

Village of Monroe Board of Trustees Meeting – Tuesday, May 5, 2026

VILLAGE OF MONROE
BOARD OF TRUSTEES MEETING
TUESDAY, MAY 5, 2026
(www.villageofmonroe.org)

The first of the bi-monthly meetings of the Board of Trustees was held on Tuesday, May 5, 2026 at 7:00 PM in the Boardroom of the Village Hall, 7 Stage Road, Monroe, New York. Mayor Alex Melchiorre called the meeting to order and led in the pledge to the flag. Emergency exits were announced.

Present: Mayor Melchiorre; Trustees Behringer, Karl, Mancuso, and Peifer
Also present: Attorney Conway and Clerk Zahra

PUBLIC HEARING 5.525 – 7:00 PM
OC COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDING APPLICATION 2027
(CDBG)

A Public Hearing was held on Tuesday, May 5, 2026 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00 PM for public comment and suggestions regarding projects to be considered for funding under the Orange County Community Development Program.

On a motion by Trustee Mancuso, seconded by Trustee Karl, and carried, the public hearing was opened at 7:00 PM.

The Board discussed potential projects, including drainage improvements on the Mapes Brook. Trustee Karl noted that income eligibility is considered for all CDBG projects and suggested additional ADA sidewalk improvements. Trustee Mancuso added that CDBG grants have a minimum award of \$75,000 and a maximum of \$275,000. The County also made it clear that if a municipality is awarded funding this year, it is unlikely to receive funding again for the following year.

There were 3 people from the public present for the public hearing. There was no written correspondence received. The public hearing was left open for 5 minutes.

With no further comments or questions, on a motion by Trustee Behringer, seconded by Trustee Peifer and carried, the public hearing was closed at 7:05 PM.

MINUTE APPROVAL – APRIL 21, 2026 BOARD MEETING:

On a motion by Trustee Karl seconded by Trustee Behringer, the Minutes of the April 21, 2026 Board Meeting were approved.

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer
Nays: None

RESIGNATION – P/T DISPATCHER – MATTHEW RODRIGUEZ:

RESOLVED, the Board of Trustees accepts the resignation of Matthew Rodriguez, Part-Time Dispatcher, effective April 24, 2026. The Board wishes him well in his future endeavors.

On a motion by Trustee Behringer, seconded by Trustee Peifer

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer
Nays: None

GOVERNING BODY FAIR HOUSING RESOLUTION – CDBG 2027:

The Village of Monroe supports the Fair Housing Act (42 USC 3601) which prohibits discrimination by direct providers of housing such as landlords and real estate companies as well as other entities, such as municipalities, banks or other lending institutions and homeowners insurance companies whose discriminatory practices make housing unavailable to persons because of: race, color, religion, sex, national origin, nationality, familial status, or disability. This municipality further objects to discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services because of race, color, religion, sex, national origin, nationality or disability as prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law). Therefore, the Municipal Council does hereby approve the following resolution.

BE IT RESOLVED, that within available resources, the municipality will assist all persons who feel they have been discriminated against under one of the aforementioned categories, to seek equity under federal laws by filing a complaint with the New York State Human Rights Law and the U.S. Department of Housing and Urban Development, as appropriate.

BE IT FURTHER RESOLVED, that the municipality shall publicize this resolution and through this publicity shall cause owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law.

BE IT FURTHER RESOLVED, that the municipality will at a minimum include, but not be limited to: (1) the printing and publicizing of this resolution, a fair housing public notice and other applicable fair housing information through local media, community contacts and placement on the Municipal website and in other social media; (2) distribution of posters, flyers, and any other means which will bring to the attention of those affected, the knowledge of their respective responsibilities and rights concerning fair housing.

On a motion by Trustee Mancuso, seconded by Trustee Peifer

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer

Nays: None

EVENT APPLICATION – SACRED HEART EUCHARISTIC PROCESSION:

RESOLVED, the Board of Trustees approves the application submitted by Sacred Heart Church to host a Eucharistic Procession on Saturday, June 6, 2026 from 10:30am to 12:30pm. The procession will proceed east to Stage Road from Sacred Heart Chapel toward Maple Avenue, making a right turn and proceeding south to Mill Pond Parkway. It will then proceed west on Mill Pond Parkway to Lakes Road, making a left turn and proceeding to 17M where it will make a left turn and proceed east to Maple Avenue, then left returning to Stage Road where it will make a left and return to Sacred Heart Chapel, where the procession ends. Sign-off on the event application has been made by the Building Department, Highway Department, and Police Department. There is no additional cost for Police Protection. The Monroe Police Department will provide officers to assist with pedestrian traffic during the procession. Proof of Liability insurance has been provided.

On a motion by Trustee Peifer, seconded by Trustee Mancuso

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer

Nays: None

BE IT FURTHER RESOLVED, the Board of Trustees waives the application fee as Sacred Heart Church is a non-profit organization.

On a motion by Trustee Peifer, seconded by Trustee Behringer

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer

Nays: None

EVENT APPLICATION – SOUTH ORANGE YMCA COLOR RUN:

An event application was submitted by the South Orange YMCA for a Color Run to be held on Saturday, September 21, 2026 utilizing the walking paths around Crane Park setting up in front of Beck's Hardware. The application has been reviewed and approved by the DPW and Building Department. The Police Department has also reviewed and approved the application. Additional Police Services include 2 Officers on 3 hours of overtime to assist with the traffic control on Millpond Parkway and Lake Street. Officers will monitor the event and provide any necessary assistance. Additional cost of Police Services is \$552.00, of which 20% is to paid for by the YMCA (\$110.40). The South Orange YMCA has also submitted a request that the \$50.00 application be waived as they are a non-profit 501C3.

RESOLVED, the Board of Trustees approves the event application submitted by the South Orange YMCA for a Color Run on Saturday, September 21, 2026 from 8:00AM to 12PM, utilizing the walking paths around Crane Park.

On a motion by Trustee Peifer, seconded by Trustee Behringer

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer

Nays: None

BE IT FURTHER RESOLVED, the Board of Trustees waives the \$50.00 event application fee due to South Orange YMCA being a non-profit 501C3.

On a motion by Trustee Peifer, seconded by Trustee Karl

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer

Nays: None

AGREEMENTS - WEEKLY LAWN MAINTENANCE 2026:

RESOLVED, the Board of Trustees approves the following Contractors to be used by the Village of Monroe during the 2026 season to mow those properties that have not been maintained by their owners, whose grass has exceeded the approved height requirement within the Village Code and have been issued a violation from the Building Department. The Contractors using prevailing wage are:

Green Meadows Landscaping, Inc., 104 West Oakland Avenue, Oakland, NJ 07436
Monroe Landscaping LLC, PO Box 211, Harriman, NY 10926

BE IT FURTHER RESOLVED, the Board of Trustees approves the 2026 Lawn Maintenance Guidelines and Agreement including prevailing wage and hereby authorize each approved Contractor to sign and adhere to the terms and conditions laid out in said agreement.

On a motion by Trustee Mancuso, seconded by Trustee Karl

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer

Nays: None

PAYMENT AUTHORIZATION #6 – VAN KEUREN BOOSTER PUMP STATION PROJECT – GENERAL CONSTRUCTION:

RESOLVED, the Board of Trustees accepts the recommendation of Village Engineer, David Higgins P.E., and approves Payment No. 6 submitted by TAM Enterprises, Inc., for the Van Keuren Booster Pump Station project, general construction, in the amount of \$45,487.20, to be allocated from budget line F.8340.4500, Distribution Contractual. All documentation has been reviewed and found complete. Mayor Melchiorre is hereby authorized to sign the voucher for payment.

On a motion by Trustee Karl, seconded by Trustee Mancuso

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer

Nays: None

POLICE DEPARTMENT – INVENTORY – REQUEST TO REMOVE:

RESOLVED, the Board of Trustees declares the following Police Department non-working equipment surplus and of no value and authorize its removal from inventory:

Printer: Canon Maxify MB5420 (S/N: AENB05687)
Computer Monitor Service Tag #2T7XBH2
Milestone Exterior Dome Cameras – replaced by Verkada Cameras

On a motion by Trustee Behringer, seconded by Trustee Mancuso

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer

Nays: None

LEEDS (MID-ATLANTIC LAW ENFORCEMENT EXECUTIVE DEVELOPMENT SEMINAR) – PD:

RESOLVED, the Board of Trustees approves Sergeant Melissa Berke to attend the Mid-Atlantic Law Enforcement Executive Development Seminar (LEEDS) that will be held June 7, 2026 through June 12, 2026 in Princeton, New Jersey. The seminar registration is \$950.00, and five-night's accommodations at a cost of \$810.00, for a total cost of \$1760.00, to be allocated from budget line A.3120.4720, Education.

On a motion by Trustee Behringer, seconded by Trustee Mancuso

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer
Nays: None

DISCUSSION – FARMERS MARKET:

For the 2026 season, the Farmers Market will be operated by The Ladybug’s Garden under the management of Yinkhia Duran, with a total management fee of \$2,500 for the season. The market will take place every Sunday from June 7 through October 25, operating between 9:00 AM and 1:00 PM.

Vendor participation is set at \$200 per vendor for the full season. The Ladybug’s Garden, as the market organizer and manager, is assumed to be exempt from this fee. Currently, nine (9) vendors have registered to participate:

- The Ladybug’s Garden (Flowers) – Organizer (fee-exempt)
- Grand Mango (Caribbean food)
- Basic Bee HV (Honey and sourdough items)
- Elijos Soaps (Soap and beard wax)
- VP Apparel (Crocheted items and hair accessories)
- Warwick Gourmet Mushroom Growers (Gourmet mushrooms and trinkets)
- Tupperware (Janet Schwartz)
- R & G Produce
- Wanabaker (Cookies)

Mayor Melchiorre would like to meet again with the Farmers Market Manager to review the costs associated with operating the market. Trustee Mancuso expressed concern that the market may be drawing business away from local stores such as ShopRite, Stop & Shop, and Monroe Farm Market, which are known contributors to community organizations. He also noted that the market currently resembles more of a flea market.

Trustee Karl suggested that vendor fees should be increased and that efforts should be made to further develop and improve the market. He also proposed that a board member could take on a more active role in managing it. Trustee Mancuso has volunteered his services for this role.

Attorney Conway would like us to confirm whether a resolution authorizing the management fee contract is on file.

This matter has been tabled for further discussion.

DISCUSSION – 25TH ANNIVERSARY OF 9/11:

As we approach the 25th anniversary of the September 11 attacks, it is an important moment for the Village of Monroe, New York to reflect on how we honor and remember those who lost their lives. Each year, our community gathers at the 9/11 Gazebo for a memorial service, and this milestone anniversary may be an opportunity to consider whether we want to expand or enhance the observance in a meaningful way.

Trustee Peifer noted that he has been involved with the 9/11 committee since its inception. He described the ceremony as nondenominational and consistently moving. The event is led by the Police Department and includes participation from clergy, the Girl Scouts and Boy Scouts, the Fire Department, and emergency medical services.

Trustee Behringer stated that the ceremony continues to improve each year and suggested inviting a family member to speak about a loved one they lost.

Trustee Mancuso expressed interest in making this year’s ceremony more grand in recognition of the 25th anniversary.

The Board discussed the possibility of detouring traffic during the event and will explore this further.

The Board agreed that the event is well attended and greatly appreciated by the community.

ALTERNATE COUNSEL - MARK BLANCHARD - BLANCHARD LAW GROUP, PLLC:

RESOLVED, that the Board of Trustees hereby designates Blanchard Law Group, PLLC to serve as Alternate Village Attorney with respect to a specific matter, in accordance with the fee schedule set forth in the firm’s proposal.

On a motion by Trustee Mancuso, seconded by Trustee Behringer

Ayes: Trustees Behringer, Mancuso, and Peifer
Nays: Trustee Karl

BID AUTHORIZATION – 2025 CDBG / ADA SIDEWALK CURB RAMPS PROJECT:

RESOLVED, the Board of Trustees hereby authorizes the Village Clerk to advertise for bids in accordance with the advertisement provided by Lanc & Tully Engineering and Surveying, P.C. for the 2025 Orange County Community Development Block Grant project for the ADA-compliant sidewalk curb ramps project, with said bids to be publicly opened on Thursday, May 28, 2026, at 10AM.

On a motion by Trustee Karl, seconded by Trustee Behringer

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer
Nays: None

VILLAGE HALL – INVENTORY – REQUEST TO RECYCLE PHONES E-CYCLE:

RESOLVED, the Board of Trustees hereby declares the Village Hall’s non-working phones to be surplus property and authorizes their removal from inventory. The phones will be disposed of through the e-Cycle recycling program.

PHONE	SERIAL NUMBER
#1	F4GFV1H5N72J
#2	G6CN220H5G
#3	X161JFVGWV
#4	LXT9T06YWT
#5	R58RA213WHY
#6	DL7T0HJYGD
#7	HT2JRZGL0DXP
#8	DT9N7X17T0
#9	JQC3XGV637
#10	HLHGM994NV
#11	FFMJP5TW0DXP
#12	KNH2XKV7PW
#13	DX3F48YSN72J
#14	IMEI 9900 0259 5702 174
#15	UNABLE TO ACCESS
#16	MH39HLJ7XD

On a motion by Trustee Peifer, seconded by Trustee Karl

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer
Nays: None

BOND ACCEPTANCE –CONSTRUCTION COST ESTIMATE – 123-125 ELM STREET – SBL #207-1-2 & 207-1-3:

RESOLVED, the Board of Trustees approves the bond construction cost estimate as prepared by Arden Consulting Engineers, P.L.L.C. and is found acceptable by the Village’s Engineer, Lanc & Tully, P.C., David Higgins, P.E. for 123-125 Elm Street, SBL #207-1-2 and 207-1-3. The submitted cost estimate indicates a total site improvement cost of \$36,386.58.

On a motion by Trustee Mancuso, seconded by Trustee Karl

Ayes: Trustees Behringer, Karl, Mancuso, and Peifer
Nays: None

MAYOR & TRUSTEE’S REPORT:

Trustee Behringer attended Clean Sweep this past weekend and said everything looked great afterward. She encouraged everyone to help keep the community clean year-round. She also reminded the public about the Open House at the Monroe Free Library on Saturday, May 16, from 11:00 AM to 2:00 PM. The event will include a meet-and-greet, activities for children and adults, a raffle drawing, light

refreshments, and more.

Trustee Peifer commented that although she was unable to attend Clean Sweep, she thanked everyone who participated.

Trustee Karl reminded the public that Airplane Park would be closed on Wednesday, May 6, for maintenance. He also informed everyone about upcoming hazardous waste collection events: May 9 from 9:00 AM to 3:00 PM at the OC Transfer Station in New Hampton, and June 13 from 9:00 AM to 3:00 PM at the Port Jervis High School Buildings & Grounds parking lot in Port Jervis. He also mentioned a violation at 13 Lakes Road that needs to be corrected, specifically a tree across the front yard. The next steps for addressing this property violation should be reviewed. Additionally, he asked about the poles at Smith's Clove Park. Trustee Mancuso responded that three poles needed to be replaced and that work is currently underway.

Mayor Melchiorre stated that Clean Sweep was a great success and thanked the residents, trustees, police department, and highway department for their participation. He also announced that the Village of Monroe Memorial Day Parade will take place on Sunday, May 24, with step-off at 1:30 PM. The parade will begin at Smith's Clove Park and proceed to Monroe Cemetery. He is seeking participation from organizations, musical groups, and military vehicles.

ATTORNEY'S REPORT:

Nothing to report.

PUBLIC COMMENT: # PRESENT 4 TIME: 7:50 PM

Erick Tadel Jr., a resident of over 13 years, spoke about the need for improved traffic safety at the exit of the McDonald's plaza onto Still Road. He noted that he has witnessed too many collisions at this location and suggested adding a stop sign, even if it is only in effect from 9 AM to 8 PM, emphasizing that any measure would be helpful.

He also discussed community engagement opportunities, referencing how Westchester County hosts public broadcasts of major World Cup games in local parks to attract residents. He suggested implementing a similar initiative in our area, proposing Monroe-Woodbury High School as an ideal location due to its ample parking.

Additionally, he recommended enhancing local events by closing the downtown streets during concerts and allowing restaurants to cook and serve food outdoors, which he believes would help draw larger crowds and create a more vibrant atmosphere.

EXECUTIVE SESSION:

On a motion by Trustee Behringer, seconded by Trustee Peifer, and carried, following a 5-minute recess, the Board convened in Executive Session at 8:00 PM for discussion of litigation.

OPEN SESSION:

On a motion by Trustee Karl, seconded by Trustee Peifer, and carried, the Open Meeting resumed at 8:25 PM.

ADJOURNMENT:

On a motion by Trustee Mancuso, seconded by Trustee Behringer and carried, no further business, the meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Kimberly Zahra
Village Clerk