

CHANGES TO LEGAL NOTICE PUBLICATION REQUIREMENTS EFFECTIVE MARCH 1, 2026

TOWNSHIP OF MONROE, MIDDLESEX COUNTY

Effective after March 1, 2026, the complete text of each legal notice for the Township of Monroe may be obtained or viewed by the public on the official internet website <https://www.monroetwp.com/index.php/services/legal-notices>, as well as hyperlinked on the Secretary of State's legal notice webpage <https://nj.gov/state/statewide-legal-notices-list.shtml>. The aforementioned is in accordance with P.L. 2025, c.72. Christine Robbins, RMC, Township Clerk

**** 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**

OCTOBER 5, 2026

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

2. **SALUTE TO THE FLAG.**

3. **MOMENT OF SILENCE FOR JOHN RIGGS.**

4. **ROLL CALL:**

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

5. 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 26, 2025 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and the **CRANBURY PRESS** on December 26, 2025;
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.

6. **PROCLAMATIONS and PRESENTATIONS:**

Proclamations:

Becker Muscular Dystrophy Awareness Week – October 4-10, 2026

Official Celebration of Nathan Small's 100th Birthday – October 11, 2026

Hindu Heritage Month - October 2026

Italian American Heritage Month - October 2026

National Breast Cancer Awareness Month – October 2026

Rett Syndrome Awareness Month - October 2026

7. **ORDINANCE(S)** for **SECOND READING** at the October 5, 2026 Regular Meeting:

- | | |
|---------------------|--|
| O-9-2026-018 | ORDINANCE AUTHORIZING THE EXECUTION OF A PURCHASE, SALE AND REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MONROE AND CEP RENEWABLES, LLC FOR THE PURCHASE AND DEVELOPMENT OF THE FORMER MUNICIPAL SOLID WASTE LANDFILL KNOWN AS LOTS 36.01 AND 37, BLOCK 148 AND PROPERTY OWNED BY BFI WASTE SYSTEMS OF NEW JERSEY INC. KNOWN AS LOTS 23.01, 24, 25, 26 AND 27 BLOCK 148.60. |
| O-9-2026-019 | ORDINANCE AMENDING CHAPTER 108 ARTICLE 10, “SIGNS,” OF THE CODE OF THE TOWNSHIP OF MONROE TO EXTEND THE TIME OF PLACING POLITICAL SIGNS PRIOR TO ELECTION. |
| O-9-2026-020 | BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,392,045 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,882,855 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF. |

8. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the October 5, 2026 Regular Meeting: (R-10-2026-171 – R-10-2026-187)

- | | |
|----------------------|---|
| R-10-2026-171 | RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 56, LOT 71, QUALIFIER C-496A. |
| R-10-2026-172 | RESOLUTION AUTHORIZING CANCELLATION OF RESOLUTION NO. <u>R-9-2025-178</u> “AUTHORIZING THE PURCHASE OF ONE (1) 2025 FORD EXPLORER FROM ALL AMERICAN FORD USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #CK04 FOR THE MONROE TOWNSHIP CONSTRUCTION DEPARTMENT” |
| R-10-2026-173 | RESOLUTION WHEREBY THE MAYOR AND TOWNSHIP COUNCIL AUTHORIZE THE PLANNING BOARD TO CONDUCT A STUDY FOR MAKING A RECOMMENDATION TO DESIGNATE BLOCK 6, LOTS 38, 39, 41.02 AND 41.03 AS A NON-CONDEMNATION REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, <u>N.J.S.A. 40A:12A-1</u> ET SEQ. (Applegarth Rd. /Rt. 33 Water Tank) |
| R-10-2026-174 | RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES. (Princeton Electrical Makeover, LLC. – Meter Pan Replacement Refunds in the amount of \$123.50 & \$123.50) |
| R-10-2026-175 | RESOLUTION AUTHORIZING THE PURCHASE OF UNIFORMS FROM ACTION UNIFORMS CO. UNDER NEW JERSEY STATE CONTRACT FOR THE MONROE TOWNSHIP EMS DEPARTMENT. (\$38,000) |
| R-10-2026-176 | RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES ASSESSED ON MULTIPLE PROPERTIES FOR TAX YEARS 2026 AND 2027. |
| R-10-2026-177 | RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997. |
| R-10-2026-178 | RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE CERTIFICATE 12-00117. |
| R-10-2026-179 | RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE CERTIFICATE 20-00062. |
| R-10-2026-180 | RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS. |

- R-10-2026-181

RESOLUTION AUTHORIZING THE PURCHASE OF UPFITTING AND INSTALLATION OF EQUIPMENT ON (2) 2023 DODGE DURANGOS FROM EAST COAST EMERGENCY LIGHTING FOR THE MONROE TOWNSHIP POLICE DEPARTMENT UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM. (\$40,536.70)
- R-10-2026-182

RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 56, LOT 55, QUALIFIER C-394A.
- R-10-2026-183

RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR THE TOWNSHIP OF MONROE TREE PRESERVATION ESCROW TRUST FUND REQUIRED BY THE DIVISION OF LOCAL GOVERNMENT SERVICES.
- R-10-2026-184

RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF A FRANKLIN MILLER GRINDER, WET WELL FRAME, 5HP MOTOR AND ASSOCIATED INSTRUMENTATION & CONTROLS FOR SOUTHFIELD ESTATES PUMP STATION #24 USING THE PVCS COOPERATIVE PURCHASING SYSTEM (#B445-19 & #B505-26) FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) (\$104,237.49)
- R-10-2026-185

RESOLUTION AUTHORIZING AWARD OF A PROFESSIONAL SERVICES FOR CONSTRUCTION ENGINEERING SERVICES TO H2M ASSOCIATES, INC. FOR WELL NO. 17/19 PFAS TREATMENT FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) (\$567,000)
- R-10-2026-186

RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE, BERM & LANDSCAPING AND SAFETY AND STABILIZATION GUARANTEES UPON THE ACCEPTANCE OF MAINTENANCE GUARANTEES, POSTED FOR LUCILLE DIPASQUALE – PB-1259-23.
- R-10-2026-187

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT TO ATLAS TECHNICAL CONSULTANTS, LLC FOR STRUCTURAL AND CONCRETE INSPECTION SERVICES AT JAMES MONROE PARK. (not to exceed \$30,000)

9.

Public Comments.

(Limited to Agenda items only - 5 Minutes per Speaker)
- OPEN:

MOTION:_____

SECOND:_____
- CLOSE:

MOTION:_____

SECOND:_____
10.

Agenda Meeting Adjournment.

Time: _____
- MOTION:____SECOND:_____

ROLL CALL: Ayes____Nays_____

OCTOBER 5, 2026 REGULAR MEETING TO FOLLOW

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

**REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL**

OCTOBER 5, 2026

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 **September 30, 2026**.
MOTION: _____ SECOND: _____ ROLL CALL: Ayes _____ Nays _____

3. **APPROVAL OF MINUTES:**
MOTION to approve the **MINUTES** of the following meetings as written and presented:
September 2, 2026 - Agenda and Regular Combined Meeting
MOTION: _____ SECOND: _____ ROLL CALL: Ayes _____ Nays _____

4. **ORDINANCE(S) for SECOND READING:**
**O-9-2026-018 ORDINANCE AUTHORIZING THE EXECUTION OF A
PURCHASE, SALE AND REDEVELOPMENT AGREEMENT BY
AND BETWEEN THE TOWNSHIP OF MONROE AND CEP
RENEWABLES, LLC FOR THE PURCHASE AND DEVELOPMENT
OF THE FORMER MUNICIPAL SOLID WASTE LANDFILL
KNOWN AS LOTS 36.01 AND 37, BLOCK 148 AND PROPERTY
OWNED BY BFI WASTE SYSTEMS OF NEW JERSEY INC.
KNOWN AS LOTS 23.01, 24, 25, 26 AND 27 BLOCK 148.60**

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

- O-9-2026-019 ORDINANCE AMENDING CHAPTER 108 ARTICLE 10, "SIGNS," OF
THE CODE OF THE TOWNSHIP OF MONROE TO EXTEND THE
TIME OF PLACING POLITICAL SIGNS PRIOR TO ELECTION.**

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

- O-9-2026-020 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL
IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE
COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING
\$2,392,045 THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$1,882,855 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE
PART OF THE COST THEREOF.**

PUBLIC HEARING OPEN: MOTION: _____ SECOND: _____

PUBLIC HEARING CLOSE: MOTION: _____ SECOND: _____

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

5. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
(R-10-2026-171– R-10-2026-187)

- | | |
|----------------------|---|
| R-10-2026-171 | RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 56, LOT 71, QUALIFIER C-496A. |
| R-10-2026-172 | RESOLUTION AUTHORIZING CANCELLATION OF RESOLUTION NO. <u>R-9-2025-178</u> “AUTHORIZING THE PURCHASE OF ONE (1) 2025 FORD EXPLORER FROM ALL AMERICAN FORD USING THE BERGEN COUNTY (NJCPA) STATE APPROED COOPERATIVE PURCHASING PROGRAM #CK04 FOR THE MONROE TOWNSHIP CONSTRUCTION DEPARTMENT” |
| R-10-2026-173 | RESOLUTION WHEREBY THE MAYOR AND TOWNSHIP COUNCIL AUTHORIZE THE PLANNING BOARD TO CONDUCT A STUDY FOR MAKING A RECOMMENDATION TO DESIGNATE BLOCK 6, LOTS 38, 39, 41.02 AND 41.03 AS A NON-CONDEMNATION REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, <u>N.J.S.A. 40A:12A-1</u> ET SEQ. (Applegarth Rd. /Rt. 33 Water Tank) |
| R-10-2026-174 | RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES. (Princeton Electrical Makeover, LLC. – Meter Pan Replacement Refunds in the amount of \$123.50 & \$123.50) |
| R-10-2026-175 | RESOLUTION AUTHORIZING THE PURCHASE OF UNIFORMS FROM ACTION UNIFORMS CO. UNDER NEW JERSEY STATE CONTRACT FOR THE MONROE TOWNSHIP EMS DEPARTMENT. (\$38,000) |
| R-10-2026-176 | RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES ASSESSED ON MULTIPLE PROPERTIES FOR TAX YEARS 2026 AND 2027. |
| R-10-2026-177 | RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997. |
| R-10-2026-178 | RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE CERTIFICATE 12-00117. |
| R-10-2026-179 | RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE CERTIFICATE 20-00062. |
| R-10-2026-180 | RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS. |
| R-10-2026-181 | RESOLUTION AUTHORIZING THE PURCHASE OF UPFITTING AND INSTALLATION OF EQUIPMENT ON (2) 2023 DODGE DURANGOS FROM EAST COAST EMERGENCY LIGHTING FOR THE MONROE TOWNSHIP POLICE DEPARTMENT UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM. (\$40,536.70) |
| R-10-2026-182 | RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 56, LOT 55, QUALIFIER C-394A. |
| R-10-2026-183 | RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR THE TOWNSHIP OF MONROE TREE PRESERVATION ESCROW TRUST FUND REQUIRED BY THE DIVISION OF LOCAL GOVERNMENT SERVICES. |
| R-10-2026-184 | RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF A FRANKLIN MILLER GRINDER, WET WELL FRAME, 5HP MOTOR AND ASSOCIATED INSTRUMENTATION & CONTROLS FOR SOUTHFIELD ESTATES PUMP STATION #24 USING THE PVCS COOPERATIVE PURCHASING SYSTEM (#B445-19 & #B505-26) FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) (\$104,237.49) |

- R-10-2026-185

RESOLUTION AUTHORIZING AWARD OF A PROFESSIONAL SERVICES FOR CONSTRUCTION ENGINEERING SERVICES TO H2M ASSOCIATES, INC. FOR WELL NO. 17/19 PFAS TREATMENT FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) (\$567,000)
- R-10-2026-186

RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE, BERM & LANDSCAPING AND SAFETY AND STABILIZATION GUARANTEES UPON THE ACCEPTANCE OF MAINTENANCE GUARANTEES, POSTED FOR LUCILLE DIPASQUALE – PB-1259-23.
- R-10-2026-187

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT TO ATLAS TECHNICAL CONSULTANTS, LLC FOR STRUCTURAL AND CONCRETE INSPECTION SERVICES AT JAMES MONROE PARK. (not to exceed \$30,000)

MOTION:_____SECOND:_____

ROLL CALL: Ayes____Nays____

6.
- RESOLUTIONS removed from consent agenda for CONSIDERATION (if needed).

MOTION:_____SECOND:_____

ROLL CALL: Ayes____Nays____

7.
- Administrator’s Report.

8.
- Engineer’s Report.

9.
- Council’s Reports.

10.
- Mayor’s Report.

11.
- Public Comments. (5 Minutes per Speaker)

OPEN:

MOTION:_____

SECOND:_____

CLOSE:

MOTION:_____

SECOND:_____

12.
- Adjournment.
- MOTION:_____
- SECOND:_____

Time: _____