

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
MARCH 11, 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**

**Solicitor Trimble** 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 |         |
| Deputy Mayor, Joseph DiLolle                   | Present |         |
| Solicitor, John Trimble                        | Present |         |
| Business Administrator, Jill McCrea            | Present |         |
| Engineer, Kathryn Cornforth                    | Present |         |
| Dir. of Code Enf./Comm. Dev., Ralph Manfredi   | Present |         |
| Dir. of Community Affairs, Brandee Derieux     | Present |         |
| Director of Finance, Lorraine Boyer            |         | Excused |
| Dir. of Parks & Recreation, Terrance Bannister | Present |         |
| Dir. of Public Safety, Joseph Kurz             | Present |         |
| Dir. of Public Works, Nicholas Mercado         |         | Excused |
| Dir. of Real Estate, Angelina Matese           | Present |         |
| Police Chief John McKeown                      | Present |         |
| Municipal Clerk, Aileen Chiselko               | Present |         |

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**B.) MATTERS FOR DISCUSSION**

- **Resolution R:90-2019 – Resolution Of The Township Of Monroe In Support Of Path To Progress Recommendations Made By New Jersey Economic And Fiscal Policy Workgroup**

**Cncl. Miller** addressed Council regarding the Resolution and he stated he was able to attend several sessions with the Senate President, Majority Leader, Lou Greenwald in reference to Path To Progress. He said, the State has put together a Commission in order to study ways New Jersey can address its fiscal responsibilities. He said some of these items include, pension and benefit reform, education, County and Municipal Government Reform and Shared Services, State and Local tax structure and leveraging assets to stabilize the pension system and this report is available online. He said, New Jersey is in a dire fiscal crisis and this puts our municipalities in jeopardy, as we know New Jersey is one of the most highly taxed states in the nation. He said, a bi-partisan group has been created with Legislators, policy professionals and experts, in order to observe ways the state of New Jersey can save money. He said, some of their recommendations deal with health and benefits for public employees, shifting all state and local employees' health care coverage from platinum to gold, and merging the school employees' health insurance plan to a larger State program. He said, education reform merging all K-4, K-5, K-6, K-8 and K-9 school districts into K-12 regional districts to improve the quality of education and promote efficiency and permit two county wide school district programs. **Cncl. Miller** said, the State's unfunded obligations are extremely concerning. He said, the recommendations were presented in order to find a way to tackle the issue we will be facing in the future, if the State does not get its fiscal house in order, the municipalities are going to lose as the state aid will flat line. He stated the Resolution says the municipality supports some of the recommendations listed but it does not mean we support all of them. He is asking for consideration that this be forwarded to the Senate President, saying we support the Commission and some of the recommendations, in addition, it would say to Governor Murphy that he needs to get the State's fiscal house in order as it is unsustainable the way it is being run currently. **Cncl. Falcone** said, one of the sections she wanted to support was with regards to the healthcare issue. She said, if a person who is able to have Medicare or Medicaid at 65 years old, why does then the municipality or state consider they have to be placed on primary coverage at a full rate that they previously received before Medicare or Medicaid. **Solicitor Trimble** said if Council chooses to support this, it would not be binding and would only serve as a letter of support. **Mayor DiLucia** said, he feels this is wrong, this was published on August 9<sup>th</sup> and they just received it tonight without enough time to review. He said, the problem with insurance is not the employees, but the insurance companies that bleed money and then blame the workers. The Mayor would like more time to further review this and find out what exactly is being proposed, but at this point he cannot support this Resolution. **Cncl. O'Reilly** made a motion to table R:90-2019 pending further review. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

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**C.) PUBLIC PORTION**

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

**Kevin Nesko, 184 Deschler Blvd., Clayton** addressed Council, to introduce himself and let Council know that he and his wife publish the Clayton Free Press in Clayton and they are planning on expanding their news coverage to Monroe, Washington Township and Glassboro in the coming months. He said, they will be continuing the Clayton Free Press, which is a monthly newspaper and are looking to do the same here in Monroe Township. He distributed copies of the newspaper along with his business cards to the members of Council. Mr. Nesko said, the purpose of his paper is to be non-political and non-partisan and it demonstrates how important it is to support your community. He said they are a positive paper and they do not get into any political issues. He is looking forward to touching base with everyone over the next couple months

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

**D.) NEW BUSINESS**

**Cncl. O'Reilly** spoke in regards to the closure of the Monroe Township landfill that is tied to the opportunity of going solar. He said the previous Administration was contracted with PJM and they performed an interconnect analysis on how they would get the electricity from the solar facility back to an Atlantic Electric plant. He said, this is the correct process flow, however, the problem is there is another payment due for \$15,000. **Engineer Kathryn Cornforth** said, PJM is the only company in the State, they do all of the interconnect agreements, and the reason why the Township has to go with an interconnect at the landfill is because there is no building or facility that can utilize the solar. She said, the previous Administration initiated the first phase of the required three phase process. She said, the first phase determines if a project is financially viable, in terms of what the upgrades will be that Atlantic City Electric requires. She said, the second phase refines and determines the actual costs of the upgrades and the last phase provides a final review to determine if there is anything else that could potentially kill the project. Mrs. Cornforth said, the Township authorized the phases and Phases I and II were completed, with each phase there is a \$15,000 cost associated with it. She said, Phase II just came back in February and once the process is initiated, there are timelines associated and if deadline is missed, you are forced to start over. She said the deadline to initiate and stay on the schedule for Phase III is April 1, 2019. She said, the money the Township spends on the three phases can be recuperated when the area goes out for redevelopment. **Cncl. O'Reilly** said, his plan is to pay the last payment of \$15,000 with Council's approval and when we go to RFP for solar at the landfill, we will be reimbursed for the \$45,000. Mrs. Cornforth said, her office has been working on the redevelopment plan for the landfill and has sent a draft copy to the Redevelopment Committee for review, in order to keep

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**D.) NEW BUSINESS (cont'd)**

this process expedited. **Engineer Cornforth** said, in addition, Cncl. O'Reilly had asked her if there was a way to push the deadline back for the closure activities. She said, earlier this year a letter was sent to NJDEP to request an extension to close the landfill as the Township does not have the funds to pay and NJDEP is willing to grant the Township with a five month extension. **Cncl. O'Reilly** clarified, the reason he asked for the extension was because we need the energy audits back before we can move to the solar phase. **Cncl. Pres. Garbowski** polled the members of Council and all were in favor of paying the \$15,000 invoice, filing the extension and moving forward on the timeline.

**Cncl. Marino** reported on the various tax liens the Township has. He said, there was an offer received by the Township last year for the full price of what we have in liens paid on twelve of the properties. He said, there are eighteen properties where they offered seventeen cents on the dollar for but they are willing to have a counter offer. He will forward all of his information to Solicitor Trimble for review. He said, he went through each of the properties and none of them are solar sized, most of them are buildable lots for a house. He said, he feels as a Township, we are better off getting these properties back on the tax rolls, as we are still responsible for the County and the school taxes on these properties. **Mayor DiLucia** said, the Township pays full rate which is seventy-five percent taxes to the County and the School on the properties that the Township is not collecting on. He said, once we sell them not only do we benefit financially from receiving money but we can also begin collecting taxes on these properties. Cncl. Marino feels this is something the Township needs to move forward on unloading and reassigning the properties.

**Cncl. Dilks** advised Council that the County will begin road work in the form of reconstruction on Main Street from John and Doug's all the way down to Lake Avenue, towards the end of the month. He said, it may be a bit of an inconvenience on Main Street and he is letting Chief McKeown, the fire companies and ambulance know. **Cncl. Wolfe** said, he is setting up a meeting with the County's engineer, so he can meet with the new Administration and they can discuss with him some topics such as open space and parks and recreation. He said, the County Engineer has advised him that there are several projects in the works coming to Monroe Township. **Engineer Conforth** spoke regarding the limits on New Brooklyn Road and advised the County is not going any further. She said, the County Engineer, Vince, said Blue Bell Road is on their list of roads to take care of this year.

**E.) OLD BUSINESS**

**Cncl. Falcone** questioned the status of the Ordinance regarding commercial and residential rehabilitation on Main Street. **Solicitor Trimble** advised he has not had a chance to further research this Ordinance at this point but he will report back at the next meeting. **Cncl. Miller** said, only one section of Main Street was placed in a rehabilitation zone and that is where Dr. Briller's property is located.

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**F.) COMMITTEE REPORTS**

**Cncl. Pres. Garbowski** reported on the Market to Affordable; 321 Balsam Court was purchased by Triad Associates. He said they have signed on a contractor to rehab the residence, which has been demolished and they are currently working on installing sheetrock. He said, they already have a potential buyer on board. He noted, Triad is also looking to purchase 500 Forest Drive and they are looking into Newbury Farms for possible rehabs. **Cncl. O'Reilly** asked from a funding standpoint, how many homes at a time is the Township able to float. Cncl. Pres. Garbowski stated the Township can float no more than three homes at a time per year.

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - none**

**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - none**

**Solicitor Trimble** advised that Council will be going into Closed Executive Session to discuss an attorney client privilege matter.

**CLOSED EXECUTIVE SESSION**

**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. Miller** made a motion to adjourn the Council Work Session of March 11, 2019. The motion was seconded by **Cncl. Marino** and was unanimously approved by all members of Council.

**Respectfully submitted,**

  
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**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 March 11, 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     *pac*      
Approved as corrected \_\_\_\_\_

Date     4/23/19      
Date \_\_\_\_\_