

****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.**
(Auction: December 10, 2025 @ 10am Monroe Twp. Police Department)
- R-11-2025-212** **RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2013 CASCADIA FREIGHTLINER TRACTOR BY THE MONROE TOWNSHIP POLICE DEPARTMENT.**
(Auction: December 10, 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 APPLGARTH 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:**
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.

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.

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____
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ADOPTION: MOTION: _____ SECOND: _____ ROLL CALL: Ayes _____ Nays _____

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

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MOTION: _____ SECOND: _____

ROLL CALL: Ayes ___ Nays ___

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ROLL CALL: Ayes ___ Nays ___

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MOTION: _____ SECOND: _____

ROLL CALL: Ayes ___ Nays ___

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