

CHANGES TO LEGAL NOTICE PUBLICATION REQUIREMENTS EFFECTIVE MARCH 1, 2026

TOWNSHIP OF MONROE, MIDDLESEX COUNTY

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

**** The public will be able to view this meeting via the following YouTube link: <https://www.youtube.com/@monroetownship>**

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

**COMBINED AGENDA/REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL**

SEPTEMBER 2, 2026

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

2. **SALUTE TO THE FLAG.**

3. **ROLL CALL:**

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

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 26, 2025 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and the **CRANBURY PRESS** on December 26, 2025;
3. Posted on the Monroe Township website; and
4. Sent to those individuals who have requested personal notice.

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

5. **PROCLAMATIONS and PRESENTATIONS:**

Proclamations: *Childhood Cancer Awareness Month – September 2026*
Township of Monroe Senior Center Month – September 2026

6. **ORDINANCE(S) for FIRST READING** at the September 2, 2026 Regular Meeting:

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

- O-9-2026-019 ORDINANCE AMENDING CHAPTER 108 ARTICLE 10, “SIGNS,” OF THE CODE OF THE TOWNSHIP OF MONROE TO EXTEND THE TIME OF PLACING POLITICAL SIGNS PRIOR TO ELECTION.**
- O-9-2026-020 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,392,045 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,882,855 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

7. **RESOLUTIONS for CONSIDERATION under CONSENT AGENDA at the September 2, 2026 Regular Meeting: (R-9-2026-157 – R-9-2026-170)**

- R-9-2026-157 RESOLUTION AUTHORIZING A GRANT AGREEMENT BETWEEN MONROE TOWNSHIP AND THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION TO FUND THE GREEN COMMUNITIES INVENTORY AND CFMP DEVELOPMENT PROJECT GRANT IDENTIFIER: GC2024-00080-PI. (\$18,800)**
- R-9-2026-158 RESOLUTION AUTHORIZING A RELEASE OF CASH PERFORMANCE GUARANTEE UPON THE POSTING OF MAINTENANCE GUARANTEES FOR JONKAT CONSTRUCTION, LLC. W 1246 POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.).**
- R-9-2026-159 RESOLUTION COUNCIL AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES FOR TAX YEARS 2026 AND 2027 ASSESSED ON BLOCK 2, LOT 1 QFARM.**
- R-9-2026-160 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2023 FORD TRANSIT BY THE MONROE TOWNSHIP POLICE DEPARTMENT.**
- R-9-2026-161 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2020 INTERNATIONAL RH 613 BASE BY THE MONROE TOWNSHIP POLICE DEPARTMENT.**
- R-9-2026-162 RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS.**
- R-9-2026-163 RESOLUTION AUTHORIZING THE SALE OF VEHICLES AND SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE TO BE CONDUCTED BY SOURCEWELL/GOVDEALS.COM**
- R-9-2026-164 RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF (4) REPLACEMENT CIRCULATION PUMPS FOR ATTENUATION TANKS 1A, 1B AND 3 AT PUMP STATION #2 USING THE PVCS COOPERATIVE PURCHASING SYSTEM (#B505-12) FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) (\$130,392)**
- R-9-2026-165 RESOLUTION AUTHORIZING AWARD OF BID FOR CONTRACT U-2604 “WELL NO. 17/19 PFAS TREATMENT” TO SOVEREIGN CONSULTING, INC. FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) (\$5,735,000)**
- R-9-2026-166 RESOLUTION DESIGNATING CEP RENEWABLES, LLC AS A CONDITIONAL REDEVELOPER FOR BLOCK 148, LOTS 36.01 AND 37; AND BLOCK 148.60, LOTS 23.01, 24, 25, 26, AND 27 AND AUTHORIZING THE EXECUTION OF AN INTERIM COSTS AGREEMENT WITH RESPECT THERETO.**
- R-9-2026-167 RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO DELL MARKETING LP UNDER NEW JERSEY STATE CONTRACT FOR THE PURCHASE OF A MICROSOFT ENTERPRISE AGREEMENT FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (\$25,393.30)**
- R-9-2026-168 RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY DISCOVER CONSTRUCTION LLC. FOR THE 2025 ROADWAY IMPROVEMENTS PROJECT. (Decrease of \$65,958.46)**

- R-9-2026-169

RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES POSTED BY DISCOVER CONSTRUCTION LLC. UPON THE POSTING OF A MAINTENANCE GUARANTEE IN CONNECTION WITH THE 2025 ROADWAY IMPROVEMENTS PROJECT.
- R-9-2026-170

RESOLUTION REQUESTING THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) FOR AN EXTENSION OF TIME FOR THE AWARD OF A CONSTRUCTION CONTRACT FOR THE TOWNSHIP OF MONROE, HERITAGE CHASE – ROADWAY AND PEDESTRIAN IMPROVEMENTS PROJECT.

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____

SEPTEMBER 2, 2026 REGULAR MEETING TO FOLLOW

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

REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL

SEPTEMBER 2, 2026

AGENDA

1. **REGULAR MEETING CALLED TO ORDER:** Time: _____

MOTION:____SECOND:____ ROLL CALL: Ayes____Nays____
2. **MOTION** to approve the payment of **CLAIMS** per run date **August 28, 2026.**

MOTION:____SECOND:____ ROLL CALL: Ayes____Nays____
3. **APPROVAL OF MINUTES:**

MOTION to approve the **MINUTES** of the following meetings as written and presented:

 August 3, 2026 - Agenda and Regular Combined Meeting

MOTION:____SECOND:____ ROLL CALL: Ayes____Nays____
4. **ORDINANCE(S) for FIRST READING:**

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

MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____

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

MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____

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

MOTION:_____ SECOND:_____ ROLL CALL: Ayes_____ Nays_____

5. **RESOLUTIONS for CONSIDERATION under the CONSENT AGENDA:**
(R-9-2026-157– R-9-2026-170)

- R-9-2026-157 RESOLUTION AUTHORIZING A GRANT AGREEMENT BETWEEN MONROE TOWNSHIP AND THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION TO FUND THE GREEN COMMUNITIES INVENTORY AND CFMP DEVELOPMENT PROJECT GRANT IDENTIFIER: GC2024-00080-PI. (\$18,800)**
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RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY DISCOVER CONSTRUCTION LLC. FOR THE 2025 ROADWAY IMPROVEMENTS PROJECT.
(Decrease of \$65,958.46)
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MOTION:_____SECOND:_____

ROLL CALL: Ayes____Nays____

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

MOTION:_____SECOND:_____

ROLL CALL: Ayes____Nays____

7.
- Administrator’s Report.

8.
- Engineer’s Report.

9.
- Council’s Reports.

10.
- Mayor’s Report.

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

OPEN:

MOTION:_____

SECOND:_____

CLOSE:

MOTION:_____

SECOND:_____

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

Time: _____

COUNCIL MEETING MINUTES
MEETING OF THE MONROE TOWNSHIP COUNCIL – September 2, 2026

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 Rupa P. Siegel with a Salute to the Flag.

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

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

There were approximately ten (10) 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 26, 2025 and remains posted at that location for public inspection.
2. Printed in the **HOME NEWS TRIBUNE** and noticed to the **CRANBURY PRESS** on December 26, 2025;
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4. Sent to those individuals who have requested personal notice.

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

Council President Siegel read aloud the following proclamations:

Proclamations: *Childhood Cancer Awareness Month – September 2026*
Township of Monroe Senior Center Month – September 2026

Township Clerk Christine Robbins read the following entitled **ORDINANCE(S)** for **FIRST READING** at the **WEDNESDAY, September 2, 2026** Regular Meeting:

- | | |
|---------------------|--|
| O-9-2026-018 | ORDINANCE AUTHORIZING THE EXECUTION OF A PURCHASE, SALE AND REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MONROE AND CEP RENEWABLES, LLC FOR THE PURCHASE AND DEVELOPMENT OF THE FORMER MUNICIPAL SOLID WASTE LANDFILL KNOWN AS LOTS 36.01 AND 37, BLOCK 148 AND PROPERTY OWNED BY BFI WASTE SYSTEMS OF NEW JERSEY INC. KNOWN AS LOTS 23.01, 24, 25, 26 AND 27 BLOCK 148.60. |
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Councilman Dipierro requested R-9-2026-158 to be removed and considered separately.

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

Public Comments:

Allan Marain, 64 Starlight Dr. – Mr. Marain inquired as to how an item is placed for consideration on the Consent Agenda and asked when consent is given to allow for items to be placed on the agenda; Attorney Rainone responded that the agenda is prepared by the Clerk's Office in conjunction with the Administrator's Office, who determines the items for consideration. He went on to explain that we are currently in the workshop session of the agenda where agenda items are reviewed to be considered and removed if necessary and then voted upon during the regular session, summarizing that any item to be considered on the agenda is collaborated between the Clerk's Office, Administrator's Office along with the Council President.

Lucille Panos, 1208C Lindera Plaza – Mrs. Panos welcomed back Councilman Van Dzura and asked for an explanation on several agenda items.

Regarding Ordinance O-9-2026-019, Mrs. Panos asked what is the time frame that will be extended for political signage to which Attorney Rainone answered that it is being extended because the State now has mail-ballots and the mail-in ballot date currently is no less than 45 days prior to the election so we have amended it to 45 days before whatever the date is that the State requires you to have mail-in ballots so in this case it will now be 90 days instead of 45 days. Mrs. Panos asked if the timeframe for the signs to be taken down stayed the same to which Attorney Rainone responded yes, they will still have to come down within 10 days after the election.

Regarding Resolution R-9-2026-158, Mrs. Panos asked how much the release is and what the amount of the maintenance guarantee that is being posted is; Attorney Rainone answered that the performance bond was \$2,142 and the maintenance guarantee is 15% which equates to \$321.30, noting that 15% is statutory and also in our Ordinance.

Mrs. Panos asked for an explanation on the conditions for the redevelopment as it pertains to Resolution R-9-2026-166; Attorney Rainone stated that as conditional redeveloper they are responsible for executing the redevelopment agreement which requires them to post an escrow so the Township's costs are covered for preparing the redevelopment plan and the redevelopment agreement. He went on to explain that this resolution, if approved tonight, will authorize the agreement which will then be executed by them, and a \$25,000 escrow will be posted.

Mrs. Panos commented that she is happy to see a decrease as noted in Resolution R-9-2026-168.

Regarding Resolution R-9-2026-169, Mrs. Panos asked what the release is and what the amount of the maintenance guarantee that is being posted is.

Mrs. Panos asked why an extension of time is necessary in regard to Resolution R-9-2026-170; Administrator McGowan explained that we are asking for an extension of time from the NJDOT as they have awarded the Township a \$415,000 grant last year for the design and implementation of a road paving project to be done in Heritage Chase, which needs to be awarded no later than November 13th. He went on to explain that we had a bond ordinance up for adoption at last month's meeting which was voted down by Council, therefore at tonight's meeting we are asking for Council reconsideration assuming that we would put the financing in place between September and October making the project still eligible for the grant, this resolution gives us an opportunity to ask the NJDOT for more time if necessary. Mrs. Panos asked if the RFPs were prepared already; Administrator McGowan answered that Center State has done the engineering design and created the bid documents which are currently under review by the NJDOT so they are ready to go just under review.

Lastly, regarding Ordinance O-9-2026-020, Mrs. Panos asked how much the Township owes in bonds and how much our total outstanding bonds are; CFO Olah answered that as of December 31st as noted in our annual debt statement, which is posted on our website under the Administration/Finance tab, the total is \$79,216,055.

Michele Arminio, 9 Nathaniel St. – Mrs. Arminio commented on Ordinance O-9-2026-018 regarding the landfill, stating that to her surprise there seems to be two lots or two ownerships. She went on to say that it states that this is for the purchase and development of the former municipal solid waste landfill and it talks about Block 148, as well as the property owned by BFI Waste Systems of New Jersey as they mentioned Block 148, Lot 6. She went on to say that all this time we have been talking about the Township owning the landfill as at the last meeting it was stated that the Township has always maintained ownership of the underlying land with BFI having operational control. Attorney Rainone interjected that the lots in question are adjoining lots that are not on the landfill, to which Mrs. Arminio questioned why this has come into play now. Attorney Rainone explained that in the settlement CEP Renewables is going to develop the solar fields and purchase the landfill from the Township along with the adjoining lots from BFI which will all be a part of one sale agreement between the three parties with all of the blocks and lots in it. He summarized that BFI, whose lots are the adjoining buffer lots, and the Township, whose lots are the landfill, will be selling its lots to CEP Renewables to which Mrs. Arminio asked what we know about these lots. Attorney Rainone answered that the lots are owned by BFI and not the Township,

to which Mrs. Arminio asked if there was toxic waste on them; Attorney Rainone answered that they are not on the landfill assuming that they were buffer lots adjoining between the landfill and the streets and are being purchased by another company who will have to do their own due diligence. Mrs. Arminio went on to ask if there is potential for leachate to invade as it continues to be discussed as to who is responsible for this toxic superfund site, albeit closed, there are still things underneath going on and methane gas monitors, so it is still sort of alive. She went on to question what happens when there is private ownership of land that we once owned and we are now selling but because we are selling, we have nothing to do with it. Attorney Rainone explained that part of the settlement agreement is that the Township is selling the landfill and the responsibility for maintaining the landfill will now be on CEP Renewables with BFI selling their buffer lots to CEP Renewables as well. He went on to explain that CEP Renewables will own and control all of it and be responsible to NJDEP for the maintenance and operation of the land. Mrs. Arminio stated that she has heard the same argument, information and statement, however you want to call it, for years about BFI being responsible but feels they have not been responsible at all and the Township has spent millions of dollars that we are now not getting back. Mrs. Arminio stated that she would like to hear from her elected representatives as this is a serious problem; Attorney Rainone responded that this Ordinance is only being introduced at tonight's meeting and a public hearing will be held at the next meeting where anyone wishing to speak on it will have the opportunity to do so. Council President Siegel noted that Mrs. Arminio's time was up and a brief exchange occurred where Mrs. Arminio commented that this issue is important because taxpayer money is involved in this landfill.

Pat Schwalje, 586A Madison Dr. – Mrs. Schwalje asked for clarification on Resolution R-9-2026-166 as she understands that CEP Renewables will be purchasing the lots in question and is curious to whether or not they will have to follow our Zoning Code for the purpose of how they want to utilize the property; Attorney Rainone explained that the lots are all part of a redevelopment area which is covered by a redevelopment plan that limits the use of it to just the solar project that will be going on top of the landfill. He added that they will still need to come before the Planning Board with a full site plan application utilizing the redevelopment plan with the underlying zoning regulations needing to be followed.

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

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the Agenda Meeting was Adjourned at 6:49pm.

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

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel, the Regular Meeting was Called to Order at 6:49pm.

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

Councilman Dipierro stated that he noticed on the Bill List that the Township is paying for some past employee's dental benefits and asked for an explanation; Administrator McGowan responded that it is his understanding that there are a few employees who have that as part of an employment agreement that predates him; CFO Olah clarified that there were some employee agreements at that time that allowed for dental benefits to be paid throughout retirement.

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel the **CLAIMS** per run date of **8/28/2026** were approved for payment as written and presented.

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

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

August 3, 2026 - Agenda and Regular Combined Meeting

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

Councilman Dipierro inquired regarding Ordinance O-9-2026-018 who would be responsible for paying the Utility Department’s bill for leachate waste; Attorney Rainone answered whoever the operator is, as right now it is BFI and then it will be CEP Renewables, and it will be their responsibility as the owner and operator of the landfill to pay for all utility costs.

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

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

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

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

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

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

Councilman Dipierro asked for an explanation on Ordinance O-9-2026-020 as it was defeated last month and is now being reconsidered. He went on to say that he reviewed our reserves and our bond interest rate and did not notice any change in what is being considered in this Ordinance and feels that some of the purchases could be made with cash instead of bonding, especially for nine years where most of the vehicles will not have a nine-year life expectancy, therefore he needs to vote no.

UPON MOTION made by Councilwoman Cohen and seconded by Council Vice-President Markel, an Ordinance of which the following is the title was Introduced on First Reading for Final Passage:

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

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

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Van Dzura, the following Resolutions were moved for Adoption under the **CONSENT AGENDA:**
(R-9-2026-157– R-9-2026-170)

R-9-2026-157

RESOLUTION AUTHORIZING A GRANT AGREEMENT
BETWEEN MONROE TOWNSHIP AND THE STATE OF NEW
JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION
TO FUND THE GREEN COMMUNITIES INVENTORY AND CFMP
DEVELOPMENT PROJECT GRANT IDENTIFIER: GC2024-00080-
PI. (\$18,800)

WHEREAS, the governing body of the Township of Monroe desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$18,800.00 to fund the following project:

Green Communities Inventory and CFMP Development

WHEREAS, Lori Olah or the successor of the office of Chief Financial Officer is authorized to make application for such grant and if awarded, to execute a grant agreement with the State of New Jersey in an amount not less than \$0.00 and not more than \$20,000.00 and execute any amendments thereto; and

WHEREAS, the Township of Monroe agrees to comply with all applicable Federal, State and municipal laws, rules and regulations in its performance pursuant to the agreement.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey hereby authorize the execution of a grant agreement and any amendments thereto, with the State of New Jersey in the approximate amount of \$18,800.00, to fund the Green Communities Inventory and CFMP Development project.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-157						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-159

RESOLUTION COUNCILAUTHORIZING THE TAX COLLECTOR
TO CANCEL TAXES FOR TAX YEARS 2026 AND 2027 ASSESSED
ON BLOCK 2, LOT 1 QFARM.

WHEREAS, the Township of Monroe became the record owner of a certain parcel of property located in the Township of Monroe designated as Block 2 Lot 1 QFARM on the Tax Map of the Township of Monroe (the “Properties”); and

WHEREAS, Ordinance No. O-8-2025-020 adopted by the Township Council at the August 4, 2025 meeting provided for the purchase of land from Federal Business Centers, Inc, and the Deed was filed in the Middlesex County Clerk’s Office in Deed Book 20062, pages 339-347 on July 6, 2026; and

WHEREAS, as a municipally owned property, the Properties are exempt from local taxation; and

WHEREAS, taxes were posted to the Properties for Tax Years 2026 and Preliminary 2027 as follows:

<u>Block 2</u>	<u>Lot 1 QFARM</u>
2026	\$42.55
2027	\$36.54
Total	\$79.09

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex, that the Tax Collector is hereby authorized to cancel all accumulated taxes as shown above on Block 2 Lot 1 QFARM on the Tax Map of the Township of Monroe; and

BE IT FURTHER RESOLVED that the Tax Assessor shall mark the Property exempt from taxation beginning June 24, 2026 nunc pro tunc.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-159						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-160 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2023 FORD TRANSIT BY THE MONROE TOWNSHIP POLICE DEPARTMENT.

WHEREAS, the Township of Monroe Police Department has impounded a 2023 Ford Transit VIN# NM0LS7S23P1564080; and

WHEREAS, pursuant to N.J.S.A. 39:10A-1, the Police Department has followed the Township and State policies to determine that this is not a stolen vehicle; and

WHEREAS, the New Jersey Motor Vehicle Commission (NJMVC) has informed the Police Department that in order to dispose of vehicle, the Township must hold a public auction and publish a Notice of the Auction at least (5) days before the date of the auction on the official internet website <https://www.monroetwp.com/index.php/services/legal-notices>, as well as hyperlinked on the Secretary of State’s legal notice webpage <https://nj.gov/state/statewide-legal-notices-list.shtml> in accordance with P.L. 2025, c.72; and

WHEREAS, it has been determined that it is in the best interest of the Township to conduct a public auction for the sale of the vehicle to the highest bidder;

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Monroe that the Township Business Administrator or his designated representative shall conduct a public auction for the sale of one (1) 2023 Ford Transit on September 16, 2026, at 10:00 a.m. at the Cranbury Service Center, 44 Hightstown Cranbury Road, Cranbury, NJ 08512. The vehicle shall be available for public inspection beginning at 9:45 a.m. on that date.

BE IT FURTHER RESOLVED that the minimum opening bid for the vehicle shall be \$16,830.42. At the end of the auction, the highest bidder shall deposit an amount equal to 10% percent of the final bid price in cash. There shall be no other forms of payment accepted. The balance shall be paid by certified check delivered to the Township Clerk’s office between the hours of 9:00 am and 12 noon within five (5) days after the conclusion of the auction. Upon payment in full, the Clerk’s office shall provide the purchaser with the signed documents necessary to complete the transaction with the Motor Vehicle Commission. In order to obtain the title for the vehicle, the highest bidder shall be responsible for submitting the appropriate documents and payments to the Motor Vehicle Commission in accordance with the Notice of Public Auction issued by the Township.

BE IT FURTHER RESOLVED, in the event no bids are received, ownership of the vehicle shall be awarded to Cranbury Service Center.

RECORDED VOTE: R-9-2026-160						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-161 RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF A 2020 INTERNATIONAL RH 613 BASE BY THE MONROE TOWNSHIP POLICE DEPARTMENT.

WHEREAS, the Township of Monroe Police Department has impounded a 2020 International RH 613 Base VIN# 3HSDWTZRXLN845198; and

WHEREAS, pursuant to N.J.S.A. 39:10A-1, the Police Department has followed the Township and State policies to determine that this is not a stolen vehicle; and

WHEREAS, the New Jersey Motor Vehicle Commission (NJMVC) has informed the Police Department that in order to dispose of vehicle, the Township must hold a public auction and publish a Notice of the Auction at least (5) days before the date of the auction on the official internet website <https://www.monroetwp.com/index.php/services/legal-notices>, as well as hyperlinked on the Secretary of

WHEREAS, it has been determined that it is in the best interest of the Township to conduct a public auction for the sale of the vehicle to the highest bidder;

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Monroe that the Township Business Administrator or his designated representative shall conduct a public auction for the sale of one (1) 2020 International RH 613 Base on September 16, 2026, at 10:00 a.m. at the Cranbury Service Center, 44 Hightstown Cranbury Road, Cranbury, NJ 08512. The vehicle shall be available for public inspection beginning at 9:45 a.m. on that date.

BE IT FURTHER RESOLVED that the minimum opening bid for the vehicle shall be \$36,461.09. At the end of the auction, the highest bidder shall deposit an amount equal to 10% percent of the final bid price in cash. There shall be no other forms of payment accepted. The balance shall be paid by certified check delivered to the Township Clerk’s office between the hours of 9:00 am and 12 noon within five (5) days after the conclusion of the auction. Upon payment in full, the Clerk’s office shall provide the purchaser with the signed documents necessary to complete the transaction with the Motor Vehicle Commission. In order to obtain the title for the vehicle, the highest bidder shall be responsible for submitting the appropriate documents and payments to the Motor Vehicle Commission in accordance with the Notice of Public Auction issued by the Township.

BE IT FURTHER RESOLVED, in the event no bids are received, ownership of the vehicle shall be awarded to Cranbury Service Center.

RECORDED VOTE: R-9-2026-161						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-162 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 Fifteen Thousand Seven Hundred Forty-Six Dollars and Fifty-Six Cents (\$15,746.56) as described on Schedule A attached hereto; and

WHEREAS, two (2) 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.

RECORDED VOTE: R-9-2026-162						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-163

RESOLUTION AUTHORIZING THE SALE OF VEHICLES AND
SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR
PUBLIC USE ON AN ONLINE AUCTION WEBSITE TO BE
CONDUCTED BY SOURCEWELL/GOVDEALS.COM

WHEREAS, the Township of Monroe in the County of Middlesex is the owner of certain surplus property that is no longer needed for public use, specifically identified and described in attached Exhibit “A” (hereinafter called “Surplus Property”); and

WHEREAS, the sales are being conducted pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-36 and guidance set forth in the Division of Local Government Services Local Finance Notice 2019-15, and

WHEREAS, the Township of Monroe wishes to utilize the online auction services of Sourcewell, located at <http://www.sourcewell-mn.gov>; and

WHEREAS, all other terms and conditions of the auction of the Surplus Property and agreement with Sourcewell, Inc are on the company’s website and in the Office of the Township Clerk;

WHEREAS, the surplus property as attached in Exhibit “A” shall be sold on an “as is” condition without express or implied warranties with the successful bidder; and

WHEREAS, the Township of Monroe reserves the right to accept or reject any bid submitted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Monroe as follows:

1. The Township of Monroe is hereby authorized to sell the surplus personal property as indicated on the attached Exhibit “A” on the online auction website entitled Sourcewell, <https://www.govdeals.com/MonroeTwp>
2. The Mayor and Township Clerk are hereby authorized and directed to execute a contract with Sourcewell/GovDeals.
3. This resolution and contract shall be available for public inspection in the Office of the Township Clerk.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-163						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-164

RESOLUTION AUTHORIZING THE PURCHASE AND
INSTALLATION OF (4) REPLACEMENT CIRCULATION
PUMPS FOR ATTENUATION TANKS 1A, 1B AND 3 AT PUMP
STATION #2 USING THE PVCS COOPERATIVE PURCHASING
SYSTEM (#B505-12) FOR THE MONROE TOWNSHIP UTILITY
DEPARTMENT (M.T.U.D.) (\$130,392)

WHEREAS, the Monroe Township Utility Department has the need for four (4) replacement circulation pumps for attenuation tanks 1A, 1B & 3 at its Pump Station #2; and

WHEREAS, the State Approved PVCS Cooperative Purchasing System has awarded a contract for the required circulation pumps under its contract number B505-12, respectively, to Envirolutions, LLC. of Bridgewater, New Jersey for the purchase of four (4) replacement circulation pumps, as quoted; and

WHEREAS, it is required by law that any “purchasing cooperative contract” purchase which exceeds the bid threshold of the Township (\$53,000.00) in aggregate, be authorized by the governing body; and

WHEREAS, the Township Purchasing Manager has reviewed the proposal submitted by Envirolutions, LLC in the amount of 130,392.00 and found it to be correct, and in accordance with the NJWWCPS Co-Op contract, a copy of the review is attached hereto as Exhibit B; and

WHEREAS, the Certified Municipal Finance Officer has determined that sufficient funds are available, as evidenced by Certificate No. M-260021, a copy of which is attached hereto as Exhibit "A";

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 Utility Department to purchase said circulation pumps from Envirolutions, LLC using the PVSC Cooperative Purchasing Program B505-12; and
- (2) The Township Chief Financial Officer is hereby authorized and directed to pay invoices for said pump delivered by Pumping Services, Inc., respectively; and
- (4) The contracts are awarded through the PVCS Cooperative Purchasing System Cooperative are considered fair and open contract in accordance with the Local Public Contracts Law, as well as being exempt from public bidding by the Township.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-164						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-165 RESOLUTION AUTHORIZING AWARD OF BID FOR
CONTRACT U-2604 “WELL NO. 17/19 PFAS TREATMENT” TO
SOVEREIGN CONSULTING, INC. FOR THE MONROE
TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) (\$5,735,000)

WHEREAS, on August 18, 2026 at 10:00 AM, nine (9) sealed bids were received by Monroe Township for Contract U-2604, “Well No.17/19 PFAS Treatment”, required by the M.T.U.D.; and

WHEREAS, Sovereign Consulting, Inc. has submitted their bid, and after review is considered the lowest responsible and responsive bidder; and

WHEREAS, the Utility Department Engineer, by copy of a letter dated August 20, 2026, has recommended that, subject to a positive review from the township attorney, a contract be awarded to Sovereign Consulting, Inc. 111-A North Gold Drive, Robbinsville, NJ 08691 based on their bid submission of \$5,735,000.00; 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-260022, 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 that it has rendered its advice and hereby consents to the award of a contract for U-2604, “Well No. 17/19 PFAS Treatment” in accordance with their bid submission in the amount of \$5,735,000.00; and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with **Sovereign Consulting, Inc. 111-A North Gold Drive, Robbinsville, NJ 08691**; and

BE IT FURTHER RESOLVED that the Township Finance Department is hereby authorized and directed to pay **Sovereign Consulting, Inc.** in accordance with the contract entered into between the parties; and

BE IT FURTHER RESOLVED that the contract is awarded with the stipulation that **Sovereign Consulting, Inc.** shall comply with Affirmative Action Regulations, including revising their contracts as necessary to add mandatory affirmative action language, and submitting either a letter of federal approval or a certificate of employee information report, or a completed form AA302 at the time the signed contracts are returned to the Township of Monroe, or seven (7) days thereafter, or risk being declared non-responsive and forfeiting the award.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-165						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-166

**RESOLUTION DESIGNATING CEP RENEWABLES, LLC AS A
CONDITIONAL REDEVELOPER FOR BLOCK 148, LOTS 36.01
AND 37; AND BLOCK 148.60, LOTS 23.01, 24, 25, 26, AND 27
AND AUTHORIZING THE EXECUTION OF AN INTERIM
COSTS AGREEMENT WITH RESPECT THERETO.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6(a), the Mayor and Township Council of the Township of Monroe (the “Township Council”), adopted Resolution R-1-2026-022 duly designating Block 148, Lots 36.01 and 37; and Block 148.60, Lots 23.01, 24, 25, 26 and 27 as a Redevelopment Area (the “Redevelopment Area”) as defined by the N.J.S.A. 40A:12A-5(a)-(e); and

WHEREAS, the Township Council adopted Ordinance No. O-6-2026-014 on August 3, 2026 approving a redevelopment plan for the Redevelopment Area (the “Redevelopment Plan”); and

WHEREAS, the Township Council serves as the redevelopment entity pursuant to the provisions of the Redevelopment Law for the purpose of implementing redevelopment plans and carrying out redevelopment projects within the Township; and

WHEREAS, CEP Renewables LLC (the “Conditional Redeveloper”) is negotiating a Purchase and Sale and Redevelopment Agreement to purchase from both the Township and BFI Waste Systems of New Jersey, Inc. their respective ownership interests in the Redevelopment Area; and

WHEREAS, the Conditional Redeveloper is pursuing the redevelopment of the Redevelopment Area to install a photovoltaic solar energy generation facility (the “Project”); and

WHEREAS, the Township wishes to engage in preliminary negotiations with the Conditional Redeveloper in furtherance of entering into a formal purchase and sale and redevelopment agreement, with said preliminary negotiations to include the receipt and review of additional Project specific information from the Conditional Redeveloper as may be requested by the Township; and

WHEREAS, the Township has determined that in order to coordinate the redevelopment of the Project Area in the most timely and efficient manner, it is in the best interest of the Township to designate CEP Renewable, LLC as the conditional redeveloper of the Project Area, pending the negotiation and execution of a more comprehensive redevelopment agreement (the “Redevelopment Agreement”) with the Conditional Redeveloper; and

WHEREAS, the Township desires to authorize the execution of an interim costs agreement with the Conditional Redeveloper (in the form attached hereto as Exhibit A, the “Interim Costs Agreement”) to reimburse the Township for any and all costs incurred by the Township prior to the execution of a Purchase and Sale and Redevelopment Agreement, that have not previously been reimbursed by Redeveloper or an affiliate of Redeveloper pursuant to an previously established escrow agreement including the Township’s reasonably incurred out-of-pocket fees, costs and expenses for outside professionals or consultants retained by the Township, related to the designation of the Conditional Redeveloper, negotiation of the terms and conditions of a redevelopment agreement and other documents related to the redevelopment of the Project Area, and the preparation of necessary amendment(s) to the Redevelopment Plan, including, but not limited to, fees for legal, accounting, engineering and planning services, including all such fees, costs and expenses incurred prior to the date of adoption of this resolution (the “Interim Costs”).

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

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. CEP Renewables, LLC (the “Conditional Redeveloper”) is hereby designated as the conditional redeveloper of the Project Area pending the execution of the Purchase and Sale and Redevelopment Agreement with the Township.

Section 3. The within designation is hereby made for a limited period of one hundred twenty (120) days and is contingent upon Conditional Redeveloper providing any additional Project related information as may be requested by the Township, which time period may be extended with the consent of the Township for a reasonable period of time on request of the Redeveloper, which consent shall not be unreasonably withheld.

Section 4. The within designation is further contingent upon (i) Conditional Redeveloper agreeing to reimburse the Township for any and all Interim Costs in accordance with the Interim Costs Agreement and (ii) negotiating a formal Redevelopment Agreement between the Township and Conditional Redeveloper.

Section 5. The Mayor of the Township is hereby authorized and directed to execute the Interim Costs Agreement, with such changes, omissions or amendments as the Mayor deems appropriate in consultation with the Township's counsel and other professionals.

Section 6. This resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-166						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-167

RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT TO DELL MARKETING LP UNDER NEW JERSEY STATE CONTRACT FOR THE PURCHASE OF A MICROSOFT ENTERPRISE AGREEMENT FOR THE MONROE TOWNSHIP POLICE DEPARTMENT. (\$25,393.30)

WHEREAS, the Monroe Township Police Department is in need of purchasing a Microsoft license, under the NJ State Contract T3121 20-TELE-01510 from Dell Marketing LP, an authorized vendor under the NJ State Contract; and

WHEREAS, the Township IT Manager advised of the urgent need of this licensing agreement for the Monroe Township Police Headquarters; and

WHEREAS, due to the emergent nature, this response required the immediate performance of services and pursuant to the provisions in N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, the emergency response was authorized and contracted to Dell Marketing LP for the purchase of the Microsoft Licensing Agreement; and

WHEREAS, the Township IT Manager reviewed the summary of costs for the proposed purchase of a Microsoft Enterprise Agreement with subscription good through March 31, 2027, and recommends the award of contract to *Dell Marketing LP, One Dell Way Bldg. 8, P.O. Box 872, Round Rock, TX 78682*, for Quote No. MONROE26080401 dated August 4, 2026 for a total contract price **not to exceed \$25,393.30**; and

WHEREAS, the Township’s Certified Municipal Finance Officer has determined that sufficient funds are available, as set forth in Certificate No. C-2600063, a copy of which is attached hereto; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Middlesex that it has rendered its advice and hereby consents to the award of contract, to *Dell Marketing LP* for the purchase of a Microsoft Enterprise Agreement with subscription good through March 31, 2027 for the Monroe Township Police Headquarters for a total contract price not to exceed **\$25,393.30**.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-167						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-168

RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 AND FINAL BY DISCOVER CONSTRUCTION LLC. FOR THE 2025 ROADWAY IMPROVEMENTS PROJECT. (Decrease of \$65,958.46)

WHEREAS, pursuant to Resolution No. R-5-2025-117, adopted by the Monroe Township Council at its meeting held on May 7, 2025, a contract was awarded Discover Construction LLC. in connection with the 2025 Roadway Improvements Project; and

WHEREAS, the original total contract amount was \$1,738,449.70; and

WHEREAS, the Township Engineer, in a letter dated June 5, 2026, requested approval of Change Order No. 1 and final for the 2025 Roadway Improvements Project reflecting a decrease of **\$65,958.46** in the contract amount, as the result of reduction of unnecessary bid items, as described in the attached change order; and

WHEREAS, the current contract price including this change order is **\$1,672,464.24**; and

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

WHEREAS, the Certified Municipal Finance Officer has certified in Certificate No. C-2500037, a copy of which is attached hereto, that sufficient funds are available.

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

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-168						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-169

RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES POSTED BY DISCOVER CONSTRUCTION LLC. UPON THE POSTING OF A MAINTENANCE GUARANTEE IN CONNECTION WITH THE 2025 ROADWAY IMPROVEMENTS PROJECT.

WHEREAS, **Discover Construction LLC.** has posted Performance Guarantees for the 2025 Roadway Improvements Project; and

WHEREAS, **Discover Construction LLC.** has requested release of the Performance Guarantees posted for this project; and

WHEREAS, pursuant to Section 108-13.1 F and G of the Code of the Township of Monroe, the Township Engineer, by copy of letter dated June 5, 2026, has recommended, release of the Performance Guarantees; and

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

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that the Performance Guarantees posted for the 2025 Roadway Improvements Project, be released as reflected in the Township Engineer’s letter, attached hereto. This approval for release of the Performance Guarantees is conditioned upon the posting of a maintenance guarantee in the amount of **\$167,246.42**. Such maintenance guarantee shall run for a period of not less than two years from the date of memorialization of such action by the Council.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-169						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

R-9-2026-170

RESOLUTION REQUESTING THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) FOR AN EXTENSION OF TIME FOR THE AWARD OF A CONSTRUCTION CONTRACT FOR THE TOWNSHIP OF MONROE, HERITAGE CHASE – ROADWAY AND PEDESTRIAN IMPROVEMENTS PROJECT.

WHEREAS, at the June 5, 2024 Council meeting, Resolution No. R-6-2024-154 was adopted authorizing the submission of a grant application to the New Jersey Department of Transportation

WHEREAS, in correspondence from the NJDOT, the Township of Monroe was informed that our community was selected to receive funding in the amount of \$414,747.00 for the above project; and

WHEREAS, the Township Engineer has prepared construction plans and specifications for the proposed improvements that were submitted to the NJDOT on August 21, 2026 and anticipates NJDOT approval; and

WHEREAS, the Township is desirous to solicit and receive public bids for the project upon securing full funding for the project; and

WHEREAS, the Township is actively engaged in bonding for the remainder of the project budget; and

WHEREAS, the grant required award of a construction contract prior to November 13, 2026, an extension of time is required to for the solicitation and award of a construction contract for the project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Monroe, that we hereby respectfully request an extension from the NJDOT for the award of a construction contract for improvements associated with the grant identified as MA-2025-Heritage Chase – Roadway and Pedestrian Improvements-00037, making the new award deadline May 13, 2026; and

BE IT FURTHER RESOLVED that the Township Engineer is authorized to request the extension of time with the NJDOT.

SO RESOLVED, as aforesaid.

RECORDED VOTE: R-9-2026-170						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Van Dzura, the following Resolution was removed from **CONSENT AGENDA** to be considered separately:

R-9-2026-158 RESOLUTION AUTHORIZING A RELEASE OF CASH PERFORMANCE GUARANTEE UPON THE POSTING OF MAINTENANCE GUARANTEES FOR JONKAT CONSTRUCTION, LLC. W 1246 POSTED TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.).

WHEREAS, Cash Performance Guarantee have been posted with the Monroe Township Utility Department (“M.T.U.D.”) for Jonkat Construction, LLC. W 1246, Block 75, lot 6.10; and

WHEREAS, Jonkat Construction, LLC has requested a release of the Cash Performance Guarantee upon posting and acceptance of a Maintenance Guarantee; and

WHEREAS, defined in 40:55d-53 et seq., the Monroe Township Utility Department (MTUD) has inspected the work completed and has recommended that the Township Council approve the release of the performance guarantee as detailed in a letter dated July 9, 2026, a copy of which is attached hereto as Exhibit "A";

Release Cash Performance Guarantee in the amount of \$2,142.00 and replace with a Maintenance Guarantee in the amount of \$321.30 (15% of the original bond).

WHEREAS, the Township Council has reviewed and hereby approves the MTUD Director's recommendation;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, in the County of Middlesex and State of New Jersey that Performance Guarantee posted for W 1246 to be released as reflected above and the MTUD letter annexed hereto. This approval to release a Cash Performance Guarantee is conditioned upon the provision of replacement maintenance guarantee and/or riders and the resolution of any outstanding balances attached to project escrow accounts; and

BE IT FURTHER RESOLVED that the Monroe Township Utility Department is hereby authorized and directed to forward a certified copy of this Resolution to the developer, and to his attorney, if applicant has been represented by counsel in this matter.

RECORDED VOTE: R-9-2026-158						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro					X	
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

Administrator’s Report – Administrator McGowan stated he wanted to briefly touch on Councilman Dipierro’s comments regarding Ordinance O-9-2026-020 as he fully respects his opinion but from the perspective of the Administration he explained that the Township budgets every year for both capital items and what we can spend in annual operating expenses. He went on to explain that every time he sits down with our CFO to put together a bond ordinance like this we look to see what additional money we have from older bonds that may not have been spent yet or ways we can do without certain items for a period of time. He went on to note that this was a very pared down ordinance compared to our capital ordinances from prior years and noted that in the Administration's perspective these items are necessary. He stated that purchasing capital items with operating dollars would have a negative impact on the operating budget and disagreed that we have enough reserves to pay in cash. He went on to say that he is aware that Councilman Dipierro had an opportunity to look at our bank statements but noted that is just a snapshot in time as money flows in and out of our accounts continuously. For example, the Township makes its quarterly \$18 million payments to the school district, fire districts and the County, as we collect their taxes and having our surplus is essential in making that happen, because if we did not have that surplus, we would be in dire straits along with the other 500+ towns in New Jersey. Administrator McGowan ended his report by stating that while he fully appreciates and respects Councilman Dipierro’s opinion that we should use our own money before going out for debt, with a \$100 million dollar budget and the compliance factors just discussed it is not always possible and the most prudent and fiscally responsible way to go about purchasing these items would be through bonding.

Engineer’s Report – Engineer Rasimowicz reported that the 2026 Roadway Improvement Project is near completion with 18 roadways being milled, paved and striped. He noted that one road is awaiting milling and paving as there is some extensive work left to do on it before it can be completed.

Reported that the County’s Applegarth and Prospect Plains Road Improvement Project is continuing as there have been delays with JCP&L, as well as Verizon. Currently, there is a closure on the northbound side of Applegarth from Prospect Plains Road heading north overnight as Verizon is out replacing conduits that are in ground, as well as some concrete chambers that they have which is extensive work located right in the middle of that northbound lane that should be wrapping up next week. Also, JCP&L is out there installing and replacing utility poles as they needed to be moved to the opposite side of the road and Middlesex County has been monitoring daily reporting that it is moving along.

Council’s Reports -

Councilman Dipierro –

- Reported that he is uninterested in arguing with Administrator McGowan regarding our purchasing and bonding but after reviewing the bank statements he has noticed the Township’s reserves dwindling which is concerning. He went on to suggest that it is time to tighten our belts on spending and say “no” to some things, further stating that the professionals are the ones paid to make those decisions as he is an elected official who represents the public, as well as a fellow taxpayer who is concerned about the future of Monroe. He went on to explain that part of his concern is bonding for vehicle purchases that will not see the life of the bond, as we do not keep vehicles for over nine years since they are on our roadways 24/7 so their life expectancy is for far less of a time than what our bond is for.
- Questioned as to whether the Joint Insurance Fund pays our attorney for the lawsuits that Township is involved in or is that cost funded by our taxpayers; Attorney Rainone responded that the Joint Insurance Fund pays the attorney, further explaining that they also pay the bill for any of our professionals as well.
- Noted the 25th anniversary of September 11th is upon us, which is hard to believe. He went on to share that all of us can remember exactly where we were when that act of terror occurred and invited all to attend the Township’s ceremonies which will be held in the morning beginning at 8:46am.
- Expressed concerned about the top paving, in particular the area in front of the municipal building and Schoolhouse Road as it is still base paved which is going on 2 years now. He added that there is an area in front of Fire District #3 as well which is in need of top paving as well.
- Reminded all that a new school year is upon us, so it is important to respect the school buses, as well as the students walking on the sidewalks and streets and wished all staff and students a great year back.
- Inquired as to when the roadway striping schedule will be available as the Federal Road intersection needs to be striped along with many other intersections. Engineer Rasimowicz responded that he believes most of the striping is complete on the roads that have been paved as the only one that is

not done is the one roadway that is still being worked on, adding that he will add the Federal Road intersection to his list.

- Attended the rescheduled fireworks celebration on August 28th, which was very well attended and organized, noting that it was a great celebration as far as the fireworks were concerned and it was nice to see the community come together, as well as all of the staff who worked hard to put it together.
- Shared the Monroe Township Hockey league sent out their first newsletter through the Recreation Department. Extended thanks to all the volunteers who made this a success and urged all to help get the word out to keep this going.
- Shared that he sent an email in reference to County's traffic study for Applegarth Road as he received a few calls concerning the buses coming out during school hours; Engineer Rasimowicz responded that he is not aware of any specific County traffic study, further explaining that he believes the Council approved a resolution where the County was doing some work at the intersection of Union Valley, Cranbury Station and Applegarth Roads to improve the traffic signal and get a dedicated left turn arrow in all directions, as right now it is in two, as that signal has been problematic. Engineer Rasimowicz added that there is no traffic study for the entire length of Applegarth Road as the work being done is specific to the improvements previously mentioned to Union Valley, Cranbury Station and Applegarth Roads, which came about because of an application that was before the Planning Board.
- Attended National Night Out which was very well attended; adding that it was great to see all our First Responders, fellow Council Members, Mayor Dalina and our residents enjoy themselves. Extended appreciation and thanks to all who made that night a success.

Councilman Van Dzura –

- Councilman Van Dzura stated that he views September as a new time of year where school begins, the judiciary is active and there are many things to look forward to for the remainder of the year. He cautioned all to be mindful when driving children are back to school and invited all to attend a school sports game to support our students who work so hard.
- Acknowledged the 25th anniversary of September 11th and urged all to attend the Township's ceremony beginning at 8:46am.
- Extended appreciation and praise to our First Responders for their continuous hard work and a job well done, as well as, to our Public Works Department, for maintaining the roadways and keeping our Township looking its best.
- Octoberfest will be happening next month on October 18th.
- Highlighted all the wonderful programs our Library offers and urged all to check out their website for more information as they have a multitude of programs for everyone. He noted that these programs are what our tax dollars go towards, so it is important to enjoy them as they are offered.
- Lastly, reminded all to stay safe as we enter into this next season.

Councilman Cohen –

- Attended National Night Out, as well as the Fireworks Celebration which were both lovely. Kudos to the Recreation, Public Works and Police Departments for ensuring both events were not only well-run but fully staffed and went off without a hitch.
- Invited all to attend the September 11th ceremonies, urging those attending to bring their children as well so they can learn and remember.
- Attended a presentation given by Middlesex County's "Keep Middlesex Moving", which is a non-profit 501 (c) (3) dealing with transportation issues within the County. The presentation was aimed at older adults, giving them resources for transportation options if they no longer drive. She shared that she learned that if you wish to use an Uber but do not have a smartphone, there is a phone number that you can call to arrange a pickup/dropoff. She went on to share that our Senior Center was praised for all of the wonderful work they do for the community.

Council Vice-President Markel –

- Reported earlier this evening a proclamation was shared to commemorate "Senior Center" month; he noted that our Senior Center had approximately 85,000 people visit last year alone and the staff handle the volume wonderfully.
- Reminded all that the Human Relations Commission will be hosting the "Taste of Monroe" event on September 23rd from 6:00-7:30pm at the Senior Center. This event brings together various restaurants who bring samples of their food and highlight their specialties. Council Vice-President Markel also reminded all who are attending to bring a donation to help stock the Betty Schneider Food Pantry and items that are in need can be found on the Senior Center's website.
- Shared that the Economic Advisory Board has recently appointed a young man, Jeremy Faberlle, who has some great and exciting ideas for our residents and businesses which will be shared in the coming months.

Mayor's Report – Mayor Dalina reported that the Township had a successful National Night Out, as well as our Fireworks Celebration which capped off the Summer and celebrated 250 years of freedom here in the United States of America. He shared that Retired Sergeant Major Miles Capriello, a 40-year Military Veteran, was appointed "Mayor of the Day" and helped countdown to the start of the fireworks which was

The Township will be holding its 9/11 Memorial Ceremony beginning sharply at 8:46am when the first plane struck one of the World Trade Center towers.

The Mayor's Wellness Campaign will be hosting two events, one on September 22nd which will feature gentle yoga and a sound bath for those who may need a little relaxation and on October 1st a hike to get out and enjoy the Fall weather in our beautiful Township. For those interested, please check out the Township's website for additional information.

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

Public Comments –

Lucille Panos, 1208C Lindera Plaza – Mrs. Panos highlighted that September is Childhood Cancer Awareness Month, which is more than just a proclamation, sharing that her husband spent time in Sloan Kettering 10 years ago and seeing children walk into that facility was overwhelmingly heartbreaking. She noted that she made her donation and urged all to chip in to hopefully help end this horrible disease.

Mrs. Panos commented that many residents, especially our seniors, are concerned with their water and electric bills as they have skyrocketed and inquired as to what benefits the solar farms will bring to all our residents, opposed to just those who reside in the area they are in. Mrs. Panos commented that at a previous meeting it was mentioned that the budget for water bill collection was \$2 million and we had only collected \$1.3 million at that time leading her to inquire as to whether the Township would find themselves in a jam next year. She went on to say that we should think of better budgeting and asked if an updated collection report could be given by the Administrator, also adding that everyone should reap the benefits of solar farms.

Mrs. Panos commented that she was glad to hear the Roadway Improvement Project was completed but asked for an explanation on the Change Order decrease that was on tonight's agenda; Engineer Rasimowicz stated that the Change Order decrease was for the 2025 Roadway Improvement Project which is complete and releasable as our 2026 Roadway Improvement Project is still under construction.

Lastly, Mrs. Panos commented on the difficulties in maintaining poll workers for the elections, as many either did not show up or dropped out at the last minute for the Primary Election. She went on to compliment Township Clerk Christine Robbins on writing to the Board of Elections, as well as the Democratic and Republican Poll Worker Coordinators sharing the same concern and asking what could be done to prevent this from happening for future elections. Mrs. Panos explained that the concern is although many people are interested in being a poll worker, having to attend training in Piscataway is not always feasible. She stated that she was hoping to have a training class here in Monroe as done in the past but instead it was suggested by Tom Lynch, the Election Board Administrator, that online training may be available which inevitably it turns out will not be happening after all. Mrs. Panos also shared that there was a proposal to allow for substitute training so there are backups available when an assigned poll worker becomes unable to work but that was turned down. She went on to say that more support is needed for this part of the election process, especially in Monroe where there are many seniors who were once involved but for various reasons can no longer be involved, and expressed her disappointment with the Board of Elections and their lack of support.

Pat Schwalje, 586A Madison Dr. – Mrs. Schwalje commented that she had three questions and a few brief comments and would like to use her whole five minutes and have her questions answered afterwards.

Mrs. Schwalje stated that she noticed our Zoning Map was created in January 2017 and as she understands there is a regulation at the State level that requires an update to the Zoning Map every ten years so that would make an update to that map available in January 2027 and questioned whether that process had started.

Mrs. Schwalje commented that there are a lot of elderly people in the Township who have come to her to ask what is being done to protect our polling places. She went on to say that we have heard a lot about what measures some states are taking to prevent people from voting such as ICE and FBI agents at polling places so she inquired as to what we are doing within our community to keep our polling places safe as safety is a big issue for any polling place in the climate our country is in currently. She suggested having more of a police presence at our polling locations by either having them drive around and stopping in and letting our community know what is not permitted at the polling locations by placing a flyer in the Monroe News.

Mrs. Schwalje shared that she has been investigating a lot of the artificial intelligence facilities and their land use and noted that in 2019 Mayor Tamburro started working on the site where the juvenile detention center is located and there was a six-year time frame for it to close. She went on to share that at that time there were 663 acres on that piece of property which is owned by the State and noted that Mayor Dalina worked with our legislature to preserve 92 acres of that property, leaving 571 acres up for grabs. Mrs. Schwalje shared that a report came out recently that stated in January of this year it was recommended to

the State not to further any juvenile detention centers in New Jersey, instead suggesting that a therapy or recreation center be utilized on that property or something of average land use and inquired as to what the Township plans are for the remaining 571 acres and where are we with protecting that land from a huge warehouse or an AI Data Center.

Administrator McGowan responded that our Zoning Map was updated in 2022 as part of our Master Plan process and has been continuously updated as we have made Zoning changes since then. He went on to say that he understands there is a copy that is floating around that has a 2017 date, but there is an updated version which can be provided, as well as accessed on our Township website, in our Master Plan and through our GIS mapping system. Regarding the juvenile detention center, Administrator McGowan noted that the 2028 timeframe given is not realistic although he understands that back in 2019 there was a specific timeframe that was part of the closing down of the boys' home and transferring the rest of that property and preserving it in some way, but as the years have gone by the State has pushed that back therefore, we do not have an actual timeframe in terms of when that will specifically happen. He went on to say that they are currently working on building programs for the youth that could transition them from that facility to other environments, not just here in Monroe, but another facility in South Jersey that is also trying to close. He went on to say that the Attorney General's Office spearheaded that task force to come up with some recommendations for what could be replaced there but at this point it is too far out to make any specific plans because it could very well be 4-6 years before we see that. Councilman Dipierro added that as Chair of the Citizen Review Board along with Councilman Van Dzura and Administrator McGowan who also sit on the Board, there is a meeting coming up this month that he invited all to attend to ask questions as the State representatives will be there to give more definitive answers. He went on to add that at the last Citizen Review Board meeting the State shared that they have located two parcels to build new facilities on, adding that there were approximately 105 juveniles at that time housed in our facility, which is located within a fenced 90 acre parcel and is one of 42 buildings at that site. Regarding the acreage, Councilman Dipierro stated that there are 92 acres outside of what is fenced in that was where our old Police Department was and has since been preserved, along with the outside gates which are also preserved and cannot be built upon. He added that our mayors, both past and present, as well as our Council, both past and present, have fought for everything that can possibly be done to preserve this property in trying to keep up with the State's ever-changing plans.

Allan Marain, 64 Starlight Dr. – Mr. Marain commented that the United States has a President who told the state of Georgia to find 11,780 votes to subvert a presidential election, who incited a mob to prevent the peaceful transfer of power, who is now doing all he can to subvert the 2026 midterm elections and who tears children from their parents. He went on to share that there was a saying he had not heard lately but we have probably all heard it in the past, "think globally, act locally", so the question becomes, what should Monroe do and what can Monroe do? Mr. Marain proposed that for the October 5th Council Agenda there be a resolution declaring Monroe Township a sanctuary city as we are fortunate to have Mikey Sherrill as Governor and should take advantage of that good fortune. He went on to say that whatever pushback may come along with that declaration will probably not be from Trenton, as the late Representative John Lewis said, "make trouble, good trouble" and Martin Luther King Jr. said, "in the end we will remember not the words of our enemies, but the silence of our friends" and went on to suggest that it is time to make trouble.

Michele Arminio, 9 Nathaniel St. – Mrs. Arminio stated that she wanted to begin her comment period by paying tribute to one of Monroe's native sons, Darren Kutz. Darren Kutz grew up in Monroe and he loved the town and his father was a teacher at Monroe High School. Mr. Kutz was an avid outdoorsman who fought very hard to preserve open space, preserve good government, transparency and public participation. Mrs. Arminio went on to share that Mr. Kutz recently passed away, sharing that he was an honest and decent human being who did not lie and was just an all-around good person. Mr. Kutz brought honesty and truth to his life and loved this town and was the kind of person our community benefits from.

Mrs. Arminio commented that at the last meeting in August, Administrator McGowan stated that he would provide the answer to the questions about the tax appeal settlements for 2025 and was wondering if those numbers are available; Administrator McGowan stated that he did not have the numbers but will get that information and provide to her as well as to the Council.

Mrs. Arminio stated there was some talk regarding the Joint Insurance Fund and believed that it was around for decades but went bankrupt and disbanded and asked what the current fund is called now; Attorney Rainone responded that there are a bunch of Joint Insurance Funds within the State, clarifying that we were in the Middlesex County Joint Insurance Fund which is believed to still be in existence and not having declared bankruptcy. He went on to explain that we are now in the Garden State Joint Insurance Fund and have been for the last five years. Mrs. Arminio asked if the Middlesex County Joint Insurance Fund has sent letters to us stating that we owe them money, to which Attorney Rainone responded that they have sent a lot of people letters that they own them money and are working through the Department of Banking and Insurance to address those issues but does not know the number that they are asking for. Administrator McGowan added that the payout demand from them is for \$500,000 over the course of 10 years but we disagree with their assessment of that, adding that we have made one payment under protest but have not paid since. Mrs. Arminio inquired as to how much we are in for on the Garden State Insurance Fund at this point; Administrator McGowan answered that we pay them monthly, they refer to them as assessments but effectively we pay premiums for the insurance which is \$1.7 million per year. Mrs. Arminio asked how that works; Attorney Rainone explained to think of it as all our insurance, excluding health insurance, so that includes our liability, property, casualty, worker's compensation, cyber and environmental insurances. Mrs.

Arminio asked if there was a premium per incident as well, to which Administrator McGowan responded that there is a deductible and being there are different lines of insurance each line has a different deductible so there is a complicated formula for all these deductibles, but in our big cases our property liability insurance has a \$25,000 deductible. Mrs. Arminio asked if the insurance for our Township officials and elected officials were the same, to which Administrator McGowan answered yes, it is the same self-insured retention of \$25,000 per claim.

Bob Valentine, 68 Union Valley Rd. – Mr. Valentine stated that he had several questions and a comment that he would like to express first before receiving a response; firstly, Mr. Valentine questioned as to whether or not the Township requested the State to provide any kind of redacted data to give a sense of how the impact of reducing the property tax relief programs as shared in the State's budget address would be on our community.

Secondly, at the last meeting a resolution was withdrawn because the capital plan was in agreement with the numbers we already had, and Mr. Valentine questioned as to whether that could be shared on the website so the community can have a better understanding of the correct capital spending plan.

Third, Mr. Valentine noted that back in the Spring during budget time it was discussed how health insurance was a big concern this year and a noted reason why the property taxes were increased and he had suggested possible initiatives to try and get a handle on that as best we can and is curious if there are any initiatives underway to try and manage and find savings for health insurance.

Next, Mr. Valentine complimented the Township on a great audit as he noticed there were no 'material significant internal control' comments only a few suggestions to management. He inquired as to if the Township has to respond to those suggestions and if so how.

Next, Mr. Valentine asked if the Township prepares internal financials either monthly or quarterly and if so, is that something that is available on the Township website to view so we do not have to wait all year to see how we are doing financially.

Lastly, Mr. Valentine commented about the conversation that happened last month and at this month's Council meetings regarding the capital plan that it would be more conducive for the Township to be more forthcoming in terms of sharing information or at least better educating the community to understand all the impacts, such as what the three-year trend in debt service and capital spending is, which may be more meaningful to help the public understand what is going on.

Administrator McGowan responded in regard to Mr. Valentine's question about the effect of reducing the property tax relief programs, such as Stay NJ and ANCHOR program, that some of the data will be available by next year after the programs have run for a couple of cycles and he is also interested in reviewing that data to see how our population is affected. He went on to address Mr. Valentine's question regarding initiatives for addressing the increase of health insurance, noting that the Township is doing analysis to see whether it will be beneficial to move from a fully insured plan to a self-insured plan and what those savings would look like. Regarding the audit suggestions, Administrator McGowan stated that there is no publication of any sort of steps or actions that the Township needs to take.

CFO Lori Olah responded in regard to the audit suggestions, that although we do not have to respond to the auditor's suggestions she works very closely with the audit team to see how to implement whatever their suggestions may be, especially if deemed beneficial. She went on to explain that this is a constant process that is taken very seriously and is looked at closely. Regarding the capital plan, she explained that when preparing the budget, the first thing done when capital requests are received is to look for any other way to pay for them first, such as with a grant, trust money, donations, etc. before it even goes into the capital plan. Regarding the capital amendments, she explained that anytime anything changes with the capital budget that was submitted, whether it be a grant received or we are spending less or we receive quotes that could have us spending more, that is when amendments happen. Lastly, regarding the interim financial, CFO Lori Olah agreed with Mr. Valentine that it is not something that has been put out to the public, but she is currently working with the auditors as she agrees it should be presented on a regular basis to the public.

Robert Hanley, 378B Stirling Dr. – Mr. Hanley stated that he has never been to a Council meeting but wanted to share his thoughts as he does not view people as a D or an R, he sees a smile or a frown and that is what he takes into consideration. Mr. Hanley thanked the Mayor, Council and all who were involved in postponing the July 4th Fireworks Celebration to another day and commented that we celebrate the Fourth of July but we commemorate the anniversary of September 11th. He went on to say that this is a message that he instills in his own children as it is important to remember and put ourselves in the position of those who lost someone that tragic day.

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

UPON MOTION made by Councilwoman Cohen and seconded by Councilman Dipierro, the Regular Meeting was Adjourned at 7:52pm.

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

Christine Robbins
CHRISTINE ROBBINS, Township Clerk

Rupa P. Siegel
RUPA P. SIEGEL, Council President

Minutes were adopted on October 5, 2026.