MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JANUARY 28, 2019

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:00PM by Cncl. Pres., Ron Garbowski in the Court Room of the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (N.J.S.A. 10:4-6 thru 10:4-21). Notices were placed in the official publications for Monroe Township (i.e.: South Jersey Times, the Courier Post and the Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex and on the Monroe Township website.

Cncl. Pres., Garbowski stated the Clerk has placed a sign-in sheet in the meeting room. If anyone would like to address Council please sign in and you will be recognized during the Public Portion. Kindly state your name for the record.

SALUTE TO THE FLAG

Cncl. Marino led the Assembly in the Pledge of Allegiance to Our Flag and offered the Invocation.

ROLL CALL OF PUBLIC OFFICIALS

<table>
<thead>
<tr>
<th>Official</th>
<th>Status</th>
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<tbody>
<tr>
<td>Cncl. Marvin Dilks</td>
<td>Excused</td>
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<tr>
<td>Cncl. Katherine Falcone</td>
<td>Excused</td>
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<tr>
<td>Cncl. Joseph Marino</td>
<td>Present</td>
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<tr>
<td>Cncl. Patrick O’Reilly</td>
<td>Present</td>
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<tr>
<td>Cncl. Gregory Wolfe</td>
<td>Present</td>
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<td>Cncl. Pres. Ronald Garbowski</td>
<td>Present</td>
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<td>Mayor Richard DiLucia</td>
<td>Present</td>
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<tr>
<td>Solicitor, John Trimble</td>
<td>Present</td>
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<td>Business Administrator, Jill McCrea</td>
<td>Present</td>
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<td>Engineer, Kathryn Cornforth</td>
<td>Present</td>
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<td>Dir. of Code Enf./Comm. Dev., Ralph Manfredi</td>
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<td>Dir. of Community Affairs, Brandee Derieux</td>
<td>Present</td>
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<td>Dir. of Parks &amp; Recreation, Terrance Bannister</td>
<td>Present</td>
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<td>Dir. of Public Safety, Joseph Kurz</td>
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<td>Dir. of Public Works, Nicholas Mercado</td>
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<tr>
<td>Police Chief John McKeown</td>
<td>Present</td>
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<tr>
<td>Municipal Clerk, Aileen Chiselko</td>
<td>Present</td>
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SPOTLIGHT ON BUSINESS

- Photography by Curtis Brown

Curtis Brown, Owner of Photography by Curtis Brown stated that he is honored and thanked Council for the opportunity to have his business spotlighted. His business is located at 1809 N. Black Horse Pike, Williamstown, NJ. He said, they are a full-service studio and have been in the community for many years, providing services to youth sports, schools and church parishes. His clients have become family to him, as he has taken pictures of their kids as babies all the way to their weddings. Mr. Brown would like to continue the tradition of having a hometown photography studio in Williamstown. He invited everyone to visit his studio and see what they are all about. He said he is currently running a special through February 28, 2019; customers will receive $10.00 off when a studio appointment is booked. The hours of operation are Monday through Thursday 10:00am – 5:00pm, Fridays and Saturdays are appointments only, and closed on Sundays. Photography by Curtis Brown can be found online at www.curtisbrownphoto.photoreflect.com and the phone number is (856) 629-2261.
A.) OPENING CEREMONIES (cont’d)

APPROVAL OF MINUTES

Cncl. Wolfe made a motion to approve the minutes as submitted of the Council Reorganization Meeting of January 5, 2019. The motion was seconded by Cncl. Marino and unanimously approved by all members of Council in attendance.

MAYOR’S APPOINTMENTS

Mayor DiLucia appointed Ryan Rebozo as the Chairman of the Environmental Protection Commission for a 3-year term expiring on December 31, 2021. Beth Davis was appointed as a member of the Environmental Protection Commission for a 3-year term expiring on December 31, 2021. Melissa Young was appointed as a member of the Environmental Protection Commission for a 3-year term expiring on December 31, 2021. Marion Crocker was appointed as a member of the Seniors Commission for a 3-year term expiring on December 31, 2021.

B.) CORRESPONDENCE – None

C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION

Cncl. Marino made a motion to open the Resolutions Scheduled – Public Portion. The motion was seconded by Cncl. Wolfe and unanimously approved by all members of Council in attendance. With no one wishing to speak, Cncl. Marino made a motion to close the Resolutions Scheduled – Public Portion. The motion was seconded Cncl. O’Reilly and unanimously approved by all members of Council in attendance.

R: 51-2019 Resolution Of The Township Of Monroe For Appointment To Fill A Vacancy On Council

Cncl. Marino made a motion to open the floor for nominations. The motion was seconded by Cncl. Wolfe and unanimously approved by all members of Council in attendance.

Cncl. Wolfe nominated Cody Miller for Council Ward 2 Seat. The nomination was seconded by Cncl. Marino. No other nominations were made.

ROLL CALL VOTE TO APPROVE R: 51-2019 NOMINATION OF CODY MILLER

AS WARD 2 COUNCIL PERSON, UNEXPIRED TERM –
4 AYES (Marino, O’Reilly, Wolfe, Garbowski, 2 ABSENT (Dilks, Falcone))

Mayor Richard DiLucia administered the Oath of Office to Cncl. Cody Miller.

R: 52-2019 Resolution Appointing Lorraine Boyer As The Certified Municipal Financial Officer For The Township Of Monroe, County Of Gloucester

Cncl. Wolfe made a motion to approve Resolution R: 52-2019. The motion was seconded by Cncl. O’Reilly and approved by members of Council in attendance with the exemption of Cncl. Miller, who abstained.

R: 53-2019 Resolution Designating Lorraine Boyer As The Qualified Purchasing Agent For The Township Of Monroe, County Of Gloucester

Cncl. O’Reilly made a motion to approve Resolution R: 53-2019. The motion was seconded by Cncl. Wolfe and approved by members of Council in attendance with the exemption of Cncl. Miller, who abstained.
C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION (cont.)

R:54-2019 Resolution Authorizing The Township Of Monroe To Enter Into A Contract With Special Counsel For Redevelopment Of The Township Of Monroe For The Year 2019

Cncl. O’Reilly made a motion to approve Resolution R:54-2019. The motion was seconded by Cncl. Marino and unanimously approved by all members of Council in attendance.

R:55-2019 Resolution Of The Township Of Monroe Authorizing The Mayor To Execute The Shared Services Agreement With The Gloucester County Improvement Authority And The County Of Gloucester, New Jersey

Cncl. Marino made a motion to approve Resolution R:55-2019. The motion was seconded by Cncl. Miller and unanimously approved by all members of Council in attendance.

R:56-2019 Resolution Adjusting Township Of Monroe Tax Records

Cncl. Marino made a motion to approve Resolution R:56-2019. The motion was seconded by Cncl. Miller and unanimously approved by all members of Council in attendance.

R:57-2019 Resolution Approving The Bill List And Paid List For The Council Meeting Of January 28, 2019

Cncl. Marino made a motion to approve Resolution R:57-2019. The motion was seconded by Cncl. O’Reilly and unanimously approved by all members of Council in attendance.

R:58-2019 Resolution Of The Township Council Of The Township Of Monroe, County Of Gloucester, State Of New Jersey Approving The Acceptance Of Federal Funds And Participation In The 2019 Safe And Secure Communities Program With The State Of New Jersey Federal Grant Program Administered By The Division Of Criminal Justice Department Of Law And Public Safety

Cncl. Marino made a motion to approve Resolution R:58-2019. The motion was seconded by Cncl. Wolfe and unanimously approved by all members of Council in attendance.

R:59-2019 Resolution Of The Township Of Monroe Accepting The Maintenance Bond Of Paparone Homes Of New Jersey, Inc. Regarding Carriage Glen, Section 6, Subdivision #1696

Cncl. Marino made a motion to approve Resolution R:59-2019. The motion was seconded by Cncl. O’Reilly and unanimously approved by all members of Council in attendance.

R:60-2019 Resolution Reducing The Performance Guarantee For Spring Ridge, Subdivision #1734-1 (Block 3704, Lots 2, 3 & 7)

Cncl. Marino made a motion to approve Resolution R:60-2019. The motion was seconded by Cncl. Miller and unanimously approved by all members of Council in attendance.

R:61-2019 Resolution Of The Township Of Monroe Authorizing The Reduction Of An Irrevocable Standby Letter Of Credit For Stirling Glen #1713, Sec. 1 (Block 14201, Lot 1)

Cncl. Marino made a motion to approve Resolution R:61-2019. The motion was seconded by Cncl. Miller and unanimously approved by all members of Council in attendance.

R:62-2019 Resolution Authorizing The Township Of Monroe To Award The Bid Submission For The 2019 Supplemental Snow Removal Services To Neri’s Construction & Rental, Inc. And Authorization To Enter Into A Contract
C.)  RESOLUTIONS SCHEDULED – PUBLIC PORTION (cont.)

Cncl. Marino made a motion to approve Resolution R:62-2019. The motion was seconded by Cncl. Wolfe and unanimously approved by all members of Council in attendance.

D.)  ORDINANCES

Cncl. Pres., Garbowski turned this portion of the meeting over to Ordinance Committee Chairman, Cncl. Marino. Cncl. Pres. Garbowski made a motion to open the meeting to the public for ordinances listed on the agenda for Second Reading and Public Hearing. The motion was seconded by Cncl. Miller and unanimously approved by all members of Council in attendance. With no one wishing to speak on the Ordinances for Second Reading, Cncl. Wolfe made a motion to close the Public Hearing. The motion was seconded by Cncl. Pres. Garbowski and unanimously approved by all members of Council in attendance.

O:01-2019 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 4, Article VII Of The Code Of The Township Of Monroe, Entitled “Department Of Administration” Pursuant To N.J.S.A 40:69A-43 (Second Reading & Public Hearing)

Second Reading: The above Ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Wolfe made a motion to approve Ordinance O:01-2019 for First Reading and Publication. The motion was seconded by Cncl. Pres. Garbowski and unanimously approved by all members of Council in attendance.

ROLL CALL VOTE TO APPROVE ORDINANCE O:01-2019 FOR SECOND READING AND PUBLIC HEARING –

5 AYES (Marino, Miller, O’Reilly, Wolfe, Garbowski, 2 ABSENT (Dilks, Falcone))

O:02-2019 An Ordinance Fixing And Establishing The Salaries And Compensation Of The Officers And Employees Of The Township Of Monroe, In The County Of Gloucester, State Of New Jersey (First Reading & Publication)

First Reading: A copy of this Ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Wolfe made a motion to approve Ordinance O:02-2019 for First Reading and Publication. The motion was seconded by Cncl. O’Reilly and unanimously approved by all members of Council in attendance.

E.)  REPORTS AND OTHER MATTERS

Cncl. Marino reported that he attended the MMUA meeting on January 16, 2019. He said that sump pumps were discussed and explained how some residents have them tied into the sewer lines, which is creating some additional fees. He said the MMUA is looking to implement some new regulations that would allow them to make sure residents do not have their sump pumps tied in and if they do, they will need to remove them, as they cannot be tied into the sewer lines. The MMUA Chairman, Joseph DiLolle appointed a Solar Committee, which includes Ralph Manfredi, Tony Neri, Ed Haaf and Wendy Mahoney. He said they will be coordinating with our Committees. On Saturday, January 26, 2019, Cncl. Marino attended the Ribbon Cutting Ceremony for Maycock Chiropractic. He said, Maycock Chiropractic has been in Williamstown for over 35 years and they have recently expanded their business, turning it into a family business. They are located at 117 Washington Avenue, Williamstown, NJ. Cncl. Marino welcomed Cncl. Miller back to Council and said he is looking forward to working with Cncl. Miller.
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F.) REPORTS AND OTHER MATTERS (cont’d)

Cncl. Miller thanked the Monroe Township Democratic Executive Committee for having faith in him and putting his name forward. He thanked Council for their faith in him and allowing him to serve on Council again. He stated that he is no stranger to this municipality, he has worked with each of them on Council and outside of Council and he will do his role justice. Cncl. Miller said, he understands that his Ward consists primarily of one of the Township’s largest senior citizen communities and he will work hard for them. He said he will do everything in his power to make sure that Council holds the line on taxes. He said he will work hard with the Mayor and everyone on Council to make sure that they implement the things that they ran on.

Cncl. O’Reilly thanked the Mayor and welcomed the three new Environmental Commission Members, Ryan, Beth and Melissa. He knows that they are going to do great things and he is looking forward to working with them. He attended the Sustainable Monroe meeting, there is a lot they are working on, specifically the Community Garden. He said year after year the Community Garden continues to grow and they will be holding a seminar next month. He recommended joining the Community Garden as seats are limited and the garden fills up quickly. Cncl. O’Reilly spoke with regards to the solar initiatives. He said they have some committees lined up between the MMUA, school board and Council to potentially collaborate on a joint solar initiative. He said, we have a long way to go, and it will definitely be a first of its kind. He said most municipalities, school boards and various entities tend to do this on their own. We are looking to go outside the norm and partner together, he believes that we will have much more buying power as a combined entity.

Cncl. Wolfe welcomed Cncl. Miller back to Council. He thanked Christine Gorham for applying as well, she had a very impressive resume. He encouraged her to continue to be involved in the Township, saying that we can definitely use more great people like herself. He attended a Ribbon Cutting Ceremony along with the Mayor and some other Council members at Mission Nutrition on Route 322 in Williamstown Business Park. He said it is a nutritional smoothie place that is attached to Anytime Fitness. On January 9, 2019 he attended the Parks & Recreation Commission meeting, four out of the five new members were sworn in, and one will be sworn in at their next scheduled meeting in February. He said the commission has picked their committees for all six of their scheduled events for 2019. Cncl. Wolfe stated their events are listed on the Township website calendar at www.monroetownshipnj.org along with being posted on the Parks & Recreation’s website at www.mtpnj.org. He said their next scheduled event is the Easter Egg Hunt and it will be held on Saturday, April 13, 2019, with a rain date of Sunday, April 14, 2019 at 12:00pm located at the Pfeiffer Community Center. He said the Music Festival will be held on June 1, 2019 and the registration forms for the vendors can be obtained on the Parks & Recreation’s website.

Mayor DiLucia welcomed Cncl. Miller back to Council, saying he is now his Councilman as he lives in Holiday City and he stated that “us old people are hard to please”. He is looking forward to working with him again and he knows that his area of redevelopment is something that this town desperately needs. He addressed Christine Gorham, saying it was nice meeting her and he invited her to get involved. He asked if there are any Committees that she is interested in, to please put in for them and stay involved. He said a lot has happened since he was sworn in as Mayor twenty-five days ago, we had our first snow storm only five days after his swearing in. He said it was not a blizzard, but it was a snow storm that tested us. Mayor DiLucia advised that we have a joint service agreement with the MUA, where we will provide free of charge for them assistance in areas that we can help them with as a Township and they will do the same for us. He thanked the MUA, the Road Department and Mike Calvello for doing a good job with the snow removal. He stated that we may get tested again this week and he is hopeful that we are up to the task. He mentioned the Resolution that was presented earlier, awarding a bid for supplemental snow removal services. He said in case of emergencies, being heavy snow that we cannot handle, this bid award would allow us to call on the contractor to assist. Mayor DiLucia said he met with the engineer that is leading the point on the Route 322 and Fries Mill Road project, it was a preliminary meeting where he was able to be brought up to speed. He said there were a few items that we can resolve at the next meeting, also the grant money that is expected will still create at least a three million dollar shortage, which will have to be worked out someway with the builders of the four corners of that intersection. He has asked
E.) REPORTS AND OTHER MATTERS (cont’d)

our solicitor to arrange a meeting with the owners of those four corners to ensure that everyone is still on board and we can move forward. He said the MMUA was also involved in this meeting, as there is a situation with sewer lines. He said we are unable to make an estimate of the cost until the intersection is complete because we have to find the low point which cannot be established until after the project is complete. Mayor DiLucia said the cost could be substantial, we have to sit down with the owners of the four properties, to find out ultimately what economics dictated on that corner. He is hopeful that once they all sit down, that they will be able to get this project moving, as it has been a long time in the making. He attended the Planning Board Meeting this week and said two good things happened for this town. He said the Yale School that has been vacant for a number of years will now have a tenant. He said they will supply some community service where they will educate people to be entered back into the workforce. Mayor DiLucia said the new super Wawa to be built on Route 322 and Tuckahoe Road was passed at the Planning Board meeting. He said once the super Wawa comes, he believes that other things will follow in that area. He has also met with Council about resurrecting the idea of the Tax Card. He explained with this program the residents would receive a card, and when they go to a vendor that participates with the program they will offer some type of discount, 75% of that discount will go towards your taxes and 25% will go towards the company that runs the program. Mrs. McCrea, himself, and some others have been doing some research with other towns that use the program and it does not look all that inviting. He said our neighboring towns, Glassboro and Washington Township participate in the program, and it has not taken off and is not doing what it is designed to do. He said he has hired a subcontractor to work alongside Cncl. Falcone to meet with the company that runs the program, to find out the financial stability of the company, if they are bonded and in depth details of how this program works. Mayor DiLucia does not want our money invested into a company that could bankrupt and he wants to make sure that the taxpayers’ money is protected. He said, their early investigations have indicated that some of the problems with vendors staying involved is the difficulties of the apparatus that are provided to be used. He said, however, the company states that they have a new process that is more efficient. He wants this to be investigated more before making any decisions to move forward. He said if we decide to move forward, we have $5,000.00 available, along with raising some additional money, as we will need approximately $10,000.00. He said the cards are $1.00 apiece and we will need to issue about 10,000 cards. He feels that the big “if” in starting this program is whether he and Council believe this will be a viable thing to participate in and if it will be beneficial to the taxpayers. He said the idea is good, however, he is cautious because he does not want to go down a rat hole and find out that we spent the taxpayers’ money and received no return for the investment. Lastly, he along with Council would like to turn the Pfeiffer Community Center into what they believe its purpose is, a place for senior citizens to gather. Mayor DiLucia said up until this point, it has been a place where lunch has been provided through the County but has had very little activity other than lunch. He said the new Director, who is doing a wonderful job, has the task of putting together meaningful programs for the seniors. He said her mission is to put together a program where seniors can enjoy activities, whether it be bingo, croqueting, crafts, movies, and such. He would like them to be able to get out of the house and have meaningful activities.

**Solicitor Trimble** welcomed Cncl. Miller and Lorraine Boyer, saying it is very nice to have both of them on the team.

**Business Administrator, Jill McCrea** advised that she has been having regular meetings with various department heads, Council, the Mayor, and various supervisors to assess how we can best carry out the Mayor’s objectives. She said it has been a very busy but productive past couple of weeks and she apologized if anyone has been having a problem getting in touch with her. She said an attorney that she had spoken to offered a compliment to the Planning Board, he was very impressed with how their meeting was run, how they do business and how the Secretary treated him and ran the meeting. Mrs. McCrea welcomed Lorraine Boyer.

**Engineer, Kathryn Conforth** welcomed back Cncl. Miller and Lorraine Boyer. She is excited to work with both of them.
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E.) REPORTS AND OTHER MATTERS (cont’d)

Director of Community Affairs, Brandee Derieux stated she will be touring Glassboro’s Senior Center tomorrow, they have an excellent senior program. She is hoping to have an activity calendar available the first week of February, so the seniors will be able to see what activities are going to be implemented. She said she is also hoping to be able to schedule an extra once a month trip out that takes place outside of the Pfeiffer Community Center, possibly the movie theatre, bowling, and other things to help get them out of the house and into the community with each other.

Chief Financial Officer, Lorraine Boyer stated that today was her first day back and she is glad to be home. She said she dove right in today working on getting the budget started. She will be setting up budget meetings in the near future with all of the different departments to review their needs and hopefully be able to keep the budget as low as possible. She looks forward to working with everyone.

Director of Public Safety, Joe Kurz expressed his sympathy to Captain Boyd for the loss of his retired K-9 partner. He said he attended the OEM Storm Emergency Drill on January 11, 2019 and was very impressed with their operation. Yesterday, one of our police officers suffered an injury to his hand while handling the arrest of a stolen vehicle, he wished him a speedy recovery. He has been meeting with all of the Chiefs in the various public safety departments and will continue this in order to work on each department being more efficient. He advised the public that our Fire Department and Ambulance Squad is volunteer bases and these agencies are always looking for new volunteers. He said, this is a good way to help keep our taxes down and to give back to the community.

Director of Public Works, Nicholas Mercado stated that in addition to all of the various projects that they are currently engaged in, we are in the process of doing an evaluation of all of our trucks and equipment to supplement and bring forth any additional units that may be needed for any impending snow removal operations. In addition, he said they began some pothole repairs, trying to get some of the larger ones completed but with the coming weather this will have to be suspended but they will continue once the weather becomes more favorable.

Police Chief, John McKeown advised that they have just completed the Safe and Secure Grant and thanked Council for approving it. He said this grant brings revenue into the Township at no cost to the taxpayers, it helps to fund two police officers and this has been in effect for a long time. The grant application process was handled elsewhere for a number of years, this year Cpt. Boyd took the lead and was able to complete it in a very short time. He thanked Captain Boyd for his hard work.

Cncl. Pres. Garbowski welcomed Cncl. Miller back to Council and Lorraine Boyer as our new CFO. On January 16, 2019 he attended the Library Board Reorganization Meeting. Sue King was nominated as the President and Joan Betterly was nominated as the Vice-President. He asked everyone to take a look at the library’s website, they have a community newsletter with a listing of all of their events that are taking place. On January 10th and January 24th he attended the Planning Board Meetings, on January 10th they held their Reorganization Meeting where Andy Schwaiger was named President and Obie O’Brien was named Vice-President. On January 24th the Super Wawa was approved, it is going to be one of the largest Wawa in the state at 5,000 square feet plus the fueling station. He thanked the MMUA for their help at the Cecil Fire House, where they dug a test bit for us, as we are trying to do some renovations there. He said the MMUA also volunteered to clean out the drains and maintenance banks down there. He expressed his thanks for being such a great help to the Township.

F.) GENERAL PUBLIC DISCUSSION

Cncl. Miller made a motion to open the General Public Discussion. The motion was seconded by Cncl. O’Reilly and unanimously approved by all members of Council in attendance.
F.) GENERAL PUBLIC DISCUSSION (cont’d)

With no one wishing to speak Cncl. Wolfe made a motion to close the General Public Discussion. The motion was seconded by Cncl. Marino and unanimously approved by all members of Council in attendance.

G.) ADJOURNMENT

With nothing further to discuss Cncl. Marino made a motion to adjourn the Regular Council Meeting of January 28, 2019. The motion was seconded by Cncl. Wolfe and unanimously approved by all members of Council in attendance.

Respectfully submitted,

Aileen Chiselko, RMC
Township Clerk

Ronald J. Falcowski
Presiding Officer

These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Council Meeting of January 28, 2019 and serve as only a synopsis of the proceedings. The official tape may be heard in the Office of the Township Clerk upon proper notification pursuant to the Open Public Records Law.

Approved as submitted Date 3/1/19
Approved as corrected Date __________