

****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**

NOVEMBER 5, 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. **ORDINANCE(S)** for **SECOND READING** at the November 5, 2025 Regular Meeting:

O-9-2025-022 ENERGY SAVINGS OBLIGATION REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM OF THE TOWNSHIP, APPROPRIATING \$11,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,500,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS TO PROVIDE FOR A PORTION OF THE COST OF SUCH IMPROVEMENTS.

O-9-2025-023 BOND ORDINANCE PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM, IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

6. **ORDINANCE(S)** for **INTRODUCTION** at the November 5, 2025 Regular Meeting:
- O-11-2025-024** **ORDINANCE REPEALING CHAPTER 3, ARTICLE XVIII OF THE CODE OF THE TOWNSHIP OF MONROE, ENTITLED “EMPLOYMENT POLICIES”.**
- O-11-2025-025** **BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,772,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,638,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**
- O-11-2025-026** **BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE WATER-SEWER UTILITY IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$8,520,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,520,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF.**
- O-11-2025-027** **AN ORDINANCE AMENDING CHAPTER 108, ZONING, OF THE CODE OF THE TOWNSHIP OF MONROE TO REDUCE THE NUMBER OF MARKET RATE UNITS REQUIRED PURSUANT TO THE TOWNSHIP’S THIRD ROUND AFFORDABLE HOUSING OBLIGATION AND TO PROVIDE FOR AFFORDABLE UNITS TO BE APPLIED TO THE TOWNSHIP’S FOURTH ROUND OBLIGATION.**
7. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the November 5, 2025 Regular Meeting: (R-11-2025-210 – R-11-2025-233)
- R-11-2025-210** **RESOLUTION APPOINTING MEMBERS TO THE ADVISORY BOARD OF HEALTH.** (Adrienne Garber – filling 3 yr unexpired term of Harold Herskowitz expires 12/31/26)
- R-11-2025-211** **RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2019 TOYOTA CAMRY BY THE MONROE TOWNSHIP POLICE DEPARTMENT.**
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(Auction: December 12, 2025 @ 2pm Dennis Boyce Towing, LLC)
- R-11-2025-213** **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AGREEMENTS IN CONNECTION WITH THE TOWNSHIP OF MONROE ENERGY SAVINGS IMPROVEMENT PROGRAM.**
- R-11-2025-214** **RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITH GABEL ASSOCIATES, INC. TO PREPARE A COMMUNITY ENERGY PLAN FOR THE TOWNSHIP OF MONROE.** (NJ Board of Public Utilities Grant - \$10,000)
- R-11-2025-215** **RESOLUTION AUTHORIZING CANCELLATION OF CERTIFICATION OF FUNDS BALANCE IN CONNECTION WITH RESOLUTION NO. R-1-2024-043 “AUTHORIZING AWARD OF BID TO TEKCON CONSTRUCTION, INC. FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION AND ALTERATIONS PROJECT.**
- R-11-2025-216** **RESOLUTION AUTHORIZING CANCELLATION OF RESOLUTION NO. R-6-2024-178 “AUTHORIZING THE PURCHASE AND INSTALLATION OF SECURITY CAMERAS AND ACCESS CONTROL UPGRADES TO THE MONROE TOWNSHIP POLICE DEPARTMENT FROM SHI INTERNATIONAL CORP. USING THE BERGEN COUNTY (NJCPA) COOPERATIVE PURCHASING PROGRAM”.**
- R-11-2025-217** **RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY DISCOVER CONSTRUCTION, LLC. FOR THE 2024 ROADWAY IMPROVEMENTS PROJECT**
(Increase of \$71,856.18)

- R-11-2025-218** RESOLUTION AUTHORIZING THE TOWNSHIP OF MONROE MEMBERSHIP IN THE ALLIANCE FOR COMPETITIVE ENERGY SERVICES (ACES) PLUS PROGRAM FOR RENEWABLE ENERGY CONSULTING SERVICES, AWARDED CONSULTING AGREEMENT TO GABEL ASSOCIATES, INC. AND AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS FOR COMMUNITY SOLAR DEVELOPERS.
- R-11-2025-219** RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.
- R-11-2025-220** RESOLUTION GRANTING ADVICE AND CONSENT TO THE APPOINTMENT OF MEMBER TO THE OPEN SPACE AND FARMLAND PRESERVATION COMMISSION. (Raj Juttuknoda, Member, 4 yr. term)
- R-11-2025-221** RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEES UPON THE POSTING OF A MAINTENANCE GUARANTEE FOR APLEGARTH REAL ESTATE LLC. W&S 1154-1 & 1154-2.
- R-11-2025-222** RESOLUTION OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY APPROVING AN ENERGY SAVINGS PLAN PURSUANT TO *N.J.S.A. 40A:11-4.6 ET SEQ.*
- R-11-2025-223** RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF \$10,425,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS, SERIES 2025 OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AND PROVIDING FOR THEIR SALE.
- R-11-2025-224** RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH ALAIMO GROUP FOR 2023 ARCHITECTURAL SERVICES FOR THE TOWNSHIP OF MONROE IN CONNECTION WITH THE POLICE DEPARTMENT EXPANSION AND PARKING LOT PROJECT FOR THE TOWNSHIP OF MONROE. (Additional \$25,000)
- R-11-2025-225** RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY S. BROTHERS, INC. IN CONNECTION WITH THE INWOOD ESTATES ROADWAY & PEDESTRIAN IMPROVEMENTS PROJECT. (Decrease of \$11,103.83)
- R-11-2025-226** RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE, BERM & LANDSCAPING AND SAFETY AND STABILIZATION GUARANTEES UPON THE ACCEPTANCE OF MAINTENANCE GUARANTEES POSTED FOR CONIFER REALTY, LLC. – PB-1232-21. (Valor Pointe)
- R-11-2025-227** 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)*. (\$10,000-Community Energy Planning Grant)
- R-11-2025-228** RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES POSTED BY S. BROTHERS, INC. UPON THE POSTING OF A MAINTENANCE GUARANTEE IN CONNECTION WITH THE INWOOD ESTATES ROADWAY & PEDESTRIAN IMPROVEMENTS PROJECT.
- R-11-2025-229** RESOLUTION AUTHORIZING AWARD OF A (2) TWO-YEAR CONTRACT TO L & L PAVING CO., INC. FOR BID NO. U-2514-R “PATCH PAVING AND CONCRETE REPAIR” FOR THE TOWNSHIP OF MONROE. (per unit pricing)
- R-11-2025-230** RESOLUTION CANCELING RESOLUTION NO. R-12-2024-067 AND AUTHORIZING THE PURCHASE OF ONE (1) CHEVROLET TAHOE FROM GENTILINI MOTORS USING NJ STATE CONTRACT 21-FLEET-01485 FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (Vehicles, Accessories & Lighting \$70,368.74)
- R-11-2025-231** RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE GRANT AGREEMENTS FOR REIMBURSEMENT, IN CONNECTION WITH THE PURCHASE OF THE GARVEY PROPERTY FOR THE PURPOSE OF OPEN SPACE AND PASSIVE RECREATION.

**R-11-2025-232 RESOLUTION AUTHORIZING AWARD OF BID TO SUBURBAN
TRANSIT LINES LLC. FOR MONROE TOWNSHIP CHARTER BUS
SERVICES. (per unit pricing)**

**R-11-2025-233 RESOLUTION AUTHORIZING BUDGET APPROPRIATION
TRANSFERS.**

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

OPEN: MOTION: _____ SECOND: _____

CLOSE: MOTION: _____ SECOND: _____

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

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

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**REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL**

NOVEMBER 5, 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 **October 30, 2025**.
MOTION: _____ SECOND: _____ ROLL CALL: Ayes _____ Nays _____

3. **APPROVAL OF MINUTES:**
MOTION to approve the **MINUTES** of the following meetings as written and presented:
October 6, 2025 - Agenda and Regular Combined Meeting
MOTION: _____ SECOND: _____ ROLL CALL: Ayes _____ Nays _____

4. **ORDINANCE(S)** for **SECOND READING:**
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PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____
PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____
ADOPTION: MOTION: _____ SECOND: _____ ROLL CALL: Ayes _____ Nays _____

O-9-2025-023 BOND ORDINANCE PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM, IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

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

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COUNCIL MEETING MINUTES

MEETING OF THE MONROE TOWNSHIP COUNCIL – November 5, 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 and Council President Miriam Cohen.

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

ABSENT: Council Vice-President Terence Van Dzura and Mayor Stephen Dalina.

There were approximately fifteen (15) members of the Public in attendance.

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

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

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

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

Township Clerk Christine Robbins read the following entitled **ORDINANCE(S)** for **SECOND READING** at the **WEDNESDAY, November 5, 2025** Regular Meeting:

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Council President Cohen read the following entitled **RESOLUTIONS** for **CONSIDERATION** under the **CONSENT AGENDA** at the **WEDNESDAY, November 5, 2025** Regular Meeting:
(R-11-2025-210 – R-11-2025-233)

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- R-11-2025-232 RESOLUTION AUTHORIZING AWARD OF BID TO SUBURBAN TRANSIT LINES LLC. FOR MONROE TOWNSHIP CHARTER BUS SERVICES. (per unit pricing)**
- R-11-2025-233 RESOLUTION AUTHORIZING BUDGET APPROPRIATION TRANSFERS.**

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.

Public Comments:

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman asked for an explanation of what is being financed per O-11-2025-025; Administrator McGowan answered that there is a list of items noted on the ordinance which includes furniture and a computer for our IT Department, a mower for our Parks Department, improvements to the storage shed and equipment for EMS, as well as, machines and a cab chassis for DPW. Mr. Gunkelman stated that 90% of what has been mentioned will not last the length of the bond term to which Administrator McGowan stated that the length of life is 8.5 years with some lasting for that duration and some not explaining further that this is financed as useful life.

Mr. Gunkelman asked for an explanation on O-11-2025-026 to which Administrator McGowan answered that these items are specific to the Utility Department which also has a self-liquidating budget. Mr. Gunkelman stated that he finds it troublesome to bond for things that have a life less than the bond.

Mr. Gunkelman asked for an explanation on R-11-2025-215; Administrator McGowan explained that a notice of forfeiture was served to the contractor which allows the Township to cancel any balances appropriated to the contractor so they can be used to finish the items that have not been completed.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio congratulated all the winners, thanking all for their public service.

Mrs. Arminio asked, in reference to O-9-2025-022, if this was specific to the energy savings plan to which Administrator McGowan answered yes. Mrs. Arminio asked if this was in place to pay for it with the third-party taking care of the plan to which Administrator McGowan explained that this will pay for the cost and materials. Mrs. Arminio asked if this just covered the cost of solar panels to which Administrator McGowan stated that this includes other components as this is an energy efficient project. Mrs. Arminio asked if we will be paying soft costs to our Engineer to which Administrator McGowan answered no as all soft and hard costs are included.

Mrs. Arminio asked for an explanation on O-9-2025-023 and what it means to be a general obligation bond. Administrator McGowan explained that this had to be split between a general obligation bond and a reduction bond as this is funded under two other bond ordinances. Mrs. Arminio asked what the cost is, to which Administrator McGowan stated that the savings is approximately \$20 million. Mrs. Arminio asked what the time frame is to which Administrator McGowan answered 20 years. Mrs. Arminio commented that this does not seem like a benefit and asked if we trust that the Federal Government will come through with the \$3.5 million to which Administrator McGowan answered that there is a provision in the contract to back out.

UPON MOTION made by Councilman Dipierro 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 Agenda Meeting was Adjourned at 6:49pm.

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

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the Regular Meeting was Called to Order at 6:49pm.

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

UPON MOTION made by Councilman Markel and seconded by Councilman Dipierro, the **CLAIMS** per run date of **10/30/2025** 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	Absent
	Council President Miriam Cohen	Aye

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

October 6, 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	Absent
	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-9-2025-022 ENERGY SAVINGS OBLIGATION REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM OF THE TOWNSHIP, APPROPRIATING \$11,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,500,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS TO PROVIDE FOR A PORTION OF THE COST OF SUCH IMPROVEMENTS.

WHEREAS, the Township of Monroe, in the County of Middlesex, New Jersey (the “Township”), undertook an investigation into the implementation of an energy savings improvement program pursuant to *N.J.S.A. 40A:11-4.6 et seq.* (the “ESIP Law”) and arranged for energy audits of the Township facilities to be conducted, and such audits were completed and delivered to the Township; and

WHEREAS, the Township determined to utilize competitive contracting pursuant to the ESIP Law for the selection of an energy savings company (“ESCO”) to assist the Township with the development and implementation of an energy savings plan; and

WHEREAS, the Township hired Schneider Electric Buildings Americas, Inc. (“Schneider Electric”) as its ESCO in accordance with the competitive contracting process, and Schneider Electric has worked with the Township to develop the Energy Savings Plan, dated August 5, 2025 (as amended and supplemented from time to time, the “Energy Savings Plan”); and

WHEREAS, the Township hired DLB Associates (“DLB”) to verify the energy savings to be realized through the Energy Savings Plan, and DLB issued a report, verifying the savings; and

WHEREAS, the Energy Savings Plan and verification report has been submitted to the Board of Public Utilities Office of Clean Energy (the “BPU”) for their review; and BPU shall review and approve the Energy Savings Plan; and

WHEREAS, upon receipt of BPU approval, the Township shall approve the energy savings plan, and the Energy Savings Plan shall be posted on the Township’s website and submitted to the BPU for posting on its website; and

WHEREAS, the Energy Savings Plan contemplates that a portion of the cost of the energy savings improvements will be financed by energy savings obligation refunding bonds, as authorized by the ESIP Law, with the balance of the cost to be provided by the Township from other funding sources; and

WHEREAS, after reviewing the Energy Savings Plan, the Township has determined that the energy savings generated from reduced energy use from the energy savings improvement program will be sufficient to cover a portion of the cost of the program’s energy conservation measures set forth in the Energy Savings Plan and, therefore, has approved the Energy Savings Plan pursuant to *N.J.S.A. 40A:11-4.6* and has determined to finance a portion of the energy savings improvement program through the issuance of energy savings obligations authorized as refunding bonds pursuant to *N.J.S.A. 40A:11-4.6(c)(3)* and *N.J.S.A. 40A:2-52 et seq.*; and

WHEREAS, the remaining cost of the energy savings improvements are expected to be financed by the Township by a bond ordinance appropriating \$4,600,000 for such improvements, to be introduced on first reading and considered for final adoption simultaneous with this refunding bond ordinance (the "General Obligation Bond Ordinance").

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

Section 1. The recitals hereof are incorporated by reference as if set forth at length herein.

Section 2. The Township is hereby authorized to provide for energy conservation improvements described in its approved Energy Savings Plan and related work.

Section 3. In order to finance a portion of the cost of the energy conservation improvements described in Section 2 hereof, negotiable energy savings obligation refunding bonds (the "Bonds") are hereby authorized to be issued, in one or more series, in the aggregate principal amount not to exceed \$11,500,000 pursuant to *N.J.S.A. 40A:11-4.6(c)(3)* and *N.J.S.A. 40A:2-52 et seq.*, which, when added to the amount appropriated by the General Obligation Bond Ordinance, provide for the full amount of the estimated cost of such improvements. In anticipation of the issuance of the Bonds, negotiable refunding bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 4. All refunding bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no refunding bond anticipation note shall mature later than one year from its date, unless such refunding bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The refunding bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with refunding bond anticipation notes issued pursuant to this refunding bond ordinance, and the chief financial officer's signature upon the refunding bond anticipation notes shall be conclusive evidence as to all such determinations. All refunding bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the refunding bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the refunding bond anticipation notes pursuant to this refunding bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the refunding bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. An aggregate amount not exceeding \$2,300,000 for items of expense listed in and permitted under *N.J.S.A. 40A:2-51(b)* has been included in the aggregate principal amount of Bonds authorized herein.

Section 6. A supplemental debt statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey as required by law. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the amount of the obligations authorized herein, and that an amount representing the principal amount of such obligations will be deductible from gross debt. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

Section 7. The Township hereby declares the intent of the Township to issue the obligations in the amount authorized in Section 3 of this refunding bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the improvements described in Section 2 hereof. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. A certified copy of this refunding bond ordinance as adopted on first reading has been filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey prior to final adoption, together with a complete statement in the form prescribed by the Director and signed by the Chief Financial Officer of the Township as to the indebtedness to be financed by the issuance of the obligations authorized herein.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township authorized herein and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of such obligations of the Township and to amend such undertaking from time to time in connection with any

change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this refunding bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount

Section 11. This refunding bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law, provided that the consent of the Local Finance Board has been endorsed upon a certified copy of this refunding bond ordinance as finally adopted.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, the **PUBLIC HEARING for Ordinance O-9-2025-022** was **opened**. All were in favor, none opposed.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio stated that the cost is \$11.5 million with the benefits being reaped over 20 years, so she wanted to inquire as to what the debt would be over the 20 years; Administrator McGowan answered that he did not know the rate so it would be difficult to give an accurate number but the last bond sale was 3.25% which was great. Mrs. Arminio commented that this was important to know. CFO Lori Olah commented that the deduction does not count towards the debt. Administrator McGowan added that he does not have the number and explained that we have to pay the debt and principal, etc. Mrs. Arminio commented that this does not answer her question and asked what the cost to the community is over 20 years, to which Administrator McGowan answered that this is a refunding bond and he does not have the monthly payment amounts at this time. Council President Cohen stated that when we have the information, we will share it. Mrs. Arminio commented that since the governing body does not have the full information it should not be voted upon until all of the numbers are known. Administrator McGowan stated that the principal maturity rates change and the savings received will be paying for our debt service as well as going towards other projects which is a very common process. Council President Cohen reiterated that once we have the information, we can share it with the community as it becomes available.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman commented that it does not seem right that the governing body does not have the information being asked.

Councilman Dipierro – Councilman Dipierro provided some clarification to help with the understanding of this ordinance stating that we will obtain a 20-year bond, with the possibility of the rates changing each year. The cost included with the savings will allow us to save \$20 million over that period of time. Councilman Dipierro shared that he has concerns with the presentation showing that panels will be going over the lake areas as that seems dangerous.

Administrator McGowan clarified with help from Scott Purdy from Schneider Electric that the interest rate is approximately 3.85% which becomes mature at different points and may have fluctuating annual costs.

Scott Purdy from Schneider Electric stated that the panels over the pond at the Utility Department have been done and the design has been leveraged with a design engineer further explaining that the panels sit on top of the pond. Administrator McGowan answered that the nearest town to have done this is Sayreville which may be worth taking a road trip to view.

UPON MOTION made by Councilman Markel and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-9-2025-022** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilman Dipierro and seconded by Councilman Markel, **Ordinance O-9-2025-022** 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	Absent
	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-9-2025-023 BOND ORDINANCE PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM, IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

WHEREAS, the Township of Monroe, in the County of Middlesex, New Jersey (the "Township"), undertook an investigation into the implementation of an energy savings improvement program pursuant to *N.J.S.A. 40A:11-4.6 et seq.* (the "ESIP Law") and arranged for energy audits of the Township facilities to be conducted, and such audits were completed and delivered to the Township; and

WHEREAS, the Township determined to utilize competitive contracting pursuant to the ESIP Law for the selection of an energy savings company ("ESCO") to assist the Township with the development and implementation of an energy savings plan; and

WHEREAS, the Township hired Schneider Electric Buildings Americas, Inc. ("Schneider Electric") as its ESCO in accordance with the competitive contracting process, and Schneider Electric has worked with the Township to develop the Energy Savings Plan, dated August 5, 2025 (as amended and supplemented from time to time, the "Energy Savings Plan"); and

WHEREAS, the Township hired DLB Associates ("DLB") to verify the energy savings to be realized through the Energy Savings Plan, and DLB issued a report, verifying the savings; and

WHEREAS, the Energy Savings Plan and verification report has been submitted to the Board of Public Utilities Office of Clean Energy (the "BPU") for their review; and BPU shall review and approve the Energy Savings Plan; and

WHEREAS, upon receipt of BPU approval, the Township shall approve the energy savings plan, and the Energy Savings Plan shall be posted on the Township's website and submitted to the BPU for posting on its website; and

WHEREAS, the Energy Savings Plan contemplates that a portion of the cost of the energy savings improvements will be financed by energy savings obligation refunding bonds, as authorized by the ESIP Law, with the balance of the cost to be provided by the Township from other funding sources; and

WHEREAS, after reviewing the Energy Savings Plan, the Township has determined that the energy savings generated from reduced energy use from the energy savings improvement program will be sufficient to cover a portion of the cost of the program's energy conservation measures set forth in the Energy Savings Plan and, therefore, has approved the Energy Savings Plan pursuant to *N.J.S.A. 40A:11-4.6* and has determined to finance a portion of the energy savings improvement program through the issuance of energy savings obligations authorized as refunding bonds pursuant to *N.J.S.A. 40A:11-4.6(c)(3)* and *N.J.S.A. 40A:2-52 et seq.* (the "Refunding Bond Ordinance"); and

WHEREAS, the remaining cost of the energy savings improvements shall be financed by the Township by this bond ordinance to be introduced on first reading and considered for final adoption simultaneous with the Refunding Bond Ordinance.

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

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Monroe, in the County of Middlesex, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$4,600,000, including the sum of \$220,000 as the down payment required by the Local Bond Law. The down payment is now available by virtue of an appropriation made pursuant to *N.J.S.A. 40A:4-46* prior to the final adoption of this bond ordinance.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$4,380,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is for the energy conservation measures described in the Township's approved

Energy Savings Plan, dated August 5, 2025 (as amended and supplemented from time to time) and related work, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor plus the \$11,500,000 appropriation provided for by the Refunding Bond Ordinance.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$4,380,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$900,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-9-2025-023** was **opened**. All were in favor, none opposed.

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman stated that we have a lot of wetlands in the Township and asked if there was any prohibition in using them as it seems it would be less expensive than putting on top of water.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio thanked Councilman Dipierro for bringing more information to this as she is unsure of how much of a benefit we will receive. Mrs. Arminio asked what the annual cost is to which Administrator McGowan answered that it is an aggregated cost for both. Mrs. Arminio stated that she understands that but feels that if the public is being asked for their support then they need to understand fully to ensure that this is an efficient use.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-9-2025-023** was **closed**. All were in favor, none opposed.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Markel, **Ordinance O-9-2025-023** 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	Absent
	Council President Miriam Cohen	Aye

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilman Dipierro and seconded by Councilwoman Siegel, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

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

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

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Markel, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

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

ROLL CALL:	Councilman Charles Dipierro	Aye
	Councilman Michael Markel	Aye
	Councilwoman Rupa P. Siegel	Aye
	Council Vice-President Terence Van Dzura	Absent
	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-11-2025-026 BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE WATER-SEWER UTILITY IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$8,520,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,520,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF.

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

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Markel, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

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

Councilman Dipierro stated that he had sent a request to the Township Attorney asking for a copy of the agreement to which he has gone unanswered; Administrator McGowan explained that the closing on North Disbrow has not happened yet so there is no contract. Councilman Dipierro clarified that he was looking for the agreement between JSM and Federal Business Centers to which Administrator McGowan explained that there are 2 agreements, one of which is just a Memorandum of Understanding with JSM and Federal Business Centers for now and the other being the property on Butcher Road which was passed at the September Council Meeting.

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

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilwoman Siegel and seconded by Councilman Markel, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:**
 (R-11-2025-210– R-11-2025-233)

R-11-2025-210 RESOLUTION APPOINTING MEMBERS TO THE ADVISORY BOARD OF HEALTH. (Adrienne Garber – filling 3 yr unexpired term of Harold Herskowitz expires 12/31/26)

WHEREAS, the Township Council, at a meeting held on March 1, 2021, adopted Ordinance No. O-2-2021-002 establishing an Advisory Board of Health; and

WHEREAS, the Advisory Board of Health shall consist of seven (7) members and two alternates and such representation shall be filled by appointments of the Mayor and Township Council; and

WHEREAS, the 2025 Council appointments to the Advisory Board of Health shall be as follows *nunc pro tunc*:

<u>Appointed</u>		<u>Term</u>	<u>Expiration</u>
Miriam Cohen, Council Representative	01/01/2025	1 yr.	12/31/2025
Brian Fletcher	01/01/2024	3 yrs.	12/31/2026
Adrienne Garber (Herskowitz unexpired term)	01/01/2024	3 yrs.	12/31/2026
Shesha Desai - Alternate	01/01/2025	2 yrs.	12/31/2026

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the above membership of the Advisory Board of Health has been duly moved, seconded, and approved by the Monroe Township Council at its meeting held on November 5, 2025.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-210						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-211 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2019 TOYOTA CAMRY BY THE MONROE TOWNSHIP POLICE DEPARTMENT.
 (Auction: December 12, 2025 @ 10am Monroe Twp. Police Department)

WHEREAS, the Township of Monroe Police Department has impounded a 2019 Toyota Camry VIN# 4T1B11HK6KU755985 with an odometer reading of 146,119 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) 2019 Toyota Camry on December 12, 2025, at 10:00 a.m. at the Monroe Township Police Department, 3 Municipal Plaza, Monroe Twp., NJ 08831. The vehicle shall be available for public inspection beginning at 9:45 a.m. on that date.

BE IT FURTHER RESOLVED that the minimum opening bid for the vehicle shall be \$13,384.00. 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 the Township of Monroe Police Department.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-211						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-212 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2013 CASCADIA FREIGHTLINER TRACTOR BY THE MONROE TOWNSHIP POLICE DEPARTMENT.
 (Auction: December 12, 2025 @ 2pm Dennis Boyce Towing, LLC)

WHEREAS, the Township of Monroe Police Department came impounded a 2013 Cascadia Freightliner Tractor VIN# 1FUJGLDR9DLBX9780; 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 Cascadia Freightliner Tractor on December 12, 2025, at 2:00 p.m. at Dennis Boyce Towing, 64 US Route 9, Morganville, NJ 07751. The vehicle shall be available for public inspection beginning at 1:45 p.m. on that date.

BE IT FURTHER RESOLVED that the minimum opening bid for the vehicle shall be \$25,880.32. 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 Dennis Boyce Towing, LLC.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-212						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-213 RESOLUTON AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AGREEMENTS IN CONNECTION WITH THE TOWNSHIP OF MONROE ENERGY SAVINGS IMPROVEMENT PROGRAM.

WHEREAS, pursuant to N.J.S.A. 40A:11-4.6 (the “ESIP Law”), the Township of Monroe (“Township”) may implement an energy savings improvement program provided that the value of the energy savings resulting from the program will be sufficient to cover the costs of the improvements as set forth in the energy savings plan; and

WHEREAS, the Township awarded an investment grade audit contract to Schneider Electric Buildings Americas, Inc. (“Schneider”) to perform an energy audit of various Township facilities in accordance with the ESIP Law and prepare an energy savings plan (“ESP”) through the Omnia National Purchasing Cooperative; and

WHEREAS, the ESP recommends the implementation of an energy savings improvement program that including the acquisition, installation and construction of various energy conservation measures (“ECMs”) and facilities alterations (collectively with ECMs, the “Energy Savings Improvements”), as well as the acquisition, installation and construction of certain energy-related capital improvements (the “Energy-Related Improvements”); and

WHEREAS, in accordance with the N.J.S.A. 40A:11-4.6 and related rules and regulations (the “ESP Law”), on August 4, 2025, the Township appointed DLB Associates (“DLB”) to act as a “third party verifier” in order to verify the savings set forth in the ESP; and

WHEREAS, DLB has verified the savings set forth in the ESP; and

WHEREAS, Schneider has developed, prepared and presented to the Township, based upon a scope of projects, a final ESP dated August 17, 2025 (the “ESP”); and

WHEREAS, the Township has determined that the energy savings generated from ESP will be sufficient to cover the cost of the program’s ECM’s set forth in the ESP; and **WHEREAS**, the ESP, as so verified, was submitted to the New Jersey Board of Public Utilities (“BPU”) for approval and was approved on August 29, 2025; and **WHEREAS**, after review of the administration and the Township Attorney, the Township has determined to implement an Energy Savings Improvement Program, approve the ESP, and award an Energy Services Contract to Schneider Electric Buildings Americas, Inc. in the amount of \$14,790,575 through the Omnia National Purchasing Cooperative Contract #R221504; and

WHEREAS, N.J.S.A. 52:34-6.2 et. seq. authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, that pursuant to N.J.S.A. 40A:11-4.6, the Township shall implement an Energy Savings Improvement Program and approve the Energy Savings Plan dated August 17, 2025; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to enter into the Energy Savings Agreement, in substantially the form attached hereto, between Schneider Electric Buildings Americas, Inc. and the Township of Monroe through the Omnia National Purchasing Cooperative Contract #R221504, in the amount not to exceed \$14,790,575, subject to all bid specifications and contract documents, subject to changes by the Mayor upon advice of the Township Attorney; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to enter into the Performance Assurance Support Services Agreement (“PASS”), in substantially the form attached hereto, between Schneider Electric Buildings Americas, Inc. and the Township of Monroe through the Omnia National Purchasing Cooperative Contract #R221504, in the amount not to exceed \$ 38,752 for the initial 2-year term, subject to all contract documents, subject to changes by the Mayor upon advice of the Township Attorney; and

BE IT FURTHER RESOLVED that the appropriate municipal officials are authorized to execute any and all additional agreements and documentation necessary to implement the Energy Savings Improvement Program and the Energy Savings Plan.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-213						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-214 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITH GABEL ASSOCIATES, INC. TO PREPARE A COMMUNITY ENERGY PLAN FOR THE TOWNSHIP OF MONROE. (NJ Board of Public Utilities Grant - \$10,000)

WHEREAS, the Township of Monroe has been awarded a \$10,000.00 grant by the New Jersey Board of Public Utilities to prepare a Community Energy Plan for the Township; and

WHEREAS, the objective of the Plan is to increase clean energy production, reduce energy usage, and reduce greenhouse emissions to align with the goals and strategies of the State of New Jersey’s Master Plan; and

WHEREAS, it has been determined that this project requires the assistance of a qualified independent energy management consultant;

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Monroe that the Mayor and Township Clerk are hereby authorized to execute a contract with Gabel Associates, Inc., 417 Dennison Street, Highland Park, New Jersey 08904, for the preparation of a Community Energy Plan for the Township of Monroe in the amount of \$10,000.00 in accordance with the proposal dated September 17, 2025, a copy of which is attached and made a part hereof.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-214						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-215 RESOLUTION AUTHORIZING CANCELLATION OF CERTIFICATION OF FUNDS BALANCE IN CONNECTION WITH RESOLUTION NO. R-1-2024-043 “AUTHORIZING AWARD OF BID TO TEKCON CONSTRUCTION, INC. FOR THE MONROE TOWNSHIP POLICE HEADQUARTERS ADDITION AND ALTERATIONS PROJECT.

WHEREAS, Resolution No. R-1-2024-043 adopted by the Monroe Township Council at the January 3, 2024 council meeting authorized the award of bid to Tekcon Construction, Inc. for the Monroe Township Police Headquarters Addition and Alterations Project at a total contract price of **\$5,724,026.00**; and

WHEREAS, the Certified Municipal Finance Officer determined that sufficient funds were available, as set forth in Certificate No. C-2400034; and

WHEREAS, the Finance Department was notified that the Township issued a notice of forfeiture to the contractor, causing the balance left on Certificate no. C-2400034 in the amount of \$750,279.38 to be cancelled.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, the balance of \$750,279.38 left on Certificate No. C-2400034 is hereby authorized to be cancelled.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-215						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-216 RESOLUTION AUTHORIZING CANCELLATION OF RESOLUTION NO. R-6-2024-178 “AUTHORIZING THE PURCHASE AND INSTALLATION OF SECURITY CAMERAS AND ACCESS CONTROL UPGRADES TO THE MONROE TOWNSHIP POLICE DEPARTMENT FROM SHI INTERNATIONAL CORP. USING THE BERGEN COUNTY (NJCPA) COOPERATIVE PURCHASING PROGRAM”.

WHEREAS, Resolution No. R-6-2024-178 adopted by the Monroe Township Council at the June 26, 2024 council meeting authorized the purchase and installation of security cameras and access control upgrades to the Police Headquarters located at 3 Municipal Plaza from Shi International Corp. using the Bergen County (NJCPA) Cooperative Purchasing Program; and

WHEREAS, the Finance Department was notified this purchase has been cancelled, causing the purchase, certificate no. C-2400056 and Resolution No. R-11-2024-178 be cancelled.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that Resolution No. R-6-2024-178 is hereby cancelled and the finance officer is authorized to cancel the certification of funds, Certificate No. C-2400056.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-216						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-217 RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY DISCOVER CONSTRUCTION, LLC. FOR THE 2024 ROADWAY IMPROVEMENTS PROJECT (Increase of \$71,856.18)

WHEREAS, pursuant to Resolution No. R-6-2024-167, adopted by the Monroe Township Council at its meeting held on June 5, 2024, a contract was awarded Discover Construction LLC. in connection with the 2024 Roadway Improvements Project; and

WHEREAS, the original total contract amount was \$1,599,992.94; and

WHEREAS, the Township Engineer, in a letter dated October 6, 2025, requested approval of Change Order No. 1 and final for the 2024 Roadway Improvements Project reflecting an **increase of \$71,856.18** in the contract amount, as the result of additional contract quantities, as described in the attached change order; and

WHEREAS, the current contract price including this change order is **\$1,671,849.12**; and

WHEREAS, the Township Council has reviewed the request and has found same to be reasonable; and

WHEREAS, the Certified Municipal Finance Officer has certified in Certificate No. C-2400053, a copy of which is attached hereto, that sufficient funds are available.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute Change Order No. 1 and final, attached hereto and made a part hereof.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-217						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-218 RESOLUTION AUTHORIZING THE TOWNSHIP OF MONROE MEMBERSHIP IN THE ALLIANCE FOR COMPETITIVE ENERGY SERVICES (ACES) PLUS PROGRAM FOR RENEWABLE ENERGY CONSULTING SERVICES, AWARDED CONSULTING AGREEMENT TO GABEL ASSOCIATES, INC. AND AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS FOR COMMUNITY SOLAR DEVELOPERS.

WHEREAS, "The Electric Discount and Energy Competition Act, P.L. 1999, c. 23 ("EDECA") authorizes the New Jersey School Boards' Association ("NJSBA") to obtain electricity and other related services for municipalities, local boards of education, and local public entities on an aggregated basis; and

WHEREAS, NJSBA has formed the Alliance for a Competitive Energy Services, hereafter referred to as "ACES," a Cooperative Pricing System (E88-01-ACESCPS) to effectively obtain electricity and other energy-related services for its members; and

WHEREAS N.J.S.A. 40A:11-10(b) authorizes municipalities to enter into cooperative pricing agreements; and

WHEREAS, ACES, has offered voluntary participation in a cooperative pricing system for the energy-related services to municipalities; and

WHEREAS, the Township of Monroe ("Participant"), desires to participate in the ACES Cooperative Pricing System; and

WHEREAS, NJSBA and the New Jersey Association of School Administrators ("NJASA") has created, and is also offering, the ACESplus Program, which is designed to assist participating government entities with the evaluation and implementation of certain energy related programs, including Renewable Energy Programs; and

WHEREAS, the NJSBA, as the Lead Agency, via its professional energy consultant, will work with the Township of Monroe to evaluate and implement a Community Solar Energy Program and provide related services all in accordance with the requirements of the Local Public Contracts Law (N.J.S.A. 40A:11-4.6 & 4.1), EDECA; and

WHEREAS, there shall be no cost to the Township of Monroe under Gabel Associates' proposed consulting agreement, and all fees for Gabel Associates' services shall be paid by the successful developer in connection with a Master Performance Agreement (MPA), as more fully set forth in Gabel Associates' June 20, 2025 ; and

WHEREAS, the Program allows municipal entities to form subscriber groups for Community Solar projects by including the residents of the Township in an 'opt-out' participation program; and

WHEREAS, the Township desires to form a subscriber group of low and moderate income (LMI) customers to receive the economic benefit from a Community Solar project via energy savings; and

WHEREAS, in order for the Township to develop the Program, the Township also needs to identify a third-party solar developer (or developers) that will finance, own, operate, and maintain a Community Solar project; and

WHEREAS, the Township desires to undertake the development and implementation of a competitive contracting Request for Proposals ("RFP") seeking proposals from solar developers to fund, install, own, operate, and maintain a photovoltaic energy system, develop the Program, and provide low cost renewable energy to the Township's subscriber group via a master service agreement; and

WHEREAS, pursuant to law, specifically, N.J.S.A. 40A:11-4.1(j), and N.J.S.A. 40A:11-15(44), the Township of Monroe is authorized to utilize a competitive contracting process to procure a solar developer; and

WHEREAS, Gabel Associates has proposed to undertake these activities on behalf of the Township of Monroe, pursuant to its proposal of June 20, 2025.

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

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.
2. Pursuant to the provisions of N.J.S.A. 40A:11-10(b), the Business Administrator is hereby authorized and directed to enter into the ACES Cooperative Pricing System Agreement.
3. The Business Administrator is hereby authorized and directed to work with the Lead Agency, via its professional energy consultant, to support sustainability measures for the Participant under the ACESplus Program, as authorized by, and in accordance with the requirements of, the Local Public Contracts Law (N.J.S.A 40A:11-4.6 and 4.1), EDECA.
4. The New Jersey School Boards Association, through ACES and its professional energy consultant, shall be responsible for complying with the "Local Public Contracts Law," N.J.S.A. 40A:11-1.1 et seq. and all other applicable laws in connection with the preparation, bidding, negotiation, and execution of contracts in connection with the ACES Cooperative Pricing System and the ACESplus Program.
5. The ACESplus Lead Agency (NJSBA), via its professional energy consultant Gabel Associates, is hereby authorized to work with Monroe representatives to evaluate and implement a Community Solar Program for Monroe, as authorized by, and in accordance with the requirements of, the Local Public Contracts Law (N.J.S.A. 40A:11-10), EDECA, the Clean Energy Act of 2018, and P.L.2023, c.200. Pursuant to the provisions of N.J.S.A. 40A:11-10(b), the Mayor and Township Clerk are hereby authorized to enter into an agreement (Agreement) with Gabel Associates to provide energy consulting services to Monroe through the ACESplus Program substantially upon the terms and conditions set forth in Gabel Associates' proposal dated June 20, 2025.
6. The Agreement with Gabel Associates shall be coterminous with the resulting MPA, if one is executed, anticipated to be approximately 15 years pursuant to N.J.S.A. 40A:11-15(44).
7. The Mayor and Township Clerk are hereby authorized to execute said Agreement on behalf of Monroe, or other such substantially similar agreement, the terms and form of which shall have been reviewed and approved by the Township Attorney.
8. The Mayor, Business Administrator, Township Clerk, Township Attorney, and other appropriate officers, employees, and professionals, are hereby authorized and directed to prepare and execute any and all other documents and undertake any and all acts necessary to effectuate the terms of the Agreement and Monroe's participation in the Community Solar Program.
9. The Mayor's designee is hereby authorized and directed, working with legal counsel and Gabel Associates to develop, issue, and administer a competitive contracting request for proposals seeking proposals from solar developers for development of the Program and award of a Master Services Agreement for the Township's subscriber group which defines the terms and conditions of service by the successful respondent(s).

10. This resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-218						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-219 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.

WHEREAS, the Tax Collector for the Township of Monroe has recommended refunds for tax overpayments in the amount of Eleven Thousand Nine Hundred Three Dollars and Six Cents (\$11,903.06) 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-11-2025-219						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-220 RESOLUTION GRANTING ADVICE AND CONSENT TO THE APPOINTMENT OF MEMBER TO THE OPEN SPACE AND FARMLAND PRESERVATION COMMISSION. (Raj Juttuknoda, Member, 4 yr. term)

WHEREAS, the Honorable Stephen Dalina, Mayor of the Township of Monroe, by copy of letter dated October 22, 2025 has made the following appointment to serve on the **OPEN SPACE AND FARMLAND PRESERVATION COMMISSION**, *nunc pro tunc*; and

Raj Juttukonda Member 4 year term 1/1/2025 – 12/31/2028

WHEREAS, the Administrative Code of the Township of Monroe requires the Advice and Consent of Council for such appointments; and

WHEREAS, the Council supports the name submitted by the Mayor for appointment to the Open Space and Farmland Preservation Commission.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the Township Council hereby provides its Advice and Consent and confirms the appointment of **Raj Juttukonda** as Member to serve a 4 year term commencing, *nunc pro tunc*, January 1, 2025 and expiring December 31, 2028 on the **OPEN SPACE AND FARMLAND PRESERVATION COMMISSION**.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-220						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-221 RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEES UPON THE POSTING OF A MAINTENANCE GUARANTEE FOR APPELGARTH REAL ESTATE LLC. W&S 1154-1 & 1154-2.

WHEREAS, Applegarth Real Estate LLC., has posted Performance Guarantees for W&S 1154-1 and 1154-2; and

WHEREAS, Applegarth Real Estate LLC., has requested a release of the Performance Guarantees upon posting and acceptance of Maintenance 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 Performance Guarantees, as detailed in a letter dated October 21, 2025, a copy of which is attached hereto as Exhibit "A":

Performance Bond #RU101580 for water main in the amount of \$209,755.44 to be released and replaced with a Maintenance Guarantee in the amount of \$31,463.32 (15% of the original bond) and release the cash portion in the amount of \$23,306.10.

Performance Bond #RU101581 for sewer main in the amount of \$212,384.06 to be released and replaced with a Maintenance Guarantee in the amount of \$31,857.61 (15% of the original bond) and release the cash portion in the amount of \$23,598.22.

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 Guarantees posted for W&S 1154-1 and 1154-2 be released as reflected above and the MTUD letter annexed hereto. This approval to release Performance Guarantees 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 applicant has been represented by counsel in this matter.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-221						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-222 RESOLUTION OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY APPROVING AN ENERGY SAVINGS PLAN PURSUANT TO N.J.S.A. 40A:11-4.6 ET SEQ.

WHEREAS, the Township of Monroe, in the County of Middlesex, New Jersey (the "Township") undertook an investigation into the implementation of an energy savings improvement program pursuant to *N.J.S.A. 40A:11-4.6 et seq.* (the "ESIP Law") and arranged for energy audits of the Township facilities to be conducted, and such audits were completed and delivered to the Township; and

WHEREAS, the Township has determined to consider the implementation of an energy savings improvement program pursuant to the ESIP Law and to seek the assistance of an energy services company (an "ESCO") to assist the Township with the development and implementation of an energy savings plan; and

WHEREAS, the Township hired Schneider Electric Buildings America, Inc. ("Schneider Electric") as its ESCO in accordance with the competitive contracting process, and Schneider Electric has worked with the Township to develop an Energy Savings Plan, dated August 5, 2025 (the "Energy Savings Plan"); and

WHEREAS, the Township hired DLB Associates ("DLB"), to verify the energy savings to be realized through the Energy Savings Plan, and DLB issued a report, verifying the savings; and

WHEREAS, the Energy Savings Plan and verification report has been submitted to the Board of Public Utilities Office of Clean Energy (the "BPU") for their review; and BPU approved the Energy Savings Plan on August 29, 2025; and

WHEREAS, after reviewing the proposed plan, the Township has determined that the energy savings generated from reduced energy use from the energy conservation measures set forth in the Energy Savings Plan will be sufficient to cover the cost of the energy conservation measures described in the Energy Savings Plan and that it is in the best interest of the Township to approve, adopt and implement the Energy Savings Plan for the Township pursuant to *N.J.S.A. 40A:11-4.6 et seq.*

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY AS FOLLOWS:

Section 1. The Energy Savings Plan prepared by Schneider Electric and approved by the BPU, is hereby approved and adopted as the Energy Savings Plan of the Township.

Section 2. The Business Administrator, Township Clerk and Township Chief Financial Officer are each hereby directed to arrange to have the Energy Savings Plan submitted to the BPU for posting on its website and to post the Energy Savings Plan on the Township’s website in accordance with *N.J.S.A. 40A:11-4.6(d)(4)*.

Section 3. This resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-222						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-223 RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF \$10,425,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS, SERIES 2025 OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AND PROVIDING FOR THEIR SALE.

BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AS FOLLOWS:

Section 1. The \$10,425,000 Energy Savings Obligation Refunding Bonds of the Township of Monroe, in the County of Middlesex, New Jersey (the "Township"), referred to and described in a bond ordinance duly adopted by the Township Council pursuant to the Local Bond Law of the State of New Jersey on November 5, 2025, and entitled, "Energy Savings Obligation Refunding Bond Ordinance of the Township of Monroe, in the County of Middlesex, New Jersey Providing for the Acquisition, Construction and Installation of Energy Conservation Improvements in Connection with an Energy Savings Improvement Program of the Township, Appropriating \$11,500,000 Therefor and Authorizing the Issuance of Not to Exceed \$11,500,000 Energy Savings Obligation Refunding Bonds to Provide for a Portion of the Cost of Such Improvements" shall be issued as "Energy Savings Obligation Refunding Bonds" (the "Bonds"). The Bonds shall mature in the principal amounts on December 15 as follows:

<u>Year</u>	<u>Bonds*</u>	<u>Year</u>	<u>Bonds*</u>
2027	\$3,425,000	2037	\$350,000
2028	155,000	2038	375,000
2029	190,000	2039	400,000
2030	210,000	2040	430,000
2031	230,000	2041	455,000
2032	245,000	2042	485,000
2033	265,000	2043	520,000
2034	285,000	2044	555,000
2035	305,000	2045	590,000
2036	330,000	2046	625,000

Section 2. The Bonds shall be subject to redemption prior to their stated maturity in accordance with the Notice of Sale attached hereto as Exhibit A (the "Notice of Sale").

Section 3. Pursuant to *N.J.S.A. 40A:2-26(g)*, the Township hereby designates the Chief Financial Officer to adjust the actual principal amounts of the Bonds. Any such adjustment shall not exceed 10% of the principal for any maturity of the Bonds with the aggregate adjustment to maturity not to exceed 10% of the principal for the overall Bond issue.

Section 4. At the discretion of the Township's Chief Financial Officer, to the extent an original issue premium is received as part of the bid, it may be applied to any purpose permitted under the Internal Revenue Code of 1986, as amended (the "Code"), including the costs of other capital projects previously authorized.

Section 5. The Bonds shall be twenty in number, with one certificate being issued for each year of maturity, and shall be numbered ESORB-1 to ESORB-20, inclusive.

Section 6. The Bonds shall be dated their date of issuance and shall bear interest payable semiannually on the fifteenth day of June and December in each year until maturity or prior redemption, commencing on June 15, 2026, at a rate or rates per annum, expressed in a multiple of 1/8 or 1/20 of 1%, proposed by the winning bidder in accordance with the Notice of Sale. Interest on the Bonds shall be calculated on the basis of a 360 day year consisting of twelve 30 day calendar months.

Section 7. The Bonds shall be executed by the manual or facsimile signatures of the Mayor and the Chief Financial Officer under the official seal (or facsimile thereof) affixed, printed, engraved or reproduced thereon and attested by the manual signature of the Township Clerk.

Section 8. (a) The Bonds will be issued in fully registered form. One certificate shall be issued for the aggregate principal amount of the Bonds maturing in each year. Both principal of and interest on the Bonds will be payable in lawful money of the United States of America. Each certificate will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, Brooklyn, New York, which will act as securities depository for the Bonds (the "Securities Depository"). The certificates will be on deposit with the Securities Depository. The Securities Depository will be responsible for maintaining a book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants will be responsible for maintaining records recording the beneficial ownership interests in the Bonds on behalf of individual purchasers. Individual purchases may be made in the principal amount of \$5,000 or any integral multiple of \$1,000 in excess thereof through book-entries made on the books and records of the Securities Depository and its participants.

(b) The principal of and interest on the Bonds will be paid to the Securities Depository by the Township on the respective maturity dates and due dates and will be credited on the respective maturity dates and due dates to the participants of the Securities Depository as listed on the records of the Securities Depository as of each next preceding June 1 and December 1 (the "Record Dates" for the Bonds).

Section 9. The Bonds shall be substantially in the following form with such additions, deletions and omissions as may be necessary for the Township to market the Bonds and/or in accordance with the requirements of the Securities Depository:

[Form of Bond begins on next page]

REGISTERED
NUMBER ESORB _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

TOWNSHIP OF MONROE

ENERGY SAVINGS OBLIGATION REFUNDING BOND

REGISTERED OWNER:	Cede & Co.
PRINCIPAL AMOUNT:	\$
DATED DATE:	December 23, 2025
MATURITY DATE:	December 15, 20__
RATE OF INTEREST PER ANNUM:	%
INTEREST PAYMENT DATES:	June 15 and December 15
INITIAL INTEREST PAYMENT DATE:	June 15, 2026
RECORD DATES:	June 1 and December 1
CUSIP NUMBER:	

TOWNSHIP OF MONROE, a body politic and corporate of the State of New Jersey (the "Township"), hereby acknowledges itself indebted and for value received promises to pay to the REGISTERED OWNER, or registered assigns, on the MATURITY DATE, upon presentation and surrender of this bond, the PRINCIPAL AMOUNT, and to pay interest on such sum from the DATED DATE until it matures or is earlier redeemed at the RATE OF INTEREST PER ANNUM specified above semiannually on the INTEREST PAYMENT DATES in each year until maturity or prior redemption, if

applicable, commencing on the INITIAL INTEREST PAYMENT DATE. Principal of and interest due on this bond will be paid to the REGISTERED OWNER by the Township or its designated paying agent and will be credited to the participants of The Depository Trust Company ("DTC") as listed on the records of DTC as of the RECORD DATES next preceding the respective INTEREST PAYMENT DATES. The principal of and interest on this bond are payable in lawful money of the United States of America.

This bond is not transferable as to principal or interest except to an authorized nominee of DTC. DTC shall be responsible for maintaining the book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants are responsible for maintaining records regarding the beneficial ownership interests in the bonds on behalf of individual purchasers.

The bonds of this issue maturing prior to December 15, 2033 are not subject to redemption prior to their stated maturities. The bonds of this issue maturing on or after December 15, 2033 are redeemable at the option of the Township, in whole or in part, on any date on or after December 15, 2032 at 100% of the principal amount outstanding (the "Redemption Price"), plus interest accrued to the date of redemption upon notice as required herein.

Notice of redemption shall be given by mailing by first class mail in a sealed envelope with postage prepaid to the registered owners of the bonds not less than 30 days nor more than 60 days prior to the date fixed for redemption. Such mailing shall be to the owners of such bonds at their respective addresses as they last appear on the registration books kept for that purpose by the Township or a duly appointed bond registrar. Any failure of the securities depository to advise any of its participants or any failure of any participant to notify any beneficial owner of any notice of redemption shall not affect the validity of the redemption proceedings. If the Township determines to redeem a portion of the bonds prior to maturity, the bonds to be redeemed shall be selected by the Township; the bonds to be redeemed having the same maturity shall be selected by the securities depository in accordance with its regulations.

So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the Township shall send redemption notices only to Cede & Co.

If notice of redemption has been given as provided herein, the bonds or the portion thereof called for redemption shall be due and payable on the date fixed for redemption at the Redemption Price, together with accrued interest to the date fixed for redemption. Interest shall cease to accrue on the bonds after the date fixed for redemption and no further interest shall accrue beyond the redemption date. Payment shall be made upon surrender of the bonds redeemed.

This bond is one of an authorized issue of bonds issued pursuant to the Local Bond Law of the State of New Jersey and a bond ordinance duly adopted on November 5, 2025, and entitled, "Energy Savings Obligation Refunding Bond Ordinance of the Township of Monroe, in the County of Middlesex, New Jersey Providing for the Acquisition, Construction and Installation of Energy Conservation Improvements in Connection with an Energy Savings Improvement Program of the Township, Appropriating \$11,500,000 Therefor and Authorizing the Issuance of Not to Exceed \$11,500,000 Energy Savings Obligation Refunding Bonds to Provide for a Portion of the Cost of Such Improvements", in all respects duly approved and published as required by law. The full faith and credit of the Township are hereby irrevocably pledged for the punctual payment of the principal of and interest on this bond according to its terms.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of New Jersey to exist, to have happened or to have been performed precedent to or in the issuance of this bond exist, have happened and have been performed, and that the issue of bonds of which this is one, together with all other indebtedness of the Township, is within every debt and other limit prescribed by such Constitution or statutes.

IN WITNESS WHEREOF, the TOWNSHIP OF MONROE has caused this bond to be executed in its name by the manual or facsimile signatures of its Mayor and its Chief Financial Officer, its corporate seal to be hereunto imprinted or affixed, this bond and the seal to be attested by the manual signature of its Township Clerk, and this bond to be dated the Dated Date as specified above.

TOWNSHIP OF MONROE

[SEAL]

By: _____
Mayor

ATTEST:

By: _____
Township Clerk

By: _____
Chief Financial Officer

Section 10. (a) The Bonds shall be sold on December 9, 2025, or such other date as may be determined by the Chief Financial Officer, via the "PARITY Electronic Bid System" ("PARITY") upon the terms and conditions set forth and described in the Notice of Sale for the Bonds. The Notice of Sale shall be posted on PARITY.

(b) Pursuant to N.J.S.A. 40A:2-34, the Township hereby designates the Chief Financial Officer to sell and award the Bonds in accordance with the Notice of Sale with such changes as to date or the terms as deemed advisable or necessary by Phoenix Advisors, a division of First Security Municipal Advisors, Inc., the Township's Municipal Advisor (the "Municipal Advisor"), and McManimon, Scotland & Baumann, LLC, the Township's Bond Counsel ("Bond Counsel"), to access effectively the market for the sale of the Bonds, and such Chief Financial Officer shall report in writing the results of the sale to this Township Council as required by law. The Chief Financial Officer is hereby authorized and directed, consistent with the terms of the Notice of Sale, to retain the good faith deposit of the successful bidder and to return immediately such good faith deposits, whether by wire or check, to the unsuccessful bidders.

Section 11. The Notice of Sale shall be substantially in the form attached hereto as Exhibit A with such additions, deletions and omissions as may be necessary for the Township to market the Bonds, including in accordance with the requirements of the Securities Depository and PARITY. The Summary Notice of Sale shall be substantially in the form attached hereto as Exhibit B with such additions, deletions and omissions as may be necessary for the Township to market the Bonds (the "Summary Notice of Sale"), including in accordance with the requirements of the Securities Depository and PARITY. The Township Clerk is hereby directed to arrange for the publication of the Notice of Sale in the form provided herein in the Home News Tribune or such other authorized newspaper of the Township, such publication to be not less than seven days prior to the date of sale, and any actions taken by the Township Clerk prior to the date of adoption of this resolution in connection with the publication of the Notice of Sale are hereby ratified, confirmed and approved. Bond Counsel is hereby directed to arrange for the publication of the Summary Notice of Sale in the form provided herein in The Bond Buyer, a financial newspaper published and circulating in the City of New York, New York, such publication to be not less than seven days prior to the date of sale.

Section 12. The Bonds shall have printed thereon a copy of the written opinion with respect to the Bonds that is to be rendered by Bond Counsel, complete except for omission of its date.

Section 13. Bond Counsel is hereby authorized to arrange for the printing of the Bonds and the Official Statement to be prepared by Bond Counsel, the Municipal Advisor and Township officials. The Mayor and the Chief Financial Officer are hereby authorized to execute any certificates necessary in connection with the distribution of the Official Statement. Such Official Statement may be distributed in preliminary form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission on behalf of the Township by the Chief Financial Officer or by the Mayor. Final Official Statements shall be delivered to the purchaser of the Bonds within the earlier of seven business days following the sale of the Bonds or to accompany the purchaser's confirmations that request payment for the Bonds.

Section 14. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended, in order to preserve the exemption from taxation of interest on the Bonds, including the requirement to rebate all net investment earnings on the gross proceeds above the yield on the Bonds, if necessary.

Section 15. The Chief Financial Officer is hereby authorized to make representations and warranties, to enter into agreements and to make all arrangements with The Depository Trust Company, Brooklyn, New York, as may be necessary in order to provide that the Bonds will be eligible for deposit with the Securities Depository and to satisfy any obligation undertaken in connection therewith.

Section 16. In the event that the Securities Depository may determine to discontinue providing its service with respect to the Bonds or is removed by the Township and if no successor securities depository is appointed, the Bonds that were previously issued in book-entry form shall be converted to registered bonds in denominations of \$5,000 or any integral multiple of \$1,000 in excess thereof. The beneficial owner under the book-entry system, upon registration of the Bonds held in the beneficial owner's name, will become the registered owner of the registered bonds. The Township shall be obligated to provide for the execution and delivery of the registered bonds in certificated form.

Section 17. Solely for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission, as amended and interpreted from time to time (the "Rule"), and provided that the Bonds are not exempt from the Rule and provided that the Bonds are not exempt from the following requirements in accordance with paragraph (d) of the Rule, for so long as the Bonds remain outstanding (unless the Bonds have been wholly defeased), the Township shall provide for the benefit of the holders of the Bonds and the beneficial owners thereof:

(a) On or prior to September 30 of each year, beginning September 30, 2026, electronically to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system or such other repository designated by the Securities and Exchange Commission to be an authorized repository for filing secondary market disclosure information, if any, annual financial information with respect to the Township, consisting of the audited financial statements (or unaudited financial statements if audited

financial statements are not then available, which audited financial statements will be delivered when and if available) of the Township and certain financial information and operating data, consisting of (i) Township and overlapping indebtedness, including a schedule of outstanding debt issued by the Township, (ii) property valuation information and (iii) tax rate, levy and collection data. The audited financial information will be prepared in accordance with generally accepted accounting principles as modified by governmental accounting standards as may be required by New Jersey law.

(b) If any of the following events occur regarding the Bonds, a timely notice not in excess of ten business days after the occurrence of the event sent to EMMA:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to the rights of holders of the Bonds, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership or similar event of the Township;
- (13) The consummation of a merger, consolidation or acquisition involving the Township or the sale of all or substantially all of the assets of the Township, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (15) Incurrence of a Financial Obligation (as defined in the Rule) of the Township, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation, any of which affect holders of the Bonds, if material; and
- (16) Default, event of acceleration, termination event, modification of terms or other similar events under a Financial Obligation of the Township, if any such event reflects financial difficulties.

(c) Notice of failure of the Township to provide required annual financial information on or before the date specified in this resolution shall be sent in a timely manner to EMMA.

If all or any part of the Rule ceases to be in effect for any reason, then the information required to be provided under this resolution, insofar as the provisions of the Rule no longer in effect required the provision of such information, shall no longer be required to be provided.

The Chief Financial Officer shall determine, in consultation with Bond Counsel, the application of the Rule or the exemption from the Rule for each issue of obligations of the Township prior to their offering. Such Chief Financial Officer is hereby authorized to enter into additional written contracts or undertakings to implement the Rule and is further authorized to amend such contracts or undertakings or the undertakings set forth in this resolution, provided such amendment is, in the opinion of nationally recognized bond counsel, in compliance with the Rule.

In the event that the Township fails to comply with the Rule requirements or the written contracts or undertakings specified in this resolution, the Township shall not be liable for monetary damages. The sole remedy for such failure to comply with the requirements of the Rule is hereby specifically limited to specific performance of the Rule requirements or the written contracts or undertakings therefor.

Section 18. This resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-223						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-224 RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH ALAIMO GROUP FOR 2023 ARCHITECTURAL SERVICES FOR THE TOWNSHIP OF MONROE IN CONNECTION WITH THE POLICE DEPARTMENT EXPANSION AND PARKING LOT PROJECT FOR THE TOWNSHIP OF MONROE. (Additional \$25,000)

WHEREAS, pursuant to Resolution No. R-1-2023-015, adopted by the Monroe Township Council at its meeting held on January 4, 2023, the Township of Monroe awarded professional Architectural Services for calendar year 2023 to Alaimo Group in connection with the Monroe Township Police Department Building Expansion and Parking Lot Project, **not to exceed \$205,000.00**; and

WHEREAS, pursuant to Resolution No. R-8-2023-196, additional services associated with the Bidding and Construction Administration Phases were needed for the Police Department Building Expansion and Parking Lot project and a modification to the professional services contract with Alaimo Group was authorized for an **additional \$150,000.00**; and

WHEREAS, pursuant to Resolution No. R-2-2024-073, additional services associated with the Construction Administration Phase were needed for the Police Department Building Expansion and Parking Lot project and a modification to the professional services contract with Alaimo Group was authorized for an **additional \$450,000.00**; and

WHEREAS, pursuant to Resolution No. R-1-2025-031, additional services associated with the Construction Administration Phase were needed for the Police Department Building Expansion and Parking Lot project and a modification to the professional services contract with Alaimo Group was authorized for an **additional \$125,000.00**; and

WHEREAS, pursuant to Resolution No. R-6-2025-138, additional services associated with the Construction Administration Phase were needed for the Police Department Building Expansion and Parking Lot project and a modification to the professional services contract with Alaimo Group was authorized for an **additional \$75,000.00**; and

WHEREAS, including the modifications, the annual fee shall not exceed **\$1,005,000.00**; and

WHEREAS, additional services associated with the Construction Administration Phase of the Police Headquarters Addition and Alteration project are needed and Alaimo Group has requested authorization for an **additional \$25,000.00**, as described in the proposal attached hereto; and

WHEREAS, the Township Council has reviewed the request and has found same to be reasonable; and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds in Certificate No. C-2300024, a copy of which is attached hereto;

WHEREAS, including this additional modification, the annual fee shall not exceed **\$1,030,000.00**; and

WHEREAS, in 2022, pursuant to Resolution Nos. R-1-2022-023 and R-5-2022-147, Alaimo Group was paid **\$190,000** for the Preliminary Design Phase of the Monroe Township Police Department Building Expansion and Parking Lot Project.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that authorization is hereby given to modify said contract in the amount of **Twenty Five Thousand Dollars (\$25,000.00)** and the Business Administrator is hereby authorized to sign the acceptance attached hereto.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-224						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-225 RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY S. BROTHERS, INC. IN CONNECTION WITH THE INWOOD ESTATES ROADWAY & PEDESTRIAN IMPROVEMENTS PROJECT. (Decrease of \$11,103.83)

WHEREAS, pursuant to Resolution No. R-9-2024-216, adopted by the Monroe Township Council at its meeting held on September 4, 2024, a contract was awarded to S. Brothers Inc. in connection with the Inwood Estates Roadway & Pedestrian Improvements Project; and

WHEREAS, the original total contract amount was \$969,259.16.00; and

WHEREAS, the Township Engineer, in a letter dated October 29, 2025, requested approval of Change Order No. 1 and Final for the Inwood Estates Roadway & Pedestrian Improvements Project reflecting a decrease of **\$11,103.83** in the contract amount, as the result of lower contract quantities, as described in the attached change order; and

WHEREAS, the current contract price including this change order is **\$958,155.33** and

WHEREAS, the Township Council has reviewed the request and has found same to be reasonable; and

WHEREAS, the Certified Municipal Finance Officer has certified in Certificate No. **C-2400062**, a copy of which is attached hereto, that sufficient funds are available.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute Change Order No. 1 and Final, attached hereto and made a part hereof.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-225						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-226 RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE, BERM & LANDSCAPING AND SAFETY AND STABILIZATION GUARANTEES UPON THE ACCEPTANCE OF MAINTENANCE GUARANTEES POSTED FOR CONIFER REALTY, LLC. – PB-1232-21.
 (Valor Pointe)

WHEREAS, Conifer Realty LLC. has posted Guarantees for the Valor Pointe project on Block 41, Lots 14, PB-1232-21; and

WHEREAS, in conformance with the provisions of the NJ State Municipal Land Use Law relative to project performance guarantees (N.J.S.A 40:55D-53), it is the recommendation of the Township Engineer that the Township Council release this project’s **Performance Guarantee** upon the posting of a maintenance guarantee in the amount of **\$1,397.40**; and

WHEREAS, Conifer Realty LLC. has posted a Berm & Landscape Guarantee for the Valor Pointe project on Block 41, Lots 14, PB-1232-21; and

WHEREAS, in conformance with the provisions of the NJ State Municipal Land Use Law relative to project performance guarantees (N.J.S.A 40:55D-53), it is the recommendation of the Township Engineer that the Township Council release this project’s **Berm & Landscape Guarantee** upon the posting of a maintenance guarantee in the amount of **\$7,605.00**; and

WHEREAS, Conifer Realty LLC. has posted a Safety and Stabilization Guarantee for the Valor Pointe project on Block 41, Lots 14, PB-1232-21; and

WHEREAS, in conformance with the provisions of the NJ State Municipal Land Use Law relative to project performance guarantees (N.J.S.A 40:55D-53), it is the recommendation of the Township Engineer that the Township Council release this project’s **Safety and Stabilization Guarantee**; no maintenance bond is required; and

WHEREAS, the Township Council has reviewed and hereby approves the recommendations of the Township Engineer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that the Performance, Berm & Landscaping and Safety & Stabilization Guarantee posted for the Valor Pointe project on Block 41, Lots 14, PB-1232-21, be released as reflected in the Township Engineer’s letters dated October 24, 2025, attached hereto.

BE IT FURTHER RESOLVED, the approval for release of the Performance Guarantee is conditioned upon the posting of a maintenance guarantee in the amount of **\$1,397.40** and approval for release of the Berm & Landscaping Guarantee is conditioned upon the posting of a maintenance guarantee in the amount of **\$7,605.00**. Such maintenance guarantees shall run for a period of not less than two years from the date of memorialization of such action by the Council.

BE IT FURTHER RESOLVED no maintenance bond is required for the Safety and Stabilization Guarantee.

BE IT FURTHER RESOLVED, in accordance with the Monroe Township Code, the developer shall maintain funds in the engineering inspection escrow account in the amount of fifty percent (50%) of the original deposit, however the Township Engineer’s office feels the funds currently being held in escrow with the township will be sufficient.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-226						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-227 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). (\$10,000-Community Energy Planning Grant)

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

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

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for Year 2025 in the sum of \$10,000.00, which is now available as a revenue from the Community Energy Planning Grant.

BE IT FURTHER RESOLVED that a like sum of \$10,000.00 is hereby appropriated under the caption:

“2025 COMMUNITY ENERGY PLANNING GRANT”

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-227						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-228 RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES POSTED BY S. BROTHERS, INC. UPON THE POSTING OF A MAINTENANCE GUARANTEE IN CONNECTION WITH THE INWOOD ESTATES ROADWAY & PEDESTRIAN IMPROVEMENTS PROJECT.

WHEREAS, **S. Brothers Inc.** has posted Performance Guarantees for the Inwood Estates Roadway & Pedestrian Improvements Project; and

WHEREAS, **S, Brothers, Inc.** has requested release of the Performance Guarantees posted for this project; and

WHEREAS, pursuant to Section 108-13.1 F and G of the Code of the Township of Monroe, the Township Engineer, by copy of letter dated October 29, 2025, has recommended, release of the Performance Guarantees; and

WHEREAS, the Township Council has reviewed and hereby approves the recommendations of the Township Engineer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that the Performance Guarantees posted for the

Inwood Estates Roadway & Pedestrian Improvements Project, be released as reflected in the Township Engineer’s letter, attached hereto. This approval for release of the Performance Guarantees is conditioned upon the posting of a maintenance guarantee in the amount of **\$95,815.53**. Such maintenance guarantee shall run for a period of not less than two years from the date of memorialization of such action by the Council.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-228						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-229 RESOLUTION AUTHORIZING AWARD OF A (2) TWO-YEAR CONTRACT TO L & L PAVING CO., INC. FOR BID NO. U-2514-R “PATCH PAVING AND CONCRETE REPAIR” FOR THE TOWNSHIP OF MONROE. (per unit pricing)

WHEREAS, on October 28, 2025 three (3) sealed bids were received, publicly opened, and read aloud for Contract U-2514-R, “Patch Paving and Concrete Repair”; and

WHEREAS, Purchasing has reviewed the low bid of L&L Paving Company, Inc., and found it to be complete, responsive and responsible, and has recommended in a letter dated October 29, 2025, that a two-year (Term 1) contract be awarded with a one-year (Term 2) optional extension, with a 3% increase, be awarded to the low bidder L&L Paving Company, Inc. of Farmingdale NJ, based upon the total of unit pricing and estimated quantities contained within their bid documents (\$166,453.00) per year, a copy of which is attached hereto as Exhibit “B”; and

WHEREAS, the Township Council has reviewed and hereby consents to the award of bid based upon the recommendations of the Purchasing Manager; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Finance Officer has certified availability of funds in Certificate No. M-250035, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(d)(1)(ii), multi-year contracts entered into for periods in excess of twelve (12) months shall be certified and charged to the respective budgets in accordance with the time(s) at which the respective work or services are performed or liability for payment is otherwise incurred. Accordingly, commitments and payments required in excess of the initial twelve (12) months are contingent upon necessary funds being appropriated in future budgets by a subsequent governing body; and

WHEREAS, by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to the award of a (2) two-year contract with an optional (1) one-year extension with the agreement of L & L Paving Company, Inc. for the Patch Paving and Concrete Repair; and

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

- (1) The Mayor and Township Clerk are hereby authorized to enter into a (2) two-year contract with the option of a (1) one-year extension, to L & L Paving Company, Inc. in accordance with their submitted bid;
- (2) The Municipal Chief Financial Officer is hereby authorized and directed to pay invoices for services provided by L & L Paving Company, Inc. in accordance with their contract;
- (3) The contracts are awarded through the competitive bidding process as a fair and open contract in accordance with the Local Public Contracts Law;
- (4) This contract is awarded with the stipulation that L & L Paving Company, Inc. shall provide a properly executed certificate of insurance, performance bond, and Certification of Paying Prevailing Wages as required in the specifications.

RECORDED VOTE: R-11-2025-229						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-230 RESOLUTION CANCELING RESOLUTION NO. R-12-2024-067 AND AUTHORIZING THE PURCHASE OF ONE (1) CHEVROLET TAHOE FROM GENTILINI MOTORS USING NJ STATE CONTRACT 21-FLEET-01485 FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (Vehicles, Accessories & Lighting \$70,368.74)

WHEREAS, Resolution No. R-12-2024-324 adopted by the Monroe Township Council at the December 18, 2024 council meeting authorized the purchase of (2) two 2025 Dodge Durangos and (1) one Chevrolet Tahoe for the Police Department in the amount of \$139,286.00 from *Fred Beans Government Sales, 876 N Easton Rd., Doylestown, PA 18902*, under the Cranford Police Cooperative Pricing System (#47-CPCPS), the purchase of emergency lights and equipment in the amount of \$43,001.10 from *East Coast Emergency Lighting, 200 Meco Drive, Millstone Township, NJ 08535*, the painting of vehicles in the amount of \$2,569.00 to be performed by *A&J Motors Auto Body, 9 Hooker St., Jamesburg, NJ 08831*, and installation of letters and numbers on vehicles in the amount of \$990.00 from *Cranbury Custom Lettering Inc., 566 Rt. 33 West, Mercerville, NJ 08619*; and

WHEREAS, the Finance Department was notified the vehicles were out of stock and Fred Beans Government Sales was not taking any new orders, causing the purchase of the vehicles and all other purchases and installations, certificate nos. C-2400096, C-2400097, C-2400098, C-2400099, and Resolution No. R-12-2024-324 be cancelled; and

WHEREAS, the Monroe Township Police Department still has the need for one (1) 2025 Chevrolet Tahoe; and

WHEREAS, the NJ State Contract 21-FLEET-01485 has awarded a contract for Police vehicles under its bid #21DPP00568, from *Gentilini Motors Government Sales, 500-555 John S Penn Blvd., Woodbine NJ 08270* for the purchase as follows:

1 2025 Chevrolet Tahoe (without equipment) - \$58,968.07; and

WHEREAS, it is required by law that any “state contract” purchase which exceeds the bid threshold of the Township (\$40,000.00) in aggregate, be authorized by the governing body; and

WHEREAS, the total amount for these vehicles exceed the Township’s bid threshold in aggregate; 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-2500051 copy of which is attached as Exhibit "A"; and

WHEREAS, the Township of Monroe, in the County of Middlesex, wishes to purchase emergency lights and equipment to outfit the new vehicle with the installation to be performed by *Municipal Equipment Enterprises, 2576 Tilton Rd., Egg Harbor Twp. NJ 08234* for the Monroe Township Police Department as hereinbelow set forth:

Emergency Lights for Admin \$11,400.60; 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-2500052 copy of which is attached 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 Police Department to purchase said vehicle from Gentilini Motors Government Sales using NJ State Contract 21-FLEET-01485 (Bid #21DPP00568); and
- (2) Authorizes the Police Department to have the new Police Vehicle outfitted with emergency lights and equipment by Municipal Equipment Enterprises; and
- (3) The Township Chief Financial Officer is hereby authorized and directed to pay invoices for said vehicles delivered by Gentilini Motors Government Sales, respectively; and
- (4) The contracts are awarded through the NJ State Contract 21-FLEET-01485 (Bid #21DPP00568); 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-11-2025-230						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-231 RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE GRANT AGREEMENTS FOR REIMBURSEMENT, IN CONNECTION WITH THE PURCHASE OF THE GARVEY PROPERTY FOR THE PURPOSE OF OPEN SPACE AND PASSIVE RECREATION.

WHEREAS, the Middlesex County Board of County Commissioners has committed to partnering with the Township of Monroe for the purchase of the Garvey property for the purpose of open space and passive recreation through a Middlesex County Open Space, Recreation and Farmland and Historic Preservation Trust Fund Grant in the amount of \$1,000,000; and

WHEREAS, the receipt of the grant requires a resolution accepting this funding and authorizing the execution of a Grant Agreement with the County of Middlesex providing for the use of the funds in accordance with the terms of the grant; and

NOW THEREFORE BE IT RESOLVED that the Township of Monroe hereby authorizes the execution of a Grant agreement with the County of Middlesex for the purchase of the Garvey Property for the purpose of open space and passive recreation; and

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

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-231						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-232 RESOLUTION AUTHORIZING AWARD OF BID TO SUBURBAN TRANSIT LINES LLC. FOR MONROE TOWNSHIP CHARTER BUS SERVICES. (per unit pricing)

WHEREAS, on October 28, 2025, two (2) sealed bids were received by Monroe Township regarding the Monroe Township Charter Bus Service; and

WHEREAS, the Monroe Township Purchasing Agent recommends in his letter dated October 30, 2025, a copy of which is attached hereto, that a two (2) year contract, commencing January 1, 2026 and expiring December 31, 2027, shall be awarded to **Suburban Transit Lines, LLC.**, at the unit pricing provided by the bidder, and as shown on the attached schedule of rates for the Monroe Township Charter Bus Transportation; and

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

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-26, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, no contract that is subject to the requirements of Article 3 of the Affirmative Action Regulations pursuant to Public Law 1975, Chapter 127 (N.J.A.C. 17:27-1, et seq.) shall be awarded by the Township of Monroe, nor shall any monies be paid thereunder, 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; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to the award of a two (2) year contract to **Suburban Transit Lines, LLC.**, 750 Somerset St. New Brunswick, N.J. 08901, for the Monroe Township Charter Bus Service at the pricing provided by the bidder; and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with **Suburban Transit Lines, LLC.**, for a contract term ending on December 31, 2027, with the provision authorizing the Township of Monroe to extend for a period of one additional year with the consent of the bidder; and

BE IT FURTHER RESOLVED that the Certified Municipal Finance Officer is hereby authorized and directed to pay **Suburban Transit Lines, 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 **Suburban Transit Lines, LLC**, shall comply with Affirmative Action Regulations, including revising their contracts as necessary to add mandatory affirmative action language, and submitting either a letter of federal approval or a certificate of employee information report, or a completed form AA302 at the time the signed contracts are returned to the Township of Monroe, or seven (7) days thereafter, or risk being declared non-responsive and forfeiting the award.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-232						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

R-11-2025-233 RESOLUTION AUTHORIZING BUDGET APPROPRIATION TRANSFERS.

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

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

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

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

<u>CURRENT FUND TRANSFER FROM</u>	<u>TRANSFER AMOUNT</u>
Central Mailing Postage	\$ 20,000.00
Cultural Arts S&W	\$ 20,000.00
Township Attorney OE	\$ 100,000.00
Economic Development OE	\$ 10,000.00
Streets & Roads OE	\$ 42,425.00
Community Services Act	\$ 49,575.00
Animal Control OE	\$ 35,000.00
TOTAL CURRENT FUND:	\$277,000.00
<u>TRANSFER TO:</u>	<u>AMOUNT</u>
Liability Insurance	\$ 271,000.00
Prosecutor S&W	\$ 6,000.00
TOTAL CURRENT FUND:	\$277,000.00

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-11-2025-233						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President VanDzura						X
Council President Cohen			X			

Administrator's Report – Administrator McGowan thanked Council for approving the Energy Savings Plan, along with the Bond Ordinances and Resolutions that were tied to it, as he feels this is a benefit for the community, DPW and the Utility Department to produce energy which will service those buildings. He went on to say that we can utilize the cost savings to help offset the costs at other Township facilities.

Engineer's Report – Engineer Rasimowicz reported that the James Monroe Park project is ongoing as well as the Senior Center Pickleball project.

Council's Reports –

Councilman Dipierro –

- Reported that the paving on Schoolhouse Road is only base paved and some areas need topcoat paving as it will be easier for snow plowing.
- Received complaints on the work being done by New Jersey American Water on Pergola Avenue as the traffic pattern is problematic, there is a lack of proper signage and the timing of the work being done is disruptive to the residents who reside in that area. Engineer Rasimowicz stated that he is speaking with the contractor and they have added signage for the traffic pattern and will advise of completion dates once received. He added that the work is being done overnight as shutting the roadway down during the day would result in a traffic nightmare. Council President Cohen added that the residents should be notified, to which Engineer Rasimowicz stated that they should all be re-noticed. Councilman Dipierro went on to say that the traffic plan does not work, to which Engineer Rasimowicz responded that the challenge is Pergola Avenue is a County road. Councilman Dipierro added that he would like to see curb to curb restoration of the roadways as well once the work is completed.
- Asked if the flashing crosswalks have been completed by the Recreation Center; Engineer Rasimowicz answered that they have been completed and have been inspected.
- Asked for an update on the Applegarth/Prospect Plains Road improvement Project; Engineer Rasimowicz answered that the project has started with the ongoing utility work. He went on to say that there were some issues with poles near the railroad crossing and curb installations and paving will not happen until the Spring.
- Inquired if the work at the Four Seasons development was complete to which Engineer Rasimowicz answered yes.
- Stated that the guardrail on Federal Road is destroyed as he watched a lowboy cross into the lane over there. He asked if cameras could be placed in that area, to which Administrator McGowan and Engineer Rasimowicz answered that guardrail placement is currently being discussed and advised that trucks should not be going there. Councilman Dipierro stated that the trucks are leaving at 3:30am.
- Commended the Clerk's Office for a great job with the election. Wished all the winner's good luck in their new terms.
- Reminded all that Veteran's Day ceremonies will be held on Veteran's Day at Veteran's Park on Avenue K beginning at 9:00am.
- Shared that a cease-and-desist letter was received from Paramount Pictures to one of our local businesses, the Doughfather, with both local and national news stations picking up the story. Gave a shoutout to the Doughfather.
- Wished all a Happy Thanksgiving.

Councilman Markel –

- Reminded all that Veteran's Day is the most important holiday and invited all to attend the Veteran's Day ceremonies being held at Veteran's Park on Avenue K beginning at 9:00am.
- A Veteran's Day celebration will be held on November 9th at the Senior Center from 12:00pm – 2:00pm.
- Our annual Christmas Tree lighting and Car Parade will be held on December 3rd at the Recreation Center.
- Thanked the Clerk's Office for their hard work during the election as their office worked from 5:00am to 10:30pm ensuring the election processes ran smoothly.

Councilwoman Siegel –

- Thanked the Clerk's Office for their hard work during the election.
- Attended the Diwali event at the Senior Center which has a great turnout. Thanked the DPW, Parks Department and all involved in making this event a huge success. Proud to have collected donations and gift cards in the amount of \$750 for the Betty Schneider Food Pantry.
- Invited all to attend a musical performance by Mr. Ray happening on November 15th at the Senior Center beginning at 3:00pm. Mr. Ray teaches about kindness, art and music just to name a few.

Administrator McGowan added that the Township has completed its Best Practices Inventory and has passed with flying colors and thanked CFO Lori Olah and her team for all their hard work in making that happen.

Mayor's Report – No report, absent.

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

Public Comments -

George Gunkelman, 5 Kelly Ct. – Mr. Gunkelman commented that there are several old cemeteries that are in need of restoration and are worthy of the respect to fix, noting that our DPW cares for the lawn, etc. but feels that more can be done.

Mr. Gunkelman questioned R-11-2025-224 asking for an explanation on why the architect is receiving an additional \$25,000; Administrator McGowan explained that Alaimo handled the police project, which includes the expansion and parking, and now we are seeking remedies to finish the project since the contractor has been removed so we need to utilize Alaimo’s expertise.

Mr. Gunkelman asked for an explanation on R-11-2025-231; Administrator McGowan explained that we are officially executing the grant agreement with the County that gives us a \$1 million reimbursement for the purchase of that property for open space.

Peter Economou, 110 Diamond Springs Dr. – Mr. Economou urged the Mayor and Council to support the Immigrant Trust Act.

Gabriela Sleppin, 7 Halifax Dr. – Mrs. Sleppin urged the Mayor and Council to support the Immigrant Trust Act.

Michelle Arminio, 9 Nathaniel St. – Mrs. Arminio asked for an explanation on O-11-2025-027; Administrator McGowan explained that this reduces and renegotiates our Third-Round affordable housing obligation, going from 1,479 to 1,000 with 350 units being age-restricted. Mrs. Arminio asked if this would be codified to 30%, to which Administrator McGowan answered yes as this is in our ordinance. Mrs. Arminio asked how much has been completed in the Second and Third Round, to which Administrator McGowan answered 40-50%. Mrs. Arminio stated that she hopes to see that number increase as there are people in need and we need to have this fast tracked.

Mrs. Arminio made comments regarding the number of veterans living in Valor Pointe to which Council President Cohen stated that there are 45 veterans and 35 non-veterans currently residing there and went on to explain the process of qualifying the applicants and the lengths the Township has gone to get the word out to encourage those interested in applying. She went on to explain that this was a very relentless project by all involved to get veterans there and going forward we can take what we have learned to make it even more successful.

Mrs. Arminio made a comment regarding the Green Bill and whether it will be put on the agenda as she feels it is important.

Administrator McGowan clarified that 40-45% of the Third-Round affordable housing obligation has been constructed which is the same percentage as market rate. He added that the municipality would love to see more affordable housing but reminded all that we are only in control of the municipally sponsored projects. He went on to say that the responsibility of the Township is to put the zoning in place as the actual construction is not our responsibility.

UPON MOTION made by Councilman Dipierro 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 Markel and seconded by Councilman Dipierro, the Regular Meeting was Adjourned at 8:03pm.

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

Christine Robbins

CHRISTINE ROBBINS, Township Clerk

Miriam Cohen

MIRIAM COHEN, Council President