

**\*\* 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 6, 2025**

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

2. **SALUTE TO THE FLAG.**

3. **ROLL CALL:**

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

4. Township Clerk Christine Robbins reads the **SUNSHINE LAW** into the record.

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

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

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

5. **PROCLAMATIONS & PRESENTATIONS**

**Proclamations:**

***Becker Muscular Dystrophy Awareness Oct. 5-11***

***Rett Syndrome Awareness Month***

***Hindu Heritage Month***

***Italian American Heritage Month***

***National Breast Cancer Awareness Month***

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

**O-8-2025-021**      **ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, "ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD).**  
(Tabled at the September 3, 2025 Council Meeting)

7. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the October 6, 2025 Regular Meeting: (R-10-2025-191 – R-10-2025-209)

**R-10-2025-191**      **RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES.**

- R-10-2025-192** RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION OF CONTRACT WITH JAMESBURG PRESS FOR MONROE TOWNSHIP PRINTING SERVICES (GROUPS A&B). (per unit pricing)
- R-10-2025-193** RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION OF CONTRACT WITH CONCEPT PRINT FOR MONROE TOWNSHIP PRINTING SERVICES (Group C, Section 25). (per unit pricing)
- R-10-2025-194** RESOLUTION CONSENTING TO N.J. TRANSITS PROPOSAL OF A BUS STOP LOCATION AT TEXAS ROAD AND TOBY TERRACE.
- R-10-2025-195** RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 1084 MORNING GLORY DRIVE.
- R-10-2025-196** RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 26, LOT 82, QUALIFIER C-437B.
- R-10-2025-197** RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 26, LOT 108, QUALIFIER C-546C.
- R-10-2025-198** RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION OF CONTRACT WITH K & A EXCAVATING FOR MONROE TOWNSHIP ON CALL SNOW REMOVAL SERVICES. (as needed per unit pricing)
- R-10-2025-199** RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 107, LOT 2.03.
- R-10-2025-200** RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING HOMEOWNERSHIP ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 108 MORGAN WAY, MONROE TOWNSHIP, NEW JERSEY. (\$24,103.90)
- R-10-2025-201** RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.
- R-10-2025-202** RESOLUTION REJECTING ALL BIDS FOR CONTRACT U-2514, "PATCH PAVING AND CONCRETE REPAIR" FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.)
- R-10-2025-203** RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING ("MOU") BY AND BETWEEN THE MIDDLESEX COUNTY PROSECUTORS OFFICE AND THE MONROE TOWNSHIP POLICE DEPARTMENT FOR USE OF SPECIALIZED EQUIPMENT.
- R-10-2025-204** RESOLUTION AUTHORIZING THE PURCHASE OF UNIFORMS FROM ACTION UNIFORMS CO. UNDER NEW JERSEY STATE CONTRACT FOR THE MONROE TOWNSHIP EMS DEPARTMENT. (not to exceed \$35,000)
- R-10-2025-205** RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) POWERED STRETCHER SYSTEMS FOR THE MONROE TOWNSHIP EMS DEPARTMENT FROM STRYKER SALES, LLC. USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #0706-04. (\$133,458.16)
- R-10-2025-206** RESOLUTION AMENDING THE AWARD OF RESOLUTION R-6-2025-134 FOR EMERGENCY CONTRACTS FOR EMERGENCY REPAIRS FOR MEDIA REPLACEMENT AND IMPROVEMENTS. (additional \$69,420)
- R-10-2025-207** RESOLUTION AUTHORIZING AWARD OF BID TO LANCHA CONSTRUCTION CORP. FOR THE LINKS DRIVE ROADWAY & PEDESTRIAN IMPROVEMENTS PROJECT. (\$970,246.45)

**R-10-2025-208 RESOLUTION AUTHORIZING AWARD OF BID TO BRAVE INDUSTRIAL PAINT LLC. FOR THE RT. 522 TANK REHABILITATION PROJECT FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT. (\$1,120,750.)**

**R-10-2025-209 RESOLUTION AUTHORIZING EXTENSION OF A ONE TIME GRACE PERIOD FOR THE PAYMENT OF FOURTH QUARTER TAXES 2025 FOR ELIGIBLE FEDERAL EMPLOYEES AND FEDERAL CONTRACTORS DURING PROLONGED FEDERAL GOVERNMENT SHUTDOWN.**

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 \_\_\_\_\_

**OCTOBER 6, 2025 REGULAR MEETING TO FOLLOW**

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

**REGULAR MEETING  
OF THE MONROE TOWNSHIP COUNCIL**

**OCTOBER 6, 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 **September 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:

**September 3, 2025 - Agenda and Regular Combined Meeting**

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

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

**O-8-2025-021 ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, "ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD). (Tabled at the September 3, 2025 Council Meeting)**

**MOTION TO REMOVE FROM TABLE:**

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

**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-10-2025-191– R-10-2025-209)

- R-10-2025-191 RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES.**
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- R-10-2025-203 RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING (“MOU”) BY AND BETWEEN THE MIDDLESEX COUNTY PROSECUTORS OFFICE AND THE MONROE TOWNSHIP POLICE DEPARTMENT FOR USE OF SPECIALIZED EQUIPMENT.**
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**COUNCIL MEETING MINUTES**

**MEETING OF THE MONROE TOWNSHIP COUNCIL – October 6, 2025**

The Council of the Township of Monroe met at the Monroe Township Municipal Building, 1 Municipal Plaza, for the Combined Agenda/Regular Meeting.

The Combined Agenda/Regular Meeting was Called to Order at 6:30 p.m. by Council President Miriam Cohen with a Salute to the Flag.

**UPON ROLL CALL** by the Township Clerk, Christine Robbins, the following members of Council were present: Councilman Charles Dipierro, Councilman Michael Markel, Councilwoman Rupa P. Siegel, Council Vice-President Terrence Van Dzura and Council President Miriam Cohen.

**ALSO PRESENT:** Mayor Stephen Dalina, Business Administrator Kevin McGowan, Utility Director Joe Stroin, Engineer Mark Rasimowicz, Township Attorney Lou Rainone and Deputy Clerk Tanya Pannucci.

There were approximately thirty-five (35) members of the Public in attendance.

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

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

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

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

Council President Cohen read aloud the following proclamations:

**Proclamations:**

***Becker Muscular Dystrophy Awareness Oct. 5-11***

***Rett Syndrome Awareness Month***

***Hindu Heritage Month***

***Italian American Heritage Month***

***National Breast Cancer Awareness Month***

Township Clerk Christine Robbins read the following entitled **ORDINANCE(S)** for **SECOND READING** at the **MONDAY, October 6, 2025** Regular Meeting:

**O-8-2025-021**                    **ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, “ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD).**  
(Tabled at the September 3, 2025 Council Meeting)

Council President Cohen read the following entitled **RESOLUTIONS** for **CONSIDERATION** under the **CONSENT AGENDA** at the **MONDAY, October 6, 2025** Regular Meeting:  
(R-10-2025-191 – R-10-2025-209)

**R-10-2025-191**                    **RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES.**

**R-10-2025-192**                    **RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION OF CONTRACT WITH JAMESBURG PRESS FOR MONROE TOWNSHIP PRINTING SERVICES (GROUPS A&B).**  
(per unit pricing)

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- R-10-2025-203**            **RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING ("MOU") BY AND BETWEEN THE MIDDLESEX COUNTY PROSECUTORS OFFICE AND THE MONROE TOWNSHIP POLICE DEPARTMENT FOR USE OF SPECIALIZED EQUIPMENT.**
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- R-10-2025-205**            **RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) POWERED STRETCHER SYSTEMS FOR THE MONROE TOWNSHIP EMS DEPARTMENT FROM STRYKER SALES, LLC. USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #0706-04. (\$133,458.16)**
- R-10-2025-206**            **RESOLUTION AMENDING THE AWARD OF RESOLUTION R-6-2025-134 FOR EMERGENCY CONTRACTS FOR EMERGENCY REPAIRS FOR MEDIA REPLACEMENT AND IMPROVEMENTS. (additional \$69,420)**
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**R-10-2025-209 RESOLUTION AUTHORIZING EXTENSION OF A ONE TIME GRACE PERIOD FOR THE PAYMENT OF FOURTH QUARTER TAXES 2025 FOR ELIGIBLE FEDERAL EMPLOYEES AND FEDERAL CONTRACTORS DURING PROLONGED FEDERAL GOVERNMENT SHUTDOWN.**

Councilman Dipierro requested Resolution R-10-2025-192 be considered separately.

**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 on what equipment and vehicles were being utilized in regard to R-10-2025-203; Administrator McGowan answered that this agreement allows the Township to utilize County property such as the sky towers, fencing and high water vehicles as needed.

Mr. Gunkelman asked for an explanation on what media replacement means in regard to R-10-2025-206; Director Stroin answered that this is the media in filter vessels.

**Prakash Parab, 33 Dayna Dr.** – Mr. Parab stated that he was happy to hear that there will be an additional bus stop on Texas Road in regard to R-10-2025-194 and asked if the buses are going to Newark or New York; Administrator McGowan answered that these buses will be going to Manhattan.

Mr. Parab commented that he was appreciative of R-10-2025-207 regarding the award of contract for Links Drive Roadway & Pedestrian Improvements Project.

Regarding O-8-2025-021, Mr. Parab asked for confirmation that this Ordinance prevents a warehouse from being built on Butcher Road moving any potential warehouses to Route 33 where there will be direct access on that roadway opposed to having access to it in a residential area; Township Attorney Rainone confirmed that information was correct.

**Anne Studholme, Attorney for Center Square at Monroe, LLC & Gateway at Monroe, LLC** – Ms. Studholme stated that she is the attorney representing her clients for Center Square at Monroe, LLC & Gateway at Monroe, LLC. Ms. Studholme went on to state that they are in support of the O-8-2025-021 but wants her client’s property included in this revision. She went on to state that in attendance with her this evening was the planner who was prepared to speak as a witness to discuss the desire to have her client’s property included. Township Attorney Rainone explained to Ms. Studholme that she was not going to have an opportunity to have her witness heard as this is not a Planning Board meeting. He advised that if the planner would like to speak, they would have an opportunity to do so separately during the public comment period.

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

**UPON MOTION** made by Councilwoman Siegel and seconded by Councilman Dipierro, the Agenda Meeting was Adjourned at 6:43pm.

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

**UPON MOTION** made by Councilman Dipierro and seconded by Councilwoman Siegel, the Regular Meeting was Called to Order at 6:43pm.

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

**UPON MOTION** made by Councilman Dipierro and seconded by Councilman Markel, the **CLAIMS** per run date of **9/30/2025** 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	Aye
	Council President Miriam Cohen	Aye

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

**September 3, 2025 - Agenda and Regular Combined Meeting**

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

**UPON ACTION** made by the Council the following Ordinance was **moved on SECOND READING for FINAL ADOPTION** as follows:

**O-8-2025-021                    ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, "ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD).**  
(Tabled at the September 3, 2025 Council Meeting)

**BE IT ORDAINED, by the Township Council of the Township of Monroe, Middlesex County, New Jersey that Chapter 108, Article VI of the Code of the Township of Monroe is hereby amended and supplemented as follows:**

**SECTION 1**

**Section 108-6.18 is hereby amended to read as follows:**

**§ 108-6.18. H-D Highway Development District.**

The following regulations shall apply in the H-D Highway Development District. A. Permitted uses.

- (1) Business and professional offices, corporate centers including facilities used for business, professional and corporate training, education or other similar services.
- (2) Theaters and other fully enclosed commercial entertainment establishments.
- (3) Regional shopping centers, subject to yard, bulk and buffer requirements contained in Article VII of this chapter.
- (4) New auto sales and showroom establishments, but not including used car lots or auto body repair shops exclusively as principal uses.
- (5) Fully enclosed establishments for the sale and repair of machinery and equipment.
- ~~(6) Wholesale, distributive and storage establishments.~~
- ~~(7)(6) Data processing and computer centers.~~
- ~~(8)(7) Fully enclosed restaurants.~~
- ~~(9)(8) Medical offices and clinical laboratories.~~
- ~~(10)(9) Banks and other "fiduciary institutions."~~
- ~~(11)(10) Law and accounting offices.~~
- ~~(12)(11) Hotels, motels, convention centers.~~

~~1 Highway development parks:~~

~~1 Planned park development may be permitted in the H-D Zone, provided that the site to be developed shall contain a minimum of forty (40) acres.~~

~~1 All uses permitted in the L-I Light Industrial District.~~

~~2—Area, yard and building requirements shall be as follows:~~

~~A.——Minimum lot size: five (5) acres.~~

~~B.——Minimum lot width: two hundred (200) feet. [3]——Minimum lot depth: two hundred (200) feet.~~

~~[4]——Minimum side and rear yard setbacks. Minimum rear and side yard setbacks may be reduced proportionately to the individual reductions in lot area.~~

~~(d)——Other provisions. All other requirements for industrial development shall conform to those established under § 108-6.19 of this Article.~~

B. Permitted accessory uses.

(1) Parking and loading facilities for principal uses.

(2) Customary accessory uses and buildings which are clearly incidental to the main use.

C. The area, yard and building requirements are as specified for this zone in the schedule of requirements in § 108-6.4 of this Article and the applicable subsections of this chapter.

D. Conditional uses requiring a conditional use permit, subject to the provisions of Article VII of this chapter.

(1) Funeral homes.

(2) Public transportation terminal facilities.

(3) Car washes.

(4) Hospitals, clinics and medical centers.

(5) Shopping centers.

(6) Commercial recreation facilities.

(7) Automotive gasoline stations, automotive repair garages, automotive service stations, automotive sales and service facilities.

(8) Satellite antennas.

(9) Wireless communication antennas and wireless communication towers in accordance with the conditions, standards and limitations specified in § 108-7.3 of this chapter.

(10) Public utility installations.

(11) Wholesale, distributive and storage establishments

## Article VII: Conditional Uses

### 108-7.2 Standards of Approval

~~C.A.~~ The following standards and conditions are required to be met in order to receive Approving Authority approval for specific conditional uses as indicated:

(22) Wholesale, distributive and storage establishments in the Highway Development zone must have frontage and direct driveway access to Route 33 for ingress and egress of all vehicles”

## SECTION 2

The following new section of the Code is hereby adopted:

### **§ 108-xx. RA 2 Residential-Affordable Housing District 2.**

A. The purpose of this section is to establish the standards and requirements for developments that include market-priced housing and housing affordable to low- and moderate-income households. The affordable housing will assist the Township in meeting its constitutional and statutory obligations to provide a realistic opportunity for the construction of its fair share of its region's need for low- and moderate- income housing.

B. The following shall be the requirements of the RA 2 District, in addition to other provisions, not inconsistent with this article. In case of conflict with the provisions of other ordinances, this section shall govern.

C. The RA-2 District shall consist of Block 3, Lot 31 and 32 and the official map of the Township of Monroe shall be amended to reflect same.

D. Permitted uses:

- (1) Inclusionary housing development consisting of affordable housing as defined by this article and UHAC and market-rate housing. All housing shall be developed beyond 400 feet from the right-of-way line of New Jersey State Highway Route 33 and shall comply with the provisions set forth herein this section. Permitted residential dwellings include:
  - (a) Market-rate multifamily townhouse and apartment dwelling units that are deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum amount of market-rate multifamily townhouse and apartment dwelling units shall not exceed **158**.
  - (b) The minimum number of affordable multifamily family rental apartment dwelling units provided shall be **65**, with 13% of the total affordable dwelling units to be affordable to very low-income households.
- (2) No building, structure or land shall be used for and no building structure shall hereafter be erected, structurally enlarged or maintained except for the permitted affordable and market-rate housing to be used by the residents of the inclusionary housing development, their guests or other authorized users.
- (3) The developer may exercise an option to develop the affordable housing at an off site location provided same is located within Monroe Township and further that the number of affordable units provided shall not be less than the minimum required 65 units and subject to the bulk criteria in this Section.

E. Permitted accessory uses:

- (1) Private swimming pools and clubhouses for use by the residents on the premises as per the requirements of Article XII of this chapter. Open space and recreational facilities for use by the residents on the premises.
- (2) Decks and patios for use by the residents on the premises located in the rear yard within the building envelope, except for decks and patios facing Butcher Road when compliant landscape buffer and berm are provided to create an effective screen from said road. No deck shall be larger than 10 feet by 20 feet.
- (3) Off-street parking areas and loading areas.
- (4) Signs.
- (5) Fences and walls.
- (6) Satellite antennas.
- (7) Public utility installations.

F. Development, area, yard and building requirements. The following development requirements shall apply to the RA 2 Residential-Affordable Housing 2 District:

- (1) Inclusionary housing development shall comply with the following development, area, yard and building requirements:
  - (a) Minimum site area. The minimum site area for an inclusionary development in the RA 2 Residential-Affordable Housing District 2 shall be at least **24** acres contained in one parcel that is not bisected by existing streets, roads, rights-of-way or railroads, exclusive of the area of the parcel of land that will be developed with permitted nonresidential uses.
  - (b) Gross residential density. The gross residential density of the entire tract shall not exceed **seven** dwelling units per acre, and the maximum number of residential units shall not exceed **158** dwelling units, of which 65 dwelling units shall be affordable dwelling units which may be located off-site. In the event that the 65 affordable units are built off site, the number of units shall not exceed 158
  - (c) Residential sections may be subdivided into separate lots. Regardless of whether a residential section has been subdivided into a separate lot, a townhouse residential section shall not exceed a net residential density of eight dwelling units per acre and an apartment residential section shall not exceed a net residential density of 15 dwelling units per acre.
  - (d) Bulk requirements for subdivided lots containing a residential section:
    - [1] Minimum lot area shall be three acres.
    - [2] Minimum lot frontage shall be 200 feet.
    - [3] Minimum lot width shall be 200 feet.
    - [4] Minimum lot depth shall be 400 feet.

(e) Yard and setback requirements:

Description	Tract Boundary	Internal Lots	To Curb Line of Internal Road, Townhouses	To Curb Line of Internal Road, Apartments
Minimum Front Yard	50 Feet		25 feet; 25 feet to front façade with driveway	15 feet; 25 feet to front façade with driveway and garage
Minimum Sideyard SF	50 Feet	10 Feet		
Minimum Sideyard TH	50 Feet	0 Feet		
Minimum Rear Yard	50 Feet	20 Feet		

- (f) Minimum separation between facades of residential buildings on lot with multiple residential buildings:

Description	Requirement
Side of building to side of building	20 feet
Rear of building to rear of building	50 feet
Rear of building to side of building	35 feet

- (g) Lot coverage by buildings. Not more than 30% of the gross area of each residential section shall be covered by buildings.

(h) Maximum building height.

- [1] Townhouses shall not exceed three stories or 45 feet.
- [2] Apartment flats shall not exceed three stories or 45 feet.

- (i) Sidewalks and walkways shall comply with § 108-6.21I of this article. Curbs and Sidewalks shall be provided along Butcher Road and North Disbrow Hill Road property frontages.
- (j) Buffers and landscaping, shade trees and tree preservation shall be provided along the perimeter in the form of a thirty foot landscaped perimeter buffer.

- (2) All residential, including market-rate housing sections and affordable housing sections, and non-residential sections shall be interconnected with free flowing, non-barricaded roads and sidewalks. Cross access easements shall be provided on all subdivided residential and nonresidential lots to ensure the free flow of pedestrian, bicycle and vehicular traffic.

G. Affordable housing.

- (1) The number of affordable family rental dwelling units to be built on or off-site shall be 65 with at least 13% of these units to be affordable to very low-income households. If all of the 65 affordable family rental dwelling units are built on-site, then an additional 93 market-rate dwelling units may also be built on-site for a maximum of 158 units on-site. In the alternative, if all of the 65 affordable family rental units are built off-site at a separate location within the Township of Monroe, then all of the units on-site may be market-rate dwelling units for a maximum total of 158 units on-site
- (2) Required bedroom distribution for affordable family rental dwelling units.
- (a) At a minimum, 30% of all low- and moderate-income units shall have two bedrooms.
  - (b) At a minimum, 20% of all low- and moderate-income units shall have three bedrooms.
  - (c) The combination of efficiency and one-bedroom units shall be at least 10% and no greater than 20% of the total low- and moderate-income units.
- (3) Low- and moderate-income split. At least 50% of all units designated for low- and moderate-income households shall be affordable to low- income households. 13% of the total affordable dwelling units shall be affordable to very low-income households, which very low-income units shall be counted as part of the low-income housing requirement.

- (4) The construction phasing of market-priced and low- and moderate-income units shall comply with following table:

Minimum Percentage of Low and Moderate Units Completed	Percentage of Market-Housing Units Completed
0	25
10	25, plus 1 unit
50	50
75	75
100	90

A unit is deemed complete when its certificate of occupancy has been issued. This schedule shall apply unless an accelerated schedule has been agreed to by the Township and developer.

- (5) The location and design of affordable housing shall comply with the following requirements:
- (a) The low- and moderate-income units shall be sited on the tract in locations at least as accessible to common open spaces and community facilities as market-priced dwellings.
  - (b) The exterior design of the low- and moderate-income units shall be harmonious in scale, texture and materials.
- (6) Affordable housing shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.
- (7) Establishing rents of units shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.
- (8) Affordability controls shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.
- (9) General provisions concerning uniform deed restriction liens and enforcement through certificates of occupancy or re-occupancy on sold units shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.
- (10) Application procedures for Inclusionary housing development shall comply with §108-6.21M of this article.
- H. Signage as permitted in Article X of this chapter.
- I. Parking and loading as required in Article IX of this chapter.
- J. Landscaping and buffering as required by the following standards and in Article VIII of this chapter:
- (1) Permitted nonresidential uses shall comply with the buffer requirements of the HD District as set forth in § 108-6.18H.
  - (2) Inclusionary housing development shall comply with the following buffering requirements:
    - (a) Minimum width of buffer area along Butcher Road and North Disbrow Hill Road and the property lines of the tract shall be 50 feet.
    - (b) Buildings shall be set back a minimum of 50 feet from the property lines of the tract. At least 30 feet of this setback area shall either be preserved with its natural vegetation or landscaped to provide a reasonable visual buffer from adjacent property. Minimum width of buffer area between the permitted nonresidential uses and inclusionary development shall be 20 feet. The buffer may include a berm of at least two in height as is feasible given good engineering practices.
    - (c) Buffering shall provide a year-round visual screen in order to minimize adverse impacts on a site from adjacent areas. Buffering shall also ensure privacy for dwelling units and minimize adverse impacts from traffic, noise and glaring light.
- K. Fences are permitted in accordance with Article VIII of this chapter. Except that a six-foot privacy fence for a townhouse shall be permitted in the front yard.

**BE FURTHER ORDAINED**, if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and,

**BE IT FURTHER ORDAINED** that this ordinance shall take effect following adoption and approval in a time and manner prescribed by law.

**UPON MOTION** made by Council Vice-President Van Dzura and seconded Councilman Dipierro, a motion to **REMOVE FROM TABLE Ordinance O-8-2025-021** was **considered**.

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

Township Attorney Rainone stated that Councilman Dipierro would like to correct the height from 50' to 45' and to do so a motion to amend would be necessary.

**UPON MOTION** made by Councilman Dipierro and seconded Council Vice-President Van Dzura, a motion to **AMEND Ordinance O-8-2025-021** to correct the height from 50' to 45' was **considered**.

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

**UPON MOTION** made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-8-2025-021** was **opened**. All were in favor, none opposed.

**PUBLIC COMMENT:**

**Prakash Parab, 33 Dayna Dr.** – Mr. Parab once again asked for confirmation that no warehouses will be built on Butcher Road but instead on Route 33 where there will be direct access. Also, he noted that there will be residential construction only which encompasses 25 acres, 15 of which are wetlands and the other 10 being for recreational purposes.

**Dennis Liu, 31 Beachwood Dr.** – Mr. Liu asked if there were conditional uses in place and if so, are they only for that lot. Township Attorney Rainone answered no, explaining that this Ordinance amends the highway development district in the Township which is rezoning the block and lots to remove from the highway and changing the highway zone.

**Nancy Ferrante, 950 Route 33** – Mrs. Ferrante asked for confirmation that there will not be a warehouse built near Butcher Road to which Township Attorney Rainone confirmed. Mrs. Ferrante asked why she then received notice about Federal Business Centers to which Township Attorney Rainone gave further clarification with Engineer Rasimowicz adding that the notice received is not from the Township but a notification from NJDEP. Township Attorney Rainone went on to explain that the property is being rezoned and with that they had to renew their application with the NJDEP as that is the plan on file with them. The entire property is now being rezoned to residential. Mrs. Ferrante asked if the wetlands were being filled in to which Township Attorney Rainone affirmatively stated no. He went on to say that we are taking title of the wetlands to preserve for the future to which Mrs. Ferrante added that she is passionate about the wetlands because it is the future of the country.

**Anne Studholme, Attorney for Center Square at Monroe, LLC & Gateway at Monroe, LLC** – Ms. Studholme stated that she wants her client's property included in the zoning revisions and asked the planner, who she noted was also in attendance at tonight's meeting, to come forward. Township Attorney Rainone reiterated that they can speak separately as this is not a Planning Board meeting where testimony will be heard.

**Creigh Rahenkamp, Planner** – Mr. Rahenkamp stated that this revision being done this evening does two things, it rezones the property to the right and right-to-south residential and now leaves a 7-acre tract which has not been included in this change that is now surrounded by residential. He stated that the clients are happy to redevelop residential as the other properties but clearly it would make more sense to have it included in this rezoning ordinance.

Councilman Dipierro commented that after hearing the comments from the public, as well as the planner’s comments it makes sense to include this parcel. He went on to say that he is unsure of the process to have them included without creating a hardship. Administrator McGowan recommended adopting the Ordinance as it is written explaining that this is to prevent warehouse construction by Federal Business Centers on Butcher Road. He went on to say that listening to professionals and having the ingress and egress moved was very important. In addition, he noted that we are not looking to add more residential units to affordable housing as that is not beneficial.

**UPON MOTION** made by Councilman Dipierro and seconded by Councilwoman Siegel, the **PUBLIC HEARING for Ordinance O-8-2025-021** was **closed**. All were in favor, none opposed.

**UPON MOTION** made by Council Vice-President Van Dzura and seconded by Councilman Markel, an Ordinance of which the following is the title was passed on Second Reading and Final Adoption:

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

Copy of Ordinance Duly Filed.

**UPON MOTION** made by Councilwoman Siegel and seconded by Councilman Dipierro, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:** (R-10-2025-191– R-10-2025-209, except R-10-2025-192 which will be considered separately)

**R-10-2025-191                      RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES.**

**WHEREAS**, the Construction Official, by copy of letter dated August 27, 2025, copy of which is attached hereto as Exhibit “A”, has recommended the Council approve the following construction permit refund:

Refund to:	Reason	Amount
Solar Mite Solutions 1525 Corlies Avenue Neptune, N.J. 07753	Permit # 2025-1724 Requests refund due to permit cancelled. Homeowner at 379 Hoffman Station Rd. has cancelled solar panel installation.	<b>\$ 531.00</b>

**WHEREAS**, Council has reviewed the recommendation of the Construction Official and finds the request for the above refund to be reasonable;

**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 request is hereby authorized and that a refund be made to **Solar Mite Solutions in the amount of \$531.00.**

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-191</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-193                      RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION OF CONTRACT WITH CONCEPT PRINT FOR MONROE TOWNSHIP PRINTING SERVICES (Group C, Section 25). (per unit pricing)**

**WHEREAS**, on October 2, 2023 per Resolution No. R-10-2023-231, Concept Print was awarded the Monroe Township Printing Services (Group C Section 25) contract for a period of 2 years with the option for the Township to extend for one additional one-year period; and

**WHEREAS**, the Township Clerk inquired as to the willingness of Concept Print to extend their current contract; and

**WHEREAS**, the attached letter received September 12, 2025 indicates the willingness of Concept Print to extend the current contract from October 2, 2025 thru October 1, 2026, under the same terms, conditions and pricing contained within their original proposal and contract; and

**WHEREAS**, the Certified Municipal Finance Officer has determined that sufficient funds are available as set forth in Certificate No M-230022, a copy of which is attached hereto as Exhibit "A"; and

**WHEREAS**, the contract for Monroe Township Printing Services (Group C, Section 25) is being extended one year to October 1, 2026 in accordance with N.J.S.A. 40A:11-15 of the Local Public Contracts Law;

**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 one-year extension of contract with **Concept Print** under the same terms, conditions and pricing within their original proposal submitted for the Monroe Township Printing Services (Group C, Section 25); and

**BE IT FURTHER RESOLVED** that the Finance Department is hereby authorized and directed to pay Invoices for the above referenced vendor in accordance with the original terms, conditions and pricing contained within their original 2023 contract entered into between the parties.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-193</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-194                      RESOLUTION CONSENTING TO N.J. TRANSITS PROPOSAL OF A BUS STOP LOCATION AT TEXAS ROAD AND TOBY TERRACE.**

**WHEREAS**, residents of Monroe Township have requested the addition of bus stops along Texas Road to accommodate passengers of NJ Transit’s 138 bus route; and

**WHEREAS**, as a result, NJ Transit is proposing the following stops:

- 1. Along Texas Road, Westbound, on the northernly side thereof at:**  
 Toby Terrace, Far Side  
 Beginning at the westerly curb line of Toby Terrace and extending 100’ westerly therefrom. (23899)
- 2. Along Texas Road, Eastbound, on the southernly side thereof at:**  
 Toby Terrace, Far Side  
 Beginning at the prolongation of the easternly curb line of Toby Terrace and extending 100’ easternly therefrom (32900)

**WHEREAS**, after investigation by NJ Transit, the proposed locations have been found warranted in accordance with standard traffic safety guidelines set by NJ Transit; and

**WHEREAS**, after inspection, the Township Engineer and Chief of Police also approve the requested locations; and

**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 above proposed bus stops are hereby approved.

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the Township of Monroe will enforce the needed traffic regulations governing the aforementioned bus stop locations and will provide the necessary police security to ensure the safety of the traveling public.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-194</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-195                      RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 1084 MORNING GLORY DRIVE.**

**WHEREAS**, on July 23, 2013, Joseph Morcos and Samar Morcos (“Morcos”) gave a recapture mortgage in accordance with the State’s Affordable Housing Program, to the Township of Monroe requiring Morcos to pay the sum of \$35,475.00 to the Municipality upon the first non-exempt sale of their property having an address of 1084 Morning Glory Drive, (the “Property”) as provided under the rules of the New Jersey Housing and Mortgage Finance Agency set forth in N.J.A.C. 5:80-26.5(c), said mortgage having been recorded with the Middlesex County Clerk on August 27, 2013, in Mortgage Book 15418 on Pages 0108-0113 *et seq.* (“Morcos’s Affordable Housing Lien”); a copy of said mortgage is attached as Exhibit “A”; and

**WHEREAS**, on July 8, 2025 , Morcos sold the Property to Mariam Saleh and Misheil Sidrak, (“Saleh & Sidrak”); Morcos executed a deed in the mandatory form required for ownership units subject to restrictive covenant required by N.J.A.C. 5:80-26.5(d) transferring title to the Property to Saleh and Sidrak for the sum of \$263,884.00, said deed having been recorded with the Middlesex County Clerk on July 14, 2025 in Deed Book 19773, page 631 *et seq.*; a copy of said deed is attached as Exhibit “B”; and

**WHEREAS**, on July 8, 2025, Saleh & Sidrak gave a recapture mortgage in accordance with the State’s Affordable Housing Program to the Township of Monroe requiring Saleh & Sidrak to pay the sum of \$108,616.00 to the Municipality upon the first non-exempt sale of their property having an address of 1084 Morning Glory Drive, as provided under the rules of the New Jersey Housing and Mortgage Finance Agency set forth in N.J.A.C. 5:80-26.5(c), said mortgage having been recorded with the Middlesex County Clerk on July 14, 2025, in Mortgage Book 19773 on Page 679 *et seq.*; a copy of said mortgage is attached as Exhibit “C”; and

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

**WHEREAS**, Morcos sold the Property to Saleh & Sidrak, and Saleh & Sidrak executed a new affordable housing recapture mortgage in favor of the Township; accordingly, the Morcos Affordable Housing Lien should be discharged; and

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

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-195</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-196                      RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 26, LOT 82, QUALIFIER C-437B.**

**WHEREAS**, on August 12, 2020, Carol Parkhurst (“Parkhurst”) entered into a Rehabilitated Affordable Housing Agreement with the Township of Monroe restricting Parkhurst from selling or conveying title to the property for a period of ten years pursuant to Monroe Ordinance 131-8 and N.J.S.A. 52:27D-301 et seq. said Agreement having been recorded with the Middlesex County Clerk on May 13, 2021, in Mortgage Book 18442 on Pages 1902-1915; and

**WHEREAS**, the Affordable Housing Lien state that “the terms, restrictions and covenants of this Agreement shall automatically expire ten (10) years from the date that the housing rehabilitation work was completed”; and

**WHEREAS**, the applicant has reached out to the Affordable Housing Board stating that an undue hardship exists and the premises need to be sold; and

**WHEREAS**, the Affordable Housing Board at their meeting held October 9, 2024 approved a Resolution recommending the release of the lien upon repayment of 100% of the lien in the amount of \$28,755.00, as the lien has been in place for four years and eleven months; and

**WHEREAS**, the applicant’s have successfully paid the required lien amount back to the Affordable Housing Trust on July 31, 2025; and

**WHEREAS**, the Monroe Township Affordable Housing Board advises of the successful completion of the Affordable Housing Lien and has consented to the termination of the Affordable Housing Lien; and

**NOW, THEREFORE, BE IT RESOLVED** that the Affordable Housing Lien held by Carol Parkhurst is hereby satisfied and the Mayor and Township Clerk are hereby authorized and directed to execute the Release of Rehabilitated Affordable Housing Agreements, annexed hereto as Exhibit “A”.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-196</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-197                      RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 26, LOT 108, QUALIFIER C-546C.**

**WHEREAS**, on October 22, 2020, Madeleine Spira & Stanley B. Spira (the “Spira’s”) entered into a Rehabilitated Affordable Housing Agreement with the Township of Monroe restricting the Spira’s from selling or conveying title to the property for a period of ten years pursuant to Monroe Ordinance 131-8 and N.J.S.A. 52:27D-301 et seq, said Agreement having been recorded with the Middlesex County Clerk on June 9, 2021, in Mortgage Book 18484 on Page 809; and

**WHEREAS**, the Affordable Housing Lien state that “the terms, restrictions and covenants of this Agreement shall automatically expire ten (10) years from the date that the housing rehabilitation work was completed”; and

**WHEREAS**, the applicants have moved into an assisted living facility and have reached out to the Affordable Housing Board stating that an undue hardship exists and the premises need to be sold; and

**WHEREAS**, the Affordable Housing Board at their meeting held September 2, 2025 approved a Resolution recommending the release of the lien upon repayment of 100% of the lien in the amount of \$20,970.00, as the lien has been in place for four years and five months; and

**WHEREAS**, the applicant’s have successfully paid the required lien amount back to the Affordable Housing Trust on September 24, 2025; and

**WHEREAS**, the Monroe Township Affordable Housing Board advises of the successful completion of the Affordable Housing Lien and has consented to the termination of the Affordable Housing Lien; and

**NOW, THEREFORE, BE IT RESOLVED** that the Affordable Housing Lien held by Madeleine Spira & Stanley B. Spira are hereby satisfied and the Mayor and Township Clerk are hereby authorized and directed to execute the Release of Rehabilitated Affordable Housing Agreements, annexed hereto as Exhibit “A”.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-197</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-198 RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION OF CONTRACT WITH K & A EXCAVATING FOR MONROE TOWNSHIP ON CALL SNOW REMOVAL SERVICES. (as needed per unit pricing)**

**WHEREAS**, on October 3, 2023 per Resolution No. R-11-2023-241, K & A Excavating Co. Inc. was awarded the Monroe Township On Call Snow Removal Services contract for a period of 2 years with the option for the Township to extend for one additional one-year period; and

**WHEREAS**, the Township Clerk inquired as to the willingness of K&A Excavating Co. Inc. to extend their current contract; and

**WHEREAS**, the attached letter received September 10, 2025 indicates the willingness of K&A Excavating Co. Inc. to extend the current contract from November 10, 2025 thru November 9, 2026, under the same terms, conditions and pricing contained within their original proposal and contract; and

**WHEREAS**, the Certified Municipal Finance Officer has determined that sufficient funds are available as set forth in Certificate No C-2300081, a copy of which is attached hereto as Exhibit "A"; and

**WHEREAS**, the contract for Monroe Township On Call Snow Removal Services is being extended one year to November 9, 2026 in accordance with N.J.S.A. 40A:11-15 of the Local Public Contracts Law;

**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 one-year extension of contract with **K&A Excavating Co. Inc.** under the same terms, conditions and pricing within their original proposal submitted for Monroe Township On Call Snow Removal Services; and

**BE IT FURTHER RESOLVED** that the Finance Department is hereby authorized and directed to pay Invoices for the above referenced vendor in accordance with the original terms, conditions and pricing contained within their original 2023 contract entered into between the parties.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-198</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-199 RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON BLOCK 107, LOT 2.03.**

**WHEREAS**, on July 10, 2015, Paul J. Varga & Joan Varga (deceased) (the“Varga’s”) entered into a Rehabilitated Affordable Housing Agreement with the Township of Monroe restricting the Varga’s from selling or conveying title to the property for a period of ten years pursuant to Monroe Ordinance 131-8 and N.J.S.A. 52:27D-301 et seq, said Agreement having been recorded with the Middlesex County Clerk on December 16, 2015, in Mortgage Book 06764 on Page 0770; and

**WHEREAS**, the Affordable Housing Lien states that “the terms, restrictions and covenants of this Agreement shall automatically expire ten (10) years from the date that the housing rehabilitation work was completed”; and

**WHEREAS**, the Monroe Township Affordable Housing Board advises of the successful completion of the Affordable Housing Lien and has consented to the termination of the Affordable Housing Lien annexed hereto as Exhibit “A”; and

**NOW, THEREFORE, BE IT RESOLVED** that the Affordable Housing Lien held by the Varga’s is hereby satisfied and the Mayor and Township Clerk are hereby authorized and directed to execute the Release of Rehabilitated Affordable Housing Agreement, annexed hereto as Exhibit “B”.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-10-2025-199						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura			X			
Council President Cohen			X			

**R-10-2025-200 RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING HOMEOWNERSHIP ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 108 MORGAN WAY, MONROE TOWNSHIP, NEW JERSEY. (\$24,103.90)**

**WHEREAS, YATRI MAYUR RAVAL & MAYUR RAJENDRAKUMAR RAVAL** is about to be the owner of property located at 108 Morgan Way, Monroe Township, New Jersey, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit which, among other restrictions, restricts the property owner in financing the property or otherwise encumbering the property by way of mortgage, home equity loan, or other form of financing; and

**WHEREAS,** the property owner has requested a *Down Payment Assistance Loan Program* loan from the Affordable Housing Trust Fund; and

**WHEREAS,** the Township of Monroe is willing to extend a loan to the property owner toward the payment of a down payment in the amount of \$24,103.90; and

**WHEREAS,** it is appropriate for the Township of Monroe to enter into an Agreement with the property owner setting forth the terms of the agreement at this time.

**NOW THEREFORE BE IT RESOLVED** on this 6<sup>th</sup> day of October 2025, by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, that:

1. The Mayor, Business Administrator, Clerk and/or Attorney are hereby authorized to execute a Down Payment Assistance Loan Program Agreement with the owner of an Affordable Housing unit located at 108 Morgan Way, Monroe Township, New Jersey, Block 14.15, Lot 59 Qualifier C-108.
2. A copy of the fully executed Agreement shall be kept on file with the Clerk. The original shall be kept in the unit file by the Administrative Agent.
3. Check in the amount of \$24,103.90 shall be made payable to “*The Law Office of Minal K. Shah, Esq. - Attorney Trust Account*” and mailed to the Attention of Minal K. Shah, Attorney at Law, 100 Plainfield Avenue, Suite 1, Edison, NJ 08817.

**SO RESOLVED,** as aforesaid.

RECORDED VOTE: R-10-2025-200						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura			X			
Council President Cohen			X			

**R-10-2025-201 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 Twenty-Six Thousand Six Hundred Twenty-Four Dollars and Fifty-Seven (\$26,624.57) as described on Schedule A attached hereto; and

**WHEREAS,** four (4) of the overpayments on the attached Schedule A, the owners and residents have met all the requirements for a Totally Disabled Veteran Exemption as prescribed by New Jersey Statute 54:4-3.30 for exempt status until the applicant passes or the home is sold; 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 the exemptions are granted and taxes on the approved 100% Permanently and totally disabled veteran be cancelled and that the Tax Assessor and the Tax Collector are herewith authorized to adjust their records accordingly; and

**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.

<b>RECORDED VOTE: R-10-2025-201</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-202 RESOLUTION REJECTING ALL BIDS FOR CONTRACT U-2514, “PATCH PAVING AND CONCRETE REPAIR” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.)**

**WHEREAS**, on September 17, 2025 at 11:00am, three (3) sealed bids were received, for Contract U-2514, “Patch Paving and Concrete Repair”; and

**WHEREAS**, in a subsequent review of the further review of the bid specifications section “6.0 Response Times” it was found that there was an error made which could result in an increased threat to public safety if these response times are not shortened; and

**WHEREAS**, the Purchasing Manager of the Township was provided the safer required response times that would eliminate this threat to the public’s safety by the Utility Department who is the primary user of this contract; and

**WHEREAS**, the New Jersey Public Contracts Law, Section 40A:11-13.2 “Rejection of bids; reasons state a contracting unit may reject all bids for any of the following reasons: Subsection (d.) states “The contracting unit wants to substantially revise the specifications for the goods or services”; 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) All bids be rejected; and
- (2) The Township Purchasing Manager is authorized to rebid contract U-2514, “Patch Paving and Concrete Repair” with the new response time language.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-202</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-203 RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING (“MOU”) BY AND BETWEEN THE MIDDLESEX COUNTY PROSECUTORS OFFICE AND THE MONROE TOWNSHIP POLICE DEPARTMENT FOR USE OF SPECIALIZED EQUIPMENT.**

**WHEREAS**, the County of Middlesex Department of Public Safety and Health is interested in supporting municipalities and government entities within the County of Middlesex in their efforts to serve, protect, and provide for the safety and welfare of its citizens and visitors by ensuring that said municipalities

and government entities have access to state-of-the-art equipment owned by and in the possession of the County of Middlesex Department of public Safety and Health: and

**WHEREAS**, specialized equipment has been purchased for and by the County of Middlesex with funding derived from its Federal, State, County and Local partners that will support our collective efforts to provide for the safety and welfare of its citizens and visitors; and

**WHEREAS**, the Middlesex County Department of Public Safety and Health concurs that the strategic deployment of specialized equipment based upon need and risk assessment is a significant step in reaching the goal of providing for the safety and welfare of the citizens of Middlesex County; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Mayor and Township Clerk be and are hereby authorized to execute the attached *Memorandum of Understanding* made by and between the Middlesex County Prosecutor’s Office and the Township of Monroe Police Department; and

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution with an executed copy of the Memorandum of Understanding shall be forwarded to the Middlesex County Prosecutors Office.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-10-2025-203						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura			X			
Council President Cohen			X			

**R-10-2025-204 RESOLUTION AUTHORIZING THE PURCHASE OF UNIFORMS FROM ACTION UNIFORMS CO. UNDER NEW JERSEY STATE CONTRACT FOR THE MONROE TOWNSHIP EMS DEPARTMENT. (not to exceed \$35,000)**

**WHEREAS**, the Township of Monroe, County of Middlesex, has the need to purchase uniforms for the EMS Department, under the NJ State Contract No. 17-FLEET-00751 pricing from *Action Uniforms Co.*, an authorized vendor under the NJ State Contract; and

**WHEREAS**, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, N.J.S.A. 40A:11-12; and

**WHEREAS**, the Quotation received, attached hereto, shows the unit pricing; and

**WHEREAS**, the total purchase price from Action Uniforms Co. shall not exceed thirty five thousand dollars (\$35,000); and

**WHEREAS**, the Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-2500048, a copy of which is attached hereto as Exhibit "A"; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey, hereby authorizes a contract be entered into with *Action Uniforms Co. 1500 S. New Road Pleasantville, N.J. 08232* for the purchase of uniforms for the Monroe Township EMS Department at a total contract price not to exceed **\$35,000.00**.

**SO RESOLVED**, as aforesaid.

RECORDED VOTE: R-10-2025-204						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President VanDzura			X			
Council President Cohen			X			

**R-10-2025-205 RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) POWERED STRETCHER SYSTEMS FOR THE MONROE TOWNSHIP EMS DEPARTMENT FROM STRYKER SALES, LLC. USING THE BERGEN COUNTY (NJCPA) STATE APPROVED COOPERATIVE PURCHASING PROGRAM #0706-04. (\$133,458.16)**

**WHEREAS**, Monroe Township EMS Department has the need to purchase two (2) powered stretcher systems to be installed in two ambulances that are scheduled for remount within the next year; and

**WHEREAS**, the Bergen County (NJCPA) State Approved Cooperative Purchasing Program Contract #0706-24 has awarded bid number BC-BID-24-15 to Stryker Sales, LLC.; and

**WHEREAS**, the Township of Monroe has been a member of the NJCPA since April of 2022; and

**WHEREAS**, Stryker Sales, LLC has submitted a proposal based on contract pricing in the amount of \$133,458.16, copies of which are attached hereto as Exhibit B; and

**WHEREAS**, it is required by law that any like commodity purchase which exceeds the bid threshold of the Township (\$44,000.00) in aggregate, be authorized by the governing body; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-5.4, the Township Chief Municipal Finance Officer has certified availability of funds in Certificate No. C-2500049, copy of which is attached hereto as Exhibit "A"; 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 Township to enter into a contract for the required purchase of two (2) powered stretcher systems to be installed in two ambulances that are scheduled for remount within the next year with Stryker Sales, LLC based on the proposal provided, using the Bergen County (NJCPA) State Approved Cooperative Purchasing Program Contract #0706-24; and

(2) The Township Chief Municipal Finance Officer is hereby authorized and directed to pay invoices for said services provided by Stryker Sales, LLC; and

(3) The contract awarded through this Cooperative Purchasing Program is considered a 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.

<b>RECORDED VOTE: R-10-2025-205</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-206 RESOLUTION AMENDING THE AWARD OF RESOLUTION R-6-2025-134 FOR EMERGENCY CONTRACTS FOR EMERGENCY REPAIRS FOR MEDIA REPLACEMENT AND IMPROVEMENTS.**  
 (additional \$69,420)

**WHEREAS**, on June 4, 2025, the Township Council awarded a contract to Layne Christensen for supply and delivery of “Component 2 – Fractal Plates for required repairs to Well 21 media replacement repairs; and

**WHEREAS**, when those repairs were being performed, it was discovered that based on the condition of the well, additional plates require replacement; and

**WHEREAS**, the Utility Department Director has submitted a letter requesting the purchase of additional fractal plates for the additional Well 21 vessels under the same emergency declaration, in a letter dated September 16, 2025, a copy of which is attached hereto as Exhibit B; and

**WHEREAS**, the Layne Christensen, Co., the original supplier of the proprietary fractal plates, has submitted a proposal dated September 12, 2025, for the additional required fractal plates in the amount of \$69,420.00, including labor and shipping a copy of which is attached hereto as Exhibit B; 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-250018 a copy of which is attached hereto as Exhibit "A"; 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 award an emergency contract to Layne Christensen, Co. for the supply of additional fractal plates in the amount of \$69,420.00.

(2) The Township Chief Finance Officer is hereby authorized and directed to pay invoices for material delivered by Layne Christensen, Co. in accordance with their proposal in order to protect the public health, safety and welfare.

(4) The Mayor and /Township Clerk are hereby authorized to execute any and all documents necessary to effectuate this Resolution as approved by the Township Attorney.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-206</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-207                      RESOLUTION AUTHORIZING AWARD OF BID TO LANCHA CONSTRUCTION CORP. FOR THE LINKS DRIVE ROADWAY & PEDESTRIAN IMPROVEMENTS PROJECT. (\$970,246.45)**

**WHEREAS**, on October 1, 2025 eight (8) sealed bids were received by Monroe Township regarding the **Links Drive Roadway & Pedestrian Improvements Project**; and

**WHEREAS**, the Township Engineer, by copy of letter dated October 1, 2025 has recommended **Lancha Construction Corp., 3090 Englishtown Road Jamesburg, N.J. 08831**, be awarded the Bid based upon their bid submission in the amount of **\$970,246.45**; and

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

**WHEREAS**, the Township’s Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-2500050, a copy of which is attached hereto as Exhibit "A"; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that it has rendered its advice and hereby consents to the award of bid to **Lancha Construction, Corp.** for the **Links Drive Roadway & Pedestrian Improvements Project**, at a total contract price of **\$970,246.45**; and

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

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

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

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

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-207</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-208                      RESOLUTION AUTHORIZING AWARD OF BID TO BRAVE INDUSTRIAL PAINT LLC. FOR THE RT. 522 TANK REHABILITATION PROJECT FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT. (\$1,120,750.)**

**WHEREAS**, on September 26, at 10:00 AM, (5) five sealed bid were received, publicly opened, and read aloud, by the Monroe Township Purchasing Manager for Contract U-2516, “Route 522 Tank Rehabilitation”, required by the Township’s department; and

**WHEREAS**, the bid submitted by Brave Industrial Paint, LLC was reviewed by the Purchasing Manager and consulting engineers H2M Associates, and found to be correct, responsible and responsive; and

**WHEREAS**, the Purchasing Manager based on his review and the review performed by the consulting engineer H2M Associate’s of the low bid submitted by Brave Industrial Paint LLC, of 177 Elmwood Street, Long Branch, NJ 07740 in the amount of \$1,120,750.00, has recommended award of a contract to of a letter dated October 1, 2025, has recommended that a contract be awarded to Brave Industrial Paint LLC based on their bid, copies of each are hereto attached as Exhibits “B” and “C”, respectively; 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-250034 a copy of which is attached hereto as Exhibit "A"; and

**WHEREAS**, Process & Supply has submitted all the required documents with their bid ;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 contract with Brave Industrial Paint LLC for Contract U-2516 “Route 522 Tank Rehabilitation” in accordance with their submitted bid;
- (2) The Township Chief Finance Officer is hereby authorized and directed to pay invoices for material delivered by Brave Industrial Paint LLC in accordance with their bid;
- (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 Brave Industrial Paint LLC shall provide a performance bond and properly executed certificate of insurance as required by the specifications.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-208</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**R-10-2025-209                      RESOLUTION AUTHORIZING EXTENSION OF A ONE TIME GRACE PERIOD FOR THE PAYMENT OF FOURTH QUARTER TAXES 2025 FOR ELIGIBLE FEDERAL EMPLOYEES AND FEDERAL CONTRACTORS DURING PROLONGED FEDERAL GOVERNMENT SHUTDOWN.**

**WHEREAS**, due to the federal government shutdown on September 30, 2025, the Township of Monroe, Middlesex County would like to offer an extended property tax grace period to residents that are eligible federal employees and federal contractors under certain circumstances authorized under P.L. 2019, c. 491; and

**WHEREAS**, pursuant to N.J.S.A. 54:4-66, said taxes are due and payable by November 1, 2025 with a ten (10) day grace period; and

**WHEREAS**, during an extended federal shutdown, P.L. 2019, c. 491 authorizes municipalities to extend the property tax grace period to the below referenced qualifying individuals (or their spouse/civil union partner/domestic partner):

- An employee of a federal government agency who is furloughed because of a shutdown, and (1) receives unemployment benefits during the shutdown, or (2) who works during a shutdown but is not paid because of the shutdown; or
- A contractor whose pay is received through a contract with a federal government agency but whose payment is delayed or diminished because of a shutdown, provided that the contractor receives unemployment benefits during the shutdown.

**WHEREAS**, under P.L. 2019, c. 491, for the November 1<sup>st</sup> property tax installment, the grace period would extend to February 1, 2026; and

**WHEREAS**, the grace period may only be extended if the federal government shutdown is greater than 21 days in duration and the shutdown either (1) remains in effect as of the property tax installment due date; or (2) concludes less than 14 days prior to the property tax installment due date; and

**WHEREAS**, the extended grace period only applies to property taxes and not to local assessments or other municipal charges; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, in the County of Middlesex and State of New Jersey, that the grace period for payment of 2025 fourth quarter taxes be and is hereby extended this “one time” to **February 1, 2026 for eligible federal employees and federal contractors**, due to the federal government shutdown on September 30, 2025 and provided that the shutdown is greater than 21 days, which would be October 21, 2025.

**BE IT FURTHER RESOLVED**, qualified taxpayers must provide the municipality with proof of meeting such criteria per P.L. 2019, c 491.

**BE IT FURTHER RESOLVED**, the Municipal Clerk shall forward a certified copy of this resolution to the Division of Local Government Services (DLGS) no later than the third business day following its adoption.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-209</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>		<b>X</b>	<b>X</b>			
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>			<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**UPON MOTION** made by Councilwoman Siegel and seconded by Council Vice-President Van Dzura, the following Resolution was removed from **CONSENT AGENDA** to be considered separately:

**R-10-2025-192                      RESOLUTION AUTHORIZING A ONE YEAR CONTRACT EXTENSION OF CONTRACT WITH JAMESBURG PRESS FOR MONROE TOWNSHIP PRINTING SERVICES (GROUPS A&B). (per unit pricing)**

**WHEREAS**, on October 2, 2023 per Resolution No. R-10-2023-230, Jamesburg Press. was awarded the Monroe Township Printing Services (Groups A&B) contract for a period of 2 years with the option for the Township to extend for one additional one-year period; and

**WHEREAS**, the Township Clerk inquired as to the willingness of Jamesburg Press to extend their current contract; and

**WHEREAS**, the attached letter received September 11, 2025 indicates the willingness of Jamesburg Press to extend the current contract from October 2, 2025 thru October 1, 2026, under the same terms, conditions and pricing contained within their original proposal and contract; and

**WHEREAS**, the Certified Municipal Finance Officer has determined that sufficient funds are available as set forth in Certificate No C-2300076, a copy of which is attached hereto as Exhibit "A"; and

**WHEREAS**, the contract for Monroe Township Printing Services (Groups A&B) is being extended one year to October 1, 2026 in accordance with N.J.S.A. 40A:11-15 of the Local Public Contracts Law;

**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 one-year extension of contract with **Jamesburg Press** under the same terms, conditions and pricing within their original proposal submitted for the Monroe Township Printing Services (Groups A & B); and

**BE IT FURTHER RESOLVED** that the Finance Department is hereby authorized and directed to pay Invoices for the above referenced vendor in accordance with the original terms, conditions and pricing contained within their original 2023 contract entered into between the parties.

**SO RESOLVED**, as aforesaid.

<b>RECORDED VOTE: R-10-2025-192</b>						
<b>COUNCIL</b>	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Councilman Dipierro</b>					<b>X</b>	
<b>Councilman Markel</b>			<b>X</b>			
<b>Councilwoman Siegel</b>	<b>X</b>		<b>X</b>			
<b>Council V. President VanDzura</b>		<b>X</b>	<b>X</b>			
<b>Council President Cohen</b>			<b>X</b>			

**Administrator’s Report** – No report.

**Engineer’s Report** – Engineer Rasimowicz reported that we awarded the Links Drive Roadway & Pedestrian Improvements Project at tonight’s meeting with 60% of the project funded from a NJDOT grant. He noted that construction will most likely begin in the Spring.

The Applegarth & Prospect Plains Road Improvements Project is underway with utility work in progress.

The James Monroe Park Improvements Project is moving along, with the septic system going in and a well permit applied and secured from the State.

Lastly, the Senior Center Pickleball Courts and Parking Improvements Project has moved along extremely quick with this project nearing completion.

**Council’s Reports** –

**Councilman Markel** –

- Shoutout to all who participated and attended the “Taste of Monroe” event at the Senior Center. It was a huge success with plenty of donations also received for the ‘Betty Schneider Food Pantry’.
- Shared that the Senior Center had some of its busiest months recently with over 33,000 event registrations received for the months of May, June, July and August. Also, approximately 1,600-1,700 transportation services were offered from the Senior Center as well.
- Reminded all that Octoberfest will be held on October 19<sup>th</sup> and invited all to attend.

**Councilwoman Siegel** –

- The Cultural Arts Commission will be holding a Diwali celebration at the Senior Center from 4:00pm to 7:00pm on October 12<sup>th</sup>.
- On October 19<sup>th</sup> an ABBA Tribute Band will be performing at the Senior Center.
- A survey is available on the Township’s website to gather public opinion about the best uses of two parcels that are to be converted into parkland with the support of state funding; the parcels being located at Garvey’s property and Butcher Road.

**Councilman Dipierro** –

- Shoutout to DPW for the cleanup of the Garvey’s property.
- Regarding the NJ Transit bus stops Councilman Dipierro shared that there is a need for another one on Spotswood Englishtown Road and Buckelew Avenue near the Regency.
- Thanks to Director Stroin and the Monroe Township Utility Department for obtaining successful bids for the 522 Tank Painting and Rehabilitation Project.
- Shared concerns with the paving contractor as there are manholes, broken frames and paint issues and he wants to see the job done correctly by ensuring we hold the contractor accountable.
- Reminded all that Election Day is coming up with Early Voting starting on October 25<sup>th</sup> through November 2<sup>nd</sup>. Extended well wishes to the Clerk’s Office and the candidates.
- Attended the Green Fair and Car Show held at the high school which was well attended.
- Inquired if we received a proposal from JCP&L regarding LED streetlights; Administrator McGowan answered no, but we are making incredible progress with JCP&L fixing the streetlights, as we are down to approximately 70 still awaiting repairs. He added that this does not include any streetlights that are out throughout the private senior communities.

- Noted that there have been issues with the contractor who is working on the Police Department and asked where we are with the budget and the contractor; Township Attorney Rainone commented that there is a lot going on legally which will avail us to get this project completed but he cannot comment much more.

**Council Vice-President Van Dzura –**

- Attended the Green Fair which was a great event.
- Reminded all that Octoberfest will be held on October 19<sup>th</sup>.
- Election Day is on November 4<sup>th</sup> and urged all to get out and vote.
- Complimented the Administration for their work on Ordinance O-8-2025-021.

**Mayor's Report** – Mayor Dalina commented regarding Ordinance O-8-2025-021 that we relied heavily on the Planning and Zoning Boards to do a full vetting of the applications and thanked them for their hard work.

Attended the Human Relations Commission's "Taste of Monroe" event at the Senior Center which was a huge success. He noted that there were many food pantry donations received in addition to the wonderful food provided by restaurants such as Bearded One BBQ, Ciro's, Dunkin Donuts, Istanbul, Red Agave and Forsgate Country Club.

Proud to be apart of the donation ceremony of the Senior Softball League who donated \$42,000 to the Make-A-Wish foundation.

Reminded everyone of a few important upcoming events being held within the Township: Diwali celebration at the Senior Center will be held on October 12<sup>th</sup>, Octoberfest will be held on October 19<sup>th</sup>, October 10<sup>th</sup> at the Jamesburg Elks from 5:00-7:30pm there will be a Spaghetti Dinner, a Passport Clinic will be held on October 23<sup>rd</sup> and our municipal building will be open to Trick or Treaters on Halloween October 31<sup>st</sup>.

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

**Public Comments –**

**Peter Economou, 110 Diamond Spring Dr.** – Mr. Economou urged the Mayor and Council to support the Immigrant Trust Act which codifies and limits the collaboration of our local authorities with Federal agencies.

**Prakash Parab, 33 Dayna Dr.** – Mr. Parab shared that the Sewa Diwali Food Drive is happening and urged all to donate if possible. He went on to say that there are 615 individuals in Monroe and Jamesburg that visit local food pantries and over 851 individuals who visit during the holidays.

Urged all to go out and vote on Election Day, noting that the Board of Education is a political hub and our children do not come first, and it is important to understand the candidate's stance before voting for them.

**Brea Peters, Resident of Highland Park** – Ms. Peters urged the Mayor and Council to support the Immigrant Trust Act.

**Gyaneshwar Sadamastula, 283 Morning Glory Dr.** – Mr. Sadamastula thanked the Mayor and Council for the pickleball courts and asked them to consider developing long term Open Space near the Recreation Center on the southern side.

**Jacob Daniels, Resident of Highland Park** – Mr. Daniels asked if the Mayor and Council supported the Immigrant Trust Act to which Council President Cohen commented that they will review the resolution provided. Mr. Daniels stated that if they do not support this Act then they should leave out the Pledge of Allegiance because that speaks about liberty and justice for all.

**Troy, Resident of South River** – Troy urged the Mayor and Council to support the Immigrant Trust Act.

**Paul Peloquin, 241A Mayflower Way** – Mr. Peloquin urged the Mayor and Council to support the Immigrant Trust Act.

**Alan Gould, 518B Hazen Rd.** – Mr. Gould urged the Mayor and Council to support the Immigrant Trust Act and read aloud a poem entitled “First They Came” by Pastor Martin Niemöller into the record.

**Jennie Psaki, Resident of Cranbury** – Ms. Psaki urged the Mayor and Council to support the Immigrant Trust Act.

**Catherine Hunt, 121P Lowell Ln.** – Ms. Hunt urged the Mayor and Council to support the Immigrant Trust Act.

**Gabriella Sleppin, 7 Halifax Dr.** - Ms. Sleppin urged the Mayor and Council to support the Immigrant Trust Act.

**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 Council Vice-President Van Dzura, the Regular Meeting was Adjourned at 8:02pm.

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

*Christine Robbins*  
\_\_\_\_\_  
CHRISTINE ROBBINS, Township Clerk

*Miriam Cohen*  
\_\_\_\_\_  
MIRIAM COHEN, Council President

Minutes were adopted on November 5, 2025.