrow Hill Rd)

- R-11-2020-234**      **RESOLUTION AUTHORIZING TAX APPEAL STIPULATION OF SETTLEMENT FOR MONROE HOTEL INVESTMENT LLC BLOCK 55, LOT 9.5 FOR TAX YEAR 2020.** (390 Forsgate Drive)
  
- R-11-2020-235**      **RESOLUTION AUTHORIZING THE RELEASE OF SETTLEMENT FUNDS FROM ESCROW IN CONNECTION WITH THE SENIOR CENTER CONSTRUCTION PROJECT** (Senior Center Construction Project - ARCO Construction Group & York Fence– \$20,000 split / ARCO Construction Group - \$24,424.68)
  
- R-11-2020-236**      **RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND APPROVING EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, LOCAL FREIGHT IMPACT FUND FOR SOUTH MIDDLESEX INDUSTRIAL PARK ROADWAY IMPROVEMENTS.** (portion of South Middlesex Ave. & Fitzgerald Ave.)
  
- R-11-2020-237**      **RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948).** (Bullet Proof Vest Partnership - \$6,413.28)
  
- R-11-2020-238**      **RESOLUTION AUTHORIZING EXPENDITURE FROM THE TREE ESCROW FUND.** (\$17,500 – replacement of storm damaged Township/street trees)
  
- R-11-2020-239**      **RESOLUTION OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE PURCHASE OF A ZETRON MAX CALL 9-1-1 CALL SYSTEM UNDER NEW JERSEY STATE CONTRACT FOR THE MONROE TOWNSHIP POLICE DEPARTMENT.** (\$1,738,363.07 - new 9-1-1 system, transfer to Middlesex County Radio System, and all required equipment)
  
- R-11-2020-240**      **RESOLUTION AUTHORIZING BUDGET TRANSFERS.**
  
- R-11-2020-241**      **RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPERS AGREEMENT BY AND BETWEEN MATRIX CORPORATE CAMPUS CONDOMINIUM ASSOCIATION, INC. AND THE TOWNSHIP OF MONROE FOR WATER SERVICES FROM THE MONROE TOWNSHIP UTILITY DEPARTMENT.**
  
- R-11-2020-242**      **RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH LOUIS RAINONE, ESQ. WITH THE FIRM RAINONE, COUGHLIN, MINCHELLO FOR 2020 GENERAL LEGAL SERVICES FOR THE TOWNSHIP OF MONROE.** (Additional \$56,000)
  
- R-11-2020-243**      **RESOLUTION AUTHORIZING AWARD OF BID TO LANCHIA CONSTRUCTION CORP. FOR RENAISSANCE AT MONROE COMPLETION OF BONDED IMPROVEMENTS PROJECT.** (\$245,824.82 from Developers Cash Bond)
  
- R-11-2020-244**      **RESOLUTION AUTHORIZING TO ENTER INTO CLOSED EXECUTIVE SESSION.** (Re: Zoning Board matter litigation)

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

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

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

9. **Agenda Meeting Adjournment.**                      Time: \_\_\_\_\_

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

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**REGULAR MEETING  
OF THE MONROE TOWNSHIP COUNCIL**

**NOVEMBER 4, 2020**

**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 **October 29, 2020**.  
  
MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_
  
3. **APPROVAL OF MINUTES:**  
  
**MOTION** to approve the **MINUTES** of the following meetings as written and presented:  
  
**October 5, 2020 – Agenda/Regular Combined Meeting**  
  
MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_
  
4. **ORDINANCE(S) for SECOND READING:**  
  
**O-10-2020-020 ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF MONROE TO ADD NEW CHAPTER 80 ENTITLED “PROHIBITION OF SHORT-TERM RENTALS”. (not less than 30 days)**  
  
**PUBLIC HEARING OPEN:** MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_  
**PUBLIC HEARING CLOSE:** MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_  
**ADOPTION:** MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_
  
5. **ORDINANCE(S) for INTRODUCTION:**  
  
**O-11-2020-021 ORDINANCE AUTHORIZING THE TOWNSHIP OF MONROE TO ACQUIRE NON-EXCLUSIVE EASEMENTS OVER PROPERTY LOCATED AT BLOCK 56, LOTS 9.04, 87 AND 90. (Water service to Matrix Corporate Park in Monroe Twp., off of Stonaker Road)**  
  
MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_ Nays \_\_\_
  
6. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**  
(R-11-2020-221 – R-11-2020-243)  
  
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(Senior Center Construction Project - ARCO Construction Group & York Fence– \$20,000 split / ARCO Construction Group - \$24,424.68)



13. Executive Session. (Following the executive session, there shall be no formal action taken.)

**R-11-2020-244 RESOLUTION AUTHORIZING TO ENTER INTO CLOSED EXECUTIVE SESSION.** (Re: Zoning Board matter litigation)

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

TIME: \_\_\_\_\_

CLOSE: TIME: \_\_\_\_\_

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

14. Adjournment. MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

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