

**\*\* 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**

**SEPTEMBER 3, 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:** *Childhood Cancer Awareness Month – September 2025*

*Township of Monroe Senior Center Month – September 2025*

*Alvera Grossel's 100<sup>th</sup> Birthday Celebration*

**Presentations:**

*Recognizing Leah Wagner for her 36 years  
of outstanding service with the Monroe Township Library*

*Monroe Township Police Department Accreditation Certificate Presentation  
Presented by Harry Delgado, New Jersey Association of Chiefs of Police*

**Swearing in of new Police Officers:**

- *Officer Franci Bueno 159*
- *Officer Joseph LaPorta 160*
- *Officer Sebastian Skoczylas 161*
- *Officer Michael Smith 162*

6. **ORDINANCE(S)** for **SECOND READING** at the September 3, 2025 Regular Meeting:

- O-8-2025-019**            **BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NORTH DISBROW HILL ROAD FOR USE AS OPEN SPACE IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,635,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,509,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**
- O-8-2025-020**            **ORDINANCE TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES.**
- O-8-2025-021**            **ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, “ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD).**

7. **ORDINANCE(S)** for **INTRODUCTION** at the September 3, 2025 Regular Meeting:

- O-9-2025-022**            **ENERGY SAVINGS OBLIGATION REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM OF THE TOWNSHIP, APPROPRIATING \$11,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,500,000 ENERGY SAVINGS OBLIGATION REFUNDING BONDS TO PROVIDE FOR A PORTION OF THE COST OF SUCH IMPROVEMENTS.**
- O-9-2025-023**            **BOND ORDINANCE PROVIDING FOR THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF ENERGY CONSERVATION IMPROVEMENTS IN CONNECTION WITH AN ENERGY SAVINGS IMPROVEMENT PROGRAM, IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,380,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

8. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA** at the September 3, 2025 Regular Meeting: (R-9-2025-171 – R-9-2025-190)

- R-9-2025-171**            **RESOLUTION OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-9-2025-172**            **RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948) (2025 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown - \$7,000).**
- R-9-2025-173**            **RESOLUTION OF THE MONROE TOWNSHIP COUNCIL APPOINTING ALTERNATE DEPUTY REGISTRAR OF VITAL STATISTICS. (George Gordon)**
- R-9-2025-174**            **RESOLUTION REQUESTING THAT NEW JERSEY CONGRESSIONAL REPRESENTATIVES SUPPORT PASSAGE OF THE PROPOSED TASKFORCE FOR RECOGNIZING AND AVERTING PAYMENT SCAMS (TRAPS) ACT.**
- R-9-2025-175**            **RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES UPON THE POSTING OF MAINTANENCE GUARANTEES FOR STRATFORD LLC. - W&S 623.8AR & SECTION 5, 623.4A & 623.4BW.**

- R-9-2025-176** RESOLUTION AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEE UPON THE POSTING OF MAINTANENCE GUARANTEE FOR DYNR LLC. W 1219.
- R-9-2025-177** RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR (1) SEWER VACUUM TRUCK (TRUCK) FROM W.E. TIMMERMAN CO., INC. USING THE SOURCEWELL NATIONAL COOPERATIVE PURCHASING PROGRAM FOR THE TOWNSHIP OF MONROE. (\$605,354.84)
- R-9-2025-178** RESOLUTION 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. (\$41,581.40)
- R-9-2025-179** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO FERGUSON WATERWORKS FOR SECTIONS “B, D, F, H, I & K” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-180** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO CORE AND MAIN LP FOR SECTIONS “C & E” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-181** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO ATLANTIC PLUMBING SUPPLY FOR SECTION “A” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-182** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO BRENT MATERIAL CO. FOR SECTIONS “G & J” OF CONTRACT U-2506, “WATER & SEWER SYSTEM APPURTENANCES” BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.). (per unit pricing)
- R-9-2025-183** RESOLUTION AUTHORIZING AWARD OF A (2) TWO-YEAR CONTRACT TO FILTER TECHNOLOGIES, INC. d.b.a. FILTER PROCESS & SUPPLY FOR CONTRACT U-2506, “MUNICIPAL WATER SYSTEM BAG AND CARTRIDGE FILTERS” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT. (M.T.U.D.) (per unit pricing)
- R-9-2025-184** RESOLUTION MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:11-4.6©(3) AND N.J.S.A. 40A:2-52 ET SEQ.
- R-9-2025-185** RESOLUTION PROVIDING FOR AN APPROPRIATION IN THE AMOUNT OF \$225,000 PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:4-46 TO PROVIDE FOR THE DOWN PAYMENT ON VARIOUS CAPITAL IMPROVEMENTS.
- R-9-2025-186** RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL SUBMITTED BY YANNUZZI GROUP INC. IN CONNECTION WITH THE BUILDING DEMOLITON OF 405 SPOTSWOOD GRAVEL HILL ROAD (GARVEY’S). (Increase of \$46,316.77)
- R-9-2025-187** RESOLUTION AUTHORIZING THE RENEWAL OF CONTRACT WITH FLOCK GROUP INC. FOR (20) LICENSE PLATE READER CAMERAS WITH VEHICLE FINGERPRINT TECHNOLOGY FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (2 yr contract - \$70,000/per year)

**R-9-2025-188**                    **RESOLUTION AUTHORIZING AN AMENDMENT TO THE VARIOUS DEVELOPERS AGREEMENTS WITH JSM AT MONROE TO REDUCE BY 479 THE NUMBER OF MARKET RATE UNITS TO BE CONSTRUCTED PURSUANT TO THE TOWNSHIP OF MONROE’S THIRD ROUND AFFORDABLE HOUSING PLAN.**

**R-9-2025-189**                    **RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH H2M ARCHITECTS & ENGINEERS FOR PROFESSIONAL SERVICES IN CONNECTION WITH THE INDOOR SPORTS PRACTICE FACILITY AT JAMES MONROE PARK. (\$197,000)**

**R-9-2025-190**                    **RESOLUTION AMENDING RESOLUTION R-5-2025-114 AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN ON 107 MORGAN WAY.**

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 \_\_\_\_

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**REGULAR MEETING  
OF THE MONROE TOWNSHIP COUNCIL**

**SEPTEMBER 3, 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 **August 27, 2025**.  
MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ROLL CALL: Ayes \_\_\_\_\_ Nays \_\_\_\_\_

3. **APPROVAL OF MINUTES:**  
**MOTION** to approve the **MINUTES** of the following meetings as written and presented:

**August 4, 2025 - Agenda and Regular Combined Meeting**

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

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

**O-8-2025-019 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF NORTH DISBROW HILL ROAD FOR USE AS OPEN SPACE IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,635,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,509,500 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 \_\_\_\_\_

**O-8-2025-020 ORDINANCE TO ACQUIRE, BY NEGOTIATED AGREEMENT AND DONATION, REAL PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 2, LOT 1 AND BLOCK 3 LOT 25 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY, LOCATED OFF NORTH DISBROW HILL ROAD FOR OPEN SPACE AND RECREATION PURPOSES**

PUBLIC HEARING OPEN: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

PUBLIC HEARING CLOSE: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

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

**O-8-2025-021 ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, "ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD).**

PUBLIC HEARING OPEN: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

PUBLIC HEARING CLOSE: MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

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

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

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

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

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

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

6. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**  
(R-9-2025-171– R-9-2025-190)

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7. **RESOLUTIONS removed** from consent agenda for **CONSIDERATION (if needed)**.

MOTION:\_\_\_\_\_SECOND:\_\_\_\_\_

ROLL CALL: Ayes\_\_\_\_Nays\_\_\_\_

8. **Administrator’s Report.**

9. **Engineer’s Report.**

10. **Council’s Reports.**

11. **Mayor’s Report.**

12. **Public Comments.** (5 Minutes per Speaker)

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

SECOND:\_\_\_\_\_

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

SECOND:\_\_\_\_\_

13. **Adjournment.** MOTION:\_\_\_\_\_

SECOND:\_\_\_\_\_Time: \_\_\_\_\_