

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
FEBRUARY 25, 2019**

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

The Work Session Meeting of the Township of Monroe was called to order at approximately 7:00PM by **Cncl. Pres., Ronald Garbowski** in the Conference Room on the first floor 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 the Township of Monroe (i.e.: South Jersey Times, Courier Post and The Sentinel of Gloucester County). A copy of that notice has been posted on the bulletin board at the Municipal Complex and on the Monroe Township website.

**SALUTE TO THE FLAG**

**Cncl. O'Reilly** led the Assembly in the Pledge of Allegiance to the Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present	
Cncl. Katherine Falcone	Present	
Cncl. Joseph Marino	Present	
Cncl. Cody Miller	Present	
Cncl. Patrick O'Reilly	Present	
Cncl. Gregory Wolfe	Present	
Cncl. Pres. Ronald Garbowski	Present	
Mayor Richard DiLucia	Present	
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea	Present	
Engineer, Kathryn Cornforth	Present	
Dir. of Code Enf./Comm. Dev., Ralph Manfredi		Excused
Dir. of Community Affairs, Brandee Derieux	Present	
Director of Finance, Lorraine Boyer	Present	
Dir. of Parks & Recreation, Terrance Bannister	Present	
Dir. of Public Safety, Joseph Kurz	Present	
Dir. of Public Works, Nicholas Mercado	Present	
Police Chief John McKeown	Present	
Municipal Clerk, Aileen Chiselko	Present	

**B.) MATTERS FOR DISCUSSION**

**• Sustainable Monroe Township – Annual Report**

**Patrick McDevitt, Chairman of Sustainable Monroe Township**, addressed Council and said Sustainable Monroe is required to present their annual report to Council every year in order to keep up with their certification. He said Sustainable Monroe Township was formed in 2013 to coordinate our Township's certification in the Sustainable Jersey Program. He said they meet monthly on the third

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**B.) MATTERS FOR DISCUSSION (cont'd)**

Thursday of every month at 7pm on the second floor conference room in the municipal building, their meetings are open to the public. He said there are currently 448 towns in New Jersey that are registered, 204 are certified, 148 are Bronze, 55 are Silver and there is 1 Gold in Sustainable Jersey. He said in Gloucester County, 18 towns are registered, 10 of them are Bronze with no Silver yet. Mr. McDevitt stated Sustainable Monroe received their Bronze certification in 2016 and was recertified in 2018. He said Sustainable Monroe is a member and a leader in one of the 9 state wide Sustainable Jersey Hubs, which is called the Tri-County Sustainability Alliance. He said Sustainable Monroe act as mentors to other towns who have newly registered and are currently working with Clayton and West Deptford to help get them started. He said in April Sustainable Monroe celebrated Earth Day by kicking off their second season of the Community Garden. He said they started the Community Garden, which is located behind the Library, in 2017 and they have continued to receive an amazing response. He said they hold monthly free, open to the public events at the Library Garden. He said also in 2017, they participated in Clean Communities by hosting a clean-up at the Township Library, separate from their garden, they cleaned up the Library's gardens. Sustainable Monroe is a co-founder of Williamstown Bike Party, hosting monthly community night rides that are open to the public. He said they also hosted a family day of service event at the Pfeiffer Center, performing a cleanup along with members of the public who volunteered for the event. He said they hosted the 2<sup>nd</sup> South Jersey Community Garden Tour, 3<sup>rd</sup> Green Fair Farmers Market and Shred Event and coordinated and cohosted a Sustainable Communities event at Rowan College at Gloucester County. He said they participated in the Main Street Makeover, planting a native and pollinator friendly garden at the old Library site on Main Street, which will be part of their community habitat project that they are working on. Mr. McDevitt said last year they received a proclamation from both Mayor Teefy and then Cncl. Pres. DiLucia for a day in September noted as the Mayor's Monarch Pledge Day. He said for the past two years, they have hosted Mediation Mondays on the first Monday of the month at the Library. In October, they were notified that they had been awarded Bronze Certification and they will remain Bronze until 2021. He said financially, they have secured a grant of \$12,500 from the Great Egg Harbor Water Shed Association, it was awarded to Rutgers Water Resources Group to complete an impervious cover assessment and a reduction action plan, the reports were received and Monroe Township was the first town in Gloucester County to have this performed by Rutgers. Sustainable Monroe is also the Fiscal Agent representing the Tri-County group, they applied for and received a grant for \$3,100 from Sustainable Jersey to purchase environmental clean fill. They have also applied for and received \$1,000 from Atlantic City Electric for general support. He said for 2019, they were the lead applicant on a grant application to Sustainable South Jersey for \$5,000, they applied along with Glassboro and Pitman teams and are trying to receive three bike repair stations to be placed along the bike path. He said they have applied for \$2,000 grant from Sustainable Jersey which will go towards their community habitat project and general expenses. He said in April 2019, they will be hosting a Drive Electric Earth Electric Car event at the Pfeiffer Center. He said their plan is to apply for Silver Certification sometime in 2020, with their focus being on green infrastructure, energy efficiency, renewable energy, community habitat project and some basin renovations to help out Public Works along with a few other initiatives they have in the works. Mr. McDevitt stated they are full steam ahead and they appreciate the Council cooperation and are looking forward to working with this new administration. **Cncl. Marino** thanked Mr. McDevitt for all of his hard work and said the Township is lucky to have him.

• **Resolution Establishing the Robert Hennessy Citizenship Award**

**Cncl. Marino** discussed the local organization, Lead the Way, which is run by Scott White, they are really involved with the schools, helping children in need. He explained that on Halloween last year, there was a fatality on the Black Horse Pike, where a few people stayed with the person until EMS

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**B.) MATTERS FOR DISCUSSION (cont'd)**

arrived. He said this kind act was posted to social media and there was an outpouring for the people that stayed with the gentlemen during his last minutes of life. He said Scott and his committee approached him to ask if something could be done through the Township as a Good Samaritan Award. He said after many discussions, it was suggested to be a yearly award, with the good Samaritans from the October 31<sup>st</sup> accident being the first recipients. He said himself, Cncl. Wolfe, Cncl. O'Reilly and Scott White met with some of the family members and discussed how to structure such an award. He said one of the ideas was instead of making it a Good Samaritan Award it should be a Citizenship Award, a yearly award and name it after Mr. Hennessey, Hennessy Funeral Home. Cncl. Marino said Mr. Hennessey has done tremendous amount for this Township over many years, with organizations, donations and his family continues to this day. He said along with the Solicitor's office, they tried to structure the selection process, family and community affairs involved. He advised this Resolution will not be voted on and moved forward tonight, it is being presented to Council for their thoughts and recommendations. **Cncl. Wolfe** asked if there is specific language that can be added since Lead the Way assisted in initiating this, to give them a voice in the application process as a committee along with the Director of Community Affairs and the Hennessy family. **Solicitor Trimble** confirmed yes language can be added to the Resolution adding Lead the Way by name, in case they are not an active group years down the line. **Cncl. Wolfe** stated the committee will include the Director of Community Affairs, the Hennessy family and Lead the Way. **Cncl. Pres. Garbowski** polled the members of Council and all were in favor of bringing this Resolution forward to the next scheduled Council meeting on March 11, 2019.

**C.) PUBLIC PORTION**

**Cncl. Miller** made a motion to open the Public Portion. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

**Alan Dodd, 1619 Herbert Boulevard** addressed Council to report that at the Monroe Township Democratic Executive Committee Meeting held on February 12<sup>th</sup> they appointed Diana Salvadori as Secretary, Brian O'Donnell is Vice Chairperson, and Kathy Garbowski is the new Chairperson. He said as Committee Person of District 20, Ward 1, he wanted to make Council aware of that there has been an increase in motor vehicle accidents on Herbert Boulevard. He said between 2007 and 2017 accidents have tripled in numbers, specifically at the bend at Prosser Avenue and Crystal Avenue. He said he has forwarded some information to Cncl. Wolfe and Cncl. Dilks in hopes of getting some attention and increase driver/neighborhood safety. He said, he feels having quarterly meetings with the Committee people and their Ward representatives would be beneficial in helping to keep open relationships between.

**Cncl. Miller** made a motion to close the Public Portion. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council.

**D.) NEW BUSINESS - none**

**E.) OLD BUSINESS**

**Mayor DiLucia** spoke in regards to the vandalism that took place at the various tot lots in the Township. He said he read an article in the newspaper and asked Police Chief, John McKeown, to elaborate on it. **Police Chief, John McKeown** reported there has been vandalism dating back to

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**E.) OLD BUSINESS (cont'd)**

November at the High School, Owens Park and more recently at the Ward Lane and Malaga Road tot lots. He said they all seem connected to the same group of youth and Detective Don Darcangelo was the lead investigator. He said after tracking down leads, two adults were arrested and charged, they are teenagers but considered adults, one juvenile was arrested and charged, there was another juvenile was involved, however, he lives out of state but was here visiting some relatives. He said, there was some concern about possible gang symbols in the vandalism, however it was a group of young people pretending to be gang members. He said there is no indication that there is a true and hostile gang in our town, this was just kids trying to make a name for themselves. He said essentially, this case has been resolved, and the Police Department would like to thank the residents for staying alert and being the eyes and ears for the department. Chief McKeown stated the group charged were processed and released with court dates pending, which is typically what happens with property crimes. Chief McKeown said through the Municipal Prosecutor with the County Juvenile Justice System, we could ask for restitution or community service to help offset some of the expenses that were incurred. **Mayor DiLucia** suggested, the form of restitution should be where they are required to work in the tot lots, to have a better understanding of how hard it is to keep them clean.

**Cncl. Marino** asked about if South Shore Drive was scheduled for Phase II of the Road Program for this spring. **Engineer, Katherine Conforth** confirmed last year, Council awarded the next phase of year two of the Road Program as well as Forrest Drive Phase II, which was the DOT funded project. She said, they are waiting for better weather, as they did not want South State to start opening up roads and then have the wet winter weather stop them. She said, she will reach back out to South State in a couple weeks to get back on the schedule to finish Forrest Drive as well as South Shore Drive. She said the last two years the Township has taken advantage of the County Co-Op to pave Janivier Road and the rest of Blue Bell Road from where the County stopped to the rest of Main Street. She said, they will continue to work with Nick Mercado to ensure they choose roads that do not have drainage issues, are not in need of concrete work and can use the straight County overlay. Mrs. Conforth confirmed the County co-op process, any municipality in Gloucester County can utilize the co-op and receive the County co-op bid prices, so you are able to choose whatever road it applies to and do your own contract for it. She said, in the past, Mike Calvello ran point with Adams, Rehman and Heggan's consult with inspections of the contractors. **Cncl. Wolfe** asked where the Scotland Run Development come in with regards to the road program. **Mrs. Conforth** said, she is unsure if they are on the list, Hunter Woods is on the list as is a road in Holiday City. She said when the Road Program was developed, they rated the roads and it was based off of the rating system, where the worst roads were put on for all five years and the remaining roads were picked throughout the Township. She said the list is a working document, it can be reworked yearly. **Cncl. Marino** asked about New Brooklyn Road, where the County stopped the paving at Walnut Street, is the County planning on finishing New Brooklyn Road. Mrs. Conforth will reach out and confirm with the County what their plans are.

**F.) COMMITTEE REPORTS**

**Cncl. Miller** reported on the Cannabis Committee having been tasked of weighing the pros and cons of medical marijuana grow facilities and dispensaries in town. He said the committee is made up of himself, Cncl. Wolfe and Cncl. Falcone, their goal is to be as unbiased as possible and fully weigh all of the options in addition to doing their research and fact finding. He said, they found the pros of medical marijuana to be, it reduces symptoms of clinical depression, lowering anxiety, reducing psychotic symptoms in schizophrenia, decreasing pain and nausea while stimulating appetite in recovering cancer

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**F.) COMMITTEE REPORTS (cont'd)**

patients, helping control spontaneous seizures in epilepsy, easing the pain in multiple sclerosis and helping patients better sleep, helping with symptoms of autism, easing tremors in patients suffering from Crohn's disease, helping people with chronic pain who may otherwise need to depend on more harmful pain relieving opioids, it has proven to help patients with Crohn's disease go into remission. He said, they found the cons of medical marijuana to be, potential for dependency, not body addictive but can cause mental dependency, it is viewed by some as a gateway drug, in some cases it can cause schizophrenia and it may increase anxiety, depends on the quality of the cannabis, the preposition of the consumer and the social environment. He said, overall, health professional agree the pros out way the cons for usage for the health issues mentioned. He said residents are bound to have concern with the dispensary and grow facilities setting up shop here in town, saying property values are decreased and crime increases in the immediate area. He said, upon the committee's research in other towns and studies that have been performed in other states, they did not find any increase in crime or decrease in property values. He said what is most notable is the increase of revenue for the municipality. He said the committee does agree that restrictions need to be placed and set parameters for the types of zones for these facilities to be permitted in. He reported, other towns have set limits on minimum lot sizes and setbacks in buffer zones around residential areas such as schools, parks, churches. Cncl. Miller stated, it is the Committee's recommendation that we support and welcome these facilities in our town, as the pros outweigh the cons and medical marijuana has many positive benefits. He said, it is also their recommendation that this gets moved to the Ordinance Committee and draft a letter of support that will initially be issued as an open invitation to attract this general business to our area. He said, after any interest is received with the new Ordinance to be created, the Township will then have the control to except or reject any business. He reported, these business have to go through licensing with the state and there are only a few select licenses issued within the year. He said these business have to meet a variety of different standards to even be able to open up a facility within a municipality. He said, in addition to the Township's vetting process they have to go through a vetting process with the State of New Jersey. He said the committee is aware this is a heated issue, however, from all of the reports and studies they have reviewed and in speaking with the President of the New Jersey Cannabis Business Association, there has not been issues and specifically they are talking about medical marijuana not recreational marijuana. Cncl. Dilks asked if there is a yearly state inspection of the facility once they become established in our town and what is the Township responsibility. Cncl. Miller said traditionally with any type of state licensing, they have to go through some type of renewal. Cncl. Falcone said, with regards to the Township's responsibility, it would be just like a normal business established in the town. Cncl. Wolfe reassured everyone, these are indoor growing facilities. Cncl. Falcone said, the tax laws have changed and they will be charging \$42 per ounce instead of based on the sale price, which will eliminate the losing profit margin. Solicitor Trimble will prepare a proposed Ordinance for the March 6, 2019 meeting. Cncl. Wolfe said, Bellmawr has a grow facility and a dispensary, and they have their own security detail that works 24/7 so this would not a burden on the police department and would not cost the taxpayers anything for security. Mayor DiLucia asked what the financial retention by the Township, is there a direct tax that would be passed on to the Township. Cncl. Miller said that is still being debated and yes the Township would be the beneficiary of a percentage of whatever the tax is determined to be. Mayor DiLucia said we need to be careful that the State does not decide to defer all taxes to the state. He said at a minimum if the Township is going to support this, a Resolution needs to be developed asking that the Legislation create a tax back to the Township. Cncl. O'Reilly asked if the Township has the right and the ability to mandate the security at the facility in our Ordinance and would our Police Department have the ability to review the facility's security policy to ensure it meets our satisfaction. Solicitor Trimble said it will depend on what the State passes and the licensing requirements. Cncl. Wolfe said the estimated revenue that they are talking about bringing into the Township is about 224 million per year, so he would

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**F.) COMMITTEE REPORTS (cont'd)**

like to think they will protect their investment. **Cncl. Pres. Garbowski** polled the members of Council in attendance and all were in favor of moving Cannabis support forward to the Ordinance Committee. Solicitor Trimble will prepare a proposed Ordinance, a letter from Council and a Resolution to the State Legislation stating we are a municipality that supports the tax coming back to the Township.

**Cncl. O'Reilly** spoke in regards to the Public Works Committee, he has met with the Mayor and the Director of Public Works and they will be moving forward the generator project that was originally slated for Public Works a few years back. He said the Public Works Facility does not have a backup generator, in the event of a storm and the power goes out, they will be down and unable to perform any repairs and daily duties. He said it has been budgeted and the Capital is there for the upgrades. He said, also we have five different electric meters at that facility, so they will be upgrading and merging everything to one meter. He wanted to make everyone aware, this will be happening this year without any hard issues.

**Cncl. Pres. Garbowski** reported that on February 14<sup>th</sup>, the Planning Board met and they approved the redevelopment zone for the Township Landfill on Sicklerville Road. He said they will be moving forward with potential solar on that site. **Engineer, Katherine Conforth** said everything is still on track for everything that was earlier scheduled for this year. She said, they are already looking at the redevelopment plans so as soon as it is memorialized with Council, they will be hitting the ground running so they can keep the process moving quickly.

**Mayor DiLucia** spoke in regards to the Solar Endeavor, himself, Cncl. O'Reilly, Deputy Mayor DiLolle and T&M had a meeting last week. He said T&M is going to come in and give us a complete audit of the Township's utility costs and make recommendations on how we can minimize those costs and improve energy conservation. He said another company will then come in and verify the audit and at the end of that audit, they can tell us to the dollar what our savings will be. He said, for example if they say between the three entities we can save a half a million dollars, they guarantee that and if for some reason you do not save the half million dollars they will make up the shortfall. He said with the money that is saved, a portion of that and repay back the cost of the improvements and the remaining percentage would go to infrastructure so we can repair the buildings in the Township. Mayor DiLucia said the philosophy of this sounds great, it costs nothing in terms of the audit and the only time it would cost the Township anything is if we decide to have it done and repayment schedule would come out of the savings. He said the savings are guaranteed, the repayments are guaranteed and we would have a guaranteed amount of money separate from the general fund that we can use to improve the Township. He said if the MUA and the School Board participate with the Township, it can be a really big savings for the taxpayers in this town.

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. Marino** asked about the Beer and Wine Garden RFP that is scheduled to go out. He said, the bid says a \$250 minimum hypothetically if there is more than one bidder and one bids \$250 and one bids \$500 are we obligated to take the \$500 bid as long as everything is in order with the paperwork. **Director Terrence Bannister** confirmed that after reviewing the past RFPs with the Solicitor, it states simply that \$250 is the minimum and if a bidder met the criteria with the paperwork and bid the highest over \$250, they would win the bid.


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H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - none

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Wolfe** made a motion to adjourn at 7:51pm the Council Work Session of February 25, 2019. The motion was seconded by **Cncl. Miller** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,

  
Aileen Chiselko, RMC  
Municipal Clerk

  
Presiding Officer

*These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Work Session of February 25, 2019 and serve only as a synopsis of the proceedings. The official recording may be heard in the Office of the Township Clerk upon proper notification, pursuant to the Open Public Records Act.*

Approved as submitted Rxc  
Approved as corrected \_\_\_\_\_

Date 4/8/19  
Date \_\_\_\_\_