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

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks		Excused
Cncl. Katherine Falcone	Present	
Cncl. Joseph Marino	Present	
Cncl. Cody Miller		Excused
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	,	Excused
Engineer, Kathryn Cornforth	Present	
Dir. of Code Enf./Comm. Dev., Ralph Manfredi	Present	
Dir. of Community Affairs, Brandee Derieux	Present	
Dir. 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	
Dir. of Real Estate, Angelina Matese		Excused
Police Chief James DeHart	Present	
Municipal Clerk, Aileen Chiselko	Present	

PRESENTATIONS / PROCLAMATIONS

• Girl Scout Junior Troop 30208 – Bronze Award – Gracelyn Graves

Mayor DiLucia and Cncl. Pres. Garbowski presented Gracelyn Graves of Girl Scout Troop #30208 with a Certificate of Recognition for completing her service project which honored the United States Military and Veterans and attaining one of the highest awards that a Girl Scout Junior can achieve, the "Bronze Award".

SPOTLIGHT ON BUSINESS

• Candy's Wedding and Party Design – Clyde Johnson

Clyde Johnson, owner of Candy's Wedding and Party Design, stated that she has lived in Williamstown for many years. She has worked in design for eighteen years and started her business

A.) OPENING CEREMONIES (cont'd)

in 2011 after she retired as an electrical engineer. Since she is retired, this is her dream job, this is something she wants to do and she takes every detail personally to make every event beautiful for her clients. Her business is now located at the Farmer's Market in Williamstown and she invited everyone to come to her store and see the caliber of her work.

APPROVAL OF MINUTES

Cncl. Falcone made a motion to approve the minutes as submitted of the Council Work Session of May 28, 2019, the Closed Executive Session of May 28, 2019 and the Regular Council Meeting of May 28, 2019. The motion was seconded by Cncl. O'Reilly and approved by members of Council in attendance.

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. Falcone and unanimously approved by all members of Council in attendance.

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

R:167-2019 Resolution Adjusting Township Of Monroe Tax Records

Cncl. Marino made a motion to approve Resolution R:167-2019. The motion was seconded by **Cncl. Falcone** and approved by all members of Council in attendance.

R:168-2019 Resolution Approving The Bill List And Paid List For The Council Meeting Of July 22, 2019

Cncl. Falcone made a motion to approve Resolution R:168-2019. The motion was seconded by **Cncl. Wolfe** and approved by all members of Council in attendance.

R:169-2019 Resolution Of The Township Council Of The Township Of Monroe Authorizing A Lien Be Placed On Various Properties For Failure To Comply With Chapter 295 Of The Code Of The Township Of Monroe

Cncl. Marino made a motion to approve Resolution R:169-2019. The motion was seconded by Cncl. O'Reilly and approved by all members of Council in attendance.

R:170-2019 Resolution Of The Township Of Monroe Authorizing Entering Into A Pilot Program Agreement Between The Township And "Curb My Clutter, LLC"

Cncl. Marino made a motion to approve Resolution R:170-2019. The motion was seconded by **Cncl. O'Reilly** and approved by all members of Council in attendance.

R:171-2019 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Memorandum Of Agreement Renewing The Collective Bargaining Agreement Between The Township Of Monroe And United Food & Commercial Workers Union, Local 360 From January 1, 2018 Through December 31, 2021

Cncl. Marino made a motion to approve Resolution R:171-2019. The motion was seconded by **Cncl. Wolfe** and approved by all members of Council in attendance.

R:172-2019 Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For Professional Services To The Municipal Engineer For The FY2018 NJDOT Bikeways Grant Project

C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION (cont'd)

- Cncl. Marino made a motion to approve Resolution R:172-2019. The motion was seconded by Cncl. Wolfe and approved by all members of Council in attendance.
- R:173-2019 Resolution Of The Township Council Of The Township Of Monroe Authorizing A Comprehensive Update To The Master Plan And Development Regulations To Be Conducted By The Monroe Township Planning Board
- **Cncl. Marino** made a motion to approve Resolution R:173-2019. The motion was seconded by **Cncl. Falcone** and approved by all members of Council in attendance.
- R:174-2019 Resolution Of The Township Of Monroe Authorizing Issuance Of A Request For Proposals For Energy Consulting Services For A Joint Solar Initiative Under The Fair And Open Process
- Solicitor Trimble made an amendment to the Request for Proposals. The amendment will identify, Municipal Clerk, Aileen Chiselko as the contact person for any questions and not Cncl. Patrick O'Reilly.
- **Cncl. Marino** made a motion to approve Resolution R:174-2019. The motion was seconded by **Cncl. Falcone** and approved by all members of Council in attendance.
- R:175-2019 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Enter Into An Amended Developer's Agreement Between The Township Of Monroe, JJCC Longport, LLC & Comfort Development, LLC
- **Cncl. Marino** made a motion to approve Resolution R:175-2019. The motion was seconded by **Cncl. Falcone** and approved by all members of Council in attendance.
- R:176-2019 Resolution Of The Township Of Monroe, County Of Gloucester Changing The Petty Cash Fund Custodian For "Police"
- **Cncl. Marino** made a motion to approve Resolution R:176-2019. The motion was seconded by **Cncl. Wolfe** and approved by all members of Council in attendance.
- R:177-2019 Resolution Of The Township Of Monroe, County Of Gloucester Changing The Petty Cash Fund Custodian For "Parks & Recreation"
- Cncl. Marino made a motion to approve Resolution R:177-2019. The motion was seconded by Cncl. Wolfe and approved by all members of Council in attendance.
- R:178-2019 Resolution To Rescind A Petty Cash Account For The Township Of Monroe In Gloucester County For "Administration/Mayor"
- **Cncl. Marino** made a motion to approve Resolution R:178-2019. The motion was seconded by **Cncl. Wolfe** and approved by all members of Council in attendance.
- R:179-2019 Resolution To Rescind A Petty Cash Account For The Township Of Monroe In Gloucester County For The "Construction Code Office"
- **Cncl. Falcone** made a motion to approve Resolution R:179-2019. The motion was seconded by **Cncl. Marino** and approved by all members of Council in attendance.
- R:180-2019 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Waiver Of Sign Permit Fees Associated With The Installation Of A Sign At Cross Keys United Methodist Church Within The Township Of Monroe
- **Cncl. Marino** made a motion to approve Resolution R:180-2019. The motion was seconded by **Cncl. Wolfe** and approved by all members of Council in attendance.
- R:181-2019 Resolution Authorizing The Township Of Monroe To Enter Into A Shared Services Agreement With The Monroe Municipal Utilities Authority

C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION (cont'd)

Cncl. Marino made a motion to approve Resolution R:181-2019. The motion was seconded by **Cncl. Wolfe** and approved by all members of Council in attendance.

R:182-2019 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute Quitclaim Deeds Conveying Block 11902, Lot 30 & Block 14301, Lot 33

Cncl. Marino made a motion to approve Resolution R:182-2019. The motion was seconded by Cncl. Wolfe and approved by all members of Council in attendance.

R:183-2019 Resolution Authorizing An Extension Of The Period Of Time For Payment Of Real Estate Taxes For The Third Quarter Of 2019 For The Township Of Monroe

Cncl. Marino made a motion to approve Resolution R:183-2019. The motion was seconded by **Cncl.** Wolfe and 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. Wolfe 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.

Cncl. Wolfe made a motion to bracket for approval, by Consent Agenda, Ordinances O:21-2019 through O:31-2019. The motion was seconded by Cncl. O'Reilly and unanimously approved by all members of Council in attendance.

CONSENT AGENDA ORDINANCES 0:21-2019 THROUGH 0:31-2019

Solicitor Trimble noted Ordinance O:23-2019 will be amended to indicate that Chapter 267-37 is implicated in the Ordinance, not Chapter 267-39, which was pointed out by the Municipal Clerk, Aileen Chiselko.

- O:21-2019 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 109 Of The Code Of The Township Of Monroe, Entitled "Circuses and Carnivals"
- O:22-2019 An Ordinance Of The Township Council Of The Township Of Monroe Authorizing The Sale Of Township Owned Land
- O:23-2019 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 267 Of The Code Of The Township Of Monroe, Entitled "Vehicles and Traffic" with the amendment that was noted by the Solicitor
- **O:24-2019** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 162 Of The Code Of The Township Of Monroe, Entitled "Housing Standards"
- O:25-2019 An Ordinance Of The Township Of Monroe, County Of Gloucester, New Jersey Canceling Certain Funded Appropriation Balances Heretofore Provided For Capital Improvements And Reappropriating Such Funded Appropriation Balances For Other Capital Projects
- **O:26-2019** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management"
- O:27-2019 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management"

D.) ORDINANCES (cont'd)

- O:28-2019 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management"
- **O:29-2019** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management"
- O:30-2019 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management"
- **O:31-2019** An Ordinance Providing For The Implementation In The Township Of Monroe Of The "Five Year Tax Exemption And Abatement Law" Pursuant to *N.J.S.A.* 40A:21-1 *Et Seq.* And Approving Property Tax Agreement Between The Township Of Monroe, And Kelly Heins For 1705 Magnolia Avenue, Block 9507, Lot 1

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

ROLL CALL VOTE TO APPROVE ORDINANCES 0:21-2019 THROUGH 0:31-2019 FOR SECOND READING AND PUBLIC HEARING – 5 AYES (Falcone, Garbowski, O'Reilly, Wolfe, Marino, 2 ABSENT (Dilks, Miller)

- Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Ordinances O:21-2019 through O:31-2019 were duly approved for Second Reading and Public Hearing.
- O:32-2019 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 74 Of The Code Of The Township Of Monroe, Entitled "Fees"
- **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. Pres. Garbowski made a motion to approve Ordinance O:32-2019 for First Reading and Publication. The motion was seconded by Cncl. Falcone and unanimously approved by all members of Council in attendance.
- **O:33-2019** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 104 Article V. Entitled Abandoned Real Property Section 104-41 (E) Entitled Registration Fee Of The Code Of The Township Of Monroe Entitled "Buildings"
- **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. Pres. Garbowski made a motion to approve Ordinance O:33-2019 for First Reading and Publication. The motion was seconded by Cncl. O'Reilly and unanimously approved by all members of Council in attendance.
- **O:34-2019** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management"
- **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. Pres. Garbowski made a motion to approve Ordinance O:34-2019 for First Reading and Publication. The motion was seconded by Cncl. Wolfe and unanimously approved by all members of Council in attendance.

E.) REPORTS AND OTHER MATTERS

Cncl. Falcone attended the 1st Annual Monroe Township Patriotic Pup Parade on July 4th where she served as a judge alongside Cncl. Miller and Deputy Mayor DiLolle. It was a very successful event and she is excited to see how big it will become next year. Cncl. Falcone reported,

E.) REPORTS AND OTHER MATTERS (cont'd)

she is working alongside the Director of Real Estate, Angie Matese and the Economic Development Consultant, Shannon Morgan-Leone; together, they are working with businesses that are interested in coming to town, taking them throughout the Township and showing them available sites to help bring prospective businesses in. Cncl. Falcone explained that the spotlights on businesses are chosen from the attendees and members of the Williamstown Chamber of Commerce. She invited everyone to check out their website at www.williamstownchamberofcommerce.org for more information. Their main focus is the business platform here in town, as it is the pillar of the community.

Cncl. Marino attended the MUA meeting on Wednesday, July 17th, where they discussed refinancing their current bonds which will save them approximately \$62,000 per year over the next nine years. He congratulated them on always looking for ways to save money and work efficiently. He also noted that the MUA has approved their energy audit. They are going to have an engineering firm work along with their superintendent for their energy audit. Cncl. Marino reported that the Williamstown Fire Department attended this evening's Work Session and presented their design plans and that Cecil Fire Department will present their design plans at the August meeting. He met with the Fire Departments last week and forwarded Cncl. Wolfe and Cncl. Pres. Garbowski their plans and preliminary pricing. Cncl. Marino thanked Christine Feggans for a job well done with the Spotlight on Business.

Cncl. O'Reilly spoke regarding the Energy Audit. He said that the Township is in the audit phase, the School Board has already completed their audit and the MUA will be submitting their audit. Earlier this evening, a Resolution was passed to retain a consultant that will help facilitate bringing all of the three entities together to review the audit results, which will help bring everything together and move forward to the solar design piece.

Cncl. Wolfe thanked the Parks and Recreation Commission, Parks and Recreation employees, volunteers, Police Department, Williamstown Fire Department, Cecil Fire Department and EMS for assisting and putting on a great day for the Township's Appreciation Day / the Music Festival, which was held June 1st. He gave a special thanks to Director of Parks and Recreation, Terrance Bannister, for all of the time and effort that he has put in with all of the tasks and events that have been placed before him. He said, the 4th of July fireworks went off without a hitch thanks to the Police Department, Fire Departments and EMS. Cncl. Wolfe invited everyone to attend Movie at the Park on July 31st, starting at dusk at Owens Park, to watch "The Lego Movie". He also invited everyone to National Night Out on Tuesday, August 6th at Owens Park. The rain date will be Wednesday, August 7th. Cncl. Wolfe reported that Lead the Way is a non-profit organization within our community who will be holding an event on Saturday, August 3rd at Owens Park from 4pm to 9:30pm, judging the best pizza in town along with a corn hole tournament. He advised that all of the proceeds from this event will benefit the City of Angels.

Mayor DiLucia reported that he spoke with the Township Engineer, Kathryn Cornforth, and is happy to announce that the Dog Park is close enough that he can almost see the shovel in the ground. The County Planning Board has the Dog Park on their upcoming agenda for final approvals. The Mayor spoke regarding the project at the intersection of Route 322 and Fries Mill Road. He is pleased to report that because of the efforts of Senator Madden and Senator Sweeney, they have found money to complete the project. The one problem they have is that they are waiting to hear from the County Engineer to convene a meeting to be able to take point on the project and are hoping to hear from him soon. Mayor DiLucia reported that he has completed contract negotiations with Local 360, which represents the majority of the Township employees approved by the Local 360 members. It is a four-year contract that will expire December 31, 2021, which gives the ability to have stable economics going forward and was also approved by Council earlier this evening. He thanked the negotiating committee for recognizing the tax payers and making sure that they were not overly aggressive in their expectations, they worked hard and made major compromises. He noted, he still has to complete the contracts with the Monroe Township Supervisors Association, Chief of Police, Deputy Chief and two Captains, which he is hopeful to complete within the next two weeks. Mayor DiLucia spoke regarding the Energy Conversation project, saying that they have met with the School Board and the major portion of the meeting was discussing which type of financing they He noted that earlier this evening Council passed the Resolution would like to proceed with. regarding a Shared Services Agreement with the MUA, which has unofficially been taking place this year. He thanked Solicitor Trimble for all of his hard work and diligent efforts. Mayor DiLucia said, he is very excited about being selected to be one of the judges in the best pizza in town contest.

E.) REPORTS AND OTHER MATTERS (cont'd)

Deputy Mayor DiLolle said, he had the pleasure of being one of the judges at the 1st Annual Puppy Parade on July 4th. He stated that he was approached by several employees regarding employee parking signs along the fence. With the permission of Mayor DiLucia, he reached out to Superintendent of Public Works, Michael Calvello and the signs have been made and placed in the parking lot for the employees.

Solicitor Trimble reported that the Towing Applications were due on July 15th and he has received four applications which, are currently under the review process.

Engineer, Mrs. Cornforth spoke regarding the Road Program and Forrest Drive. The engineer report said that South State had been put on notice to complete their punch list and since they have been placed on notice they have come through and completed everything with the exception of the infrared of the pavement. She said, starting this Thursday, South State will be on site to address all infrared throughout the project limits and it will take approximately three or four days to complete.

Director of Community Affairs, Ms. Derieux reported, at the end of June, they partnered with Walmart and hosted a Touch a Truck event. She said, the 1st Annual Puppy Parade was a huge success. **Ms. Derieux** is working with Sgt. Mark Burton on a neighborhood watch program, which she would like to launch on August 20th with the first meeting scheduled to be held at the Pfeiffer Community Center. She reported, in August they will be holding the first community dinner at the Pfeiffer Community Center. The free meals will be provided to the residents by the Estates of Monroe and will be held quarterly. Ms. Derieux will post the information on both the Township website and Facebook page as the event gets closer.

Director of Public Safety, Mr. Kurz spoke regarding the shooting that took place in town the week of the St. Mary's Carnival. He said, there was an arrest made by the Police Department and the crime has been solved. He commended the Police Department on making several arrests last month and taking several guns off the street. Mr. Kurz reported that the Williamstown Fire Department will be celebrating their new rescue truck on September 7th with a parade and a celebration. On Thursday, August 8th the Cecil Fire Department will be holding a fundraiser at the Texas Roadhouse from 4pm to 10pm at 631 Cross Keys Road, Turnersville.

Police Chief DeHart invited everyone to attend National Night Out Against Crime on August 6th at Owens Park starting at 6:30pm, it is a free event. He said, this event is an opportunity for the public to meet and interact with the Police Department. Chief DeHart reported, due to the high temperatures last week, the Office of Emergency Management along with Community Affairs, opened a cooling center at the Pfeiffer Community Center for residents in need. He informed everyone that even if these buildings are not open every time, there is always a member of the Office of Emergency Management available to assist by contacting Police Dispatch.

Cncl. Pres., Garbowski stated that earlier this evening, Council passed a Resolution authorizing the Master Plan to be updated. The current Master Plan is over twelve years old and typically it is updated every ten years. He said, it is time to get the planning process in place to make it more condusive for the town to develop new businesses and draw in new ratables. He asked everyone to be careful during the heat wave and to also enjoy the rest of their summer. Cncl. Pres. Garbowski thanked all the employees, Council and the Mayor for all their hard work during the last six months whiling serving as Council President.

F.) GENERAL PUBLIC DISCUSSION

Cncl. Wolfe made a motion to open the General Public Discussion. The motion was seconded by Cncl. Marino and unanimously approved by all members of Council in attendance.

John Tracy, 30 Marion Avenue, addressed Council to express his concerns with his neighbor. He said, approximately four years ago he started having problems with his neighbor's tree. He has talked with the Zoning Office, Board of Health and the previous Mayor about this problem. He has incurred over \$2,000 worth of damages to his property on four different occasions involving his neighbor's tree. Mr. Tracy stated that he had a new driveway put in which cost him \$7,000 and following that, his neighbor planted four flowering pear trees in a row, less than ten feet apart, less

F.) GENERAL PUBLIC DISCUSSION (cont'd)

than eight feet from his driveway, in the front part of his property. The main concern he has with the trees is that they are going to grow to be approximately twenty feet high and thirty feet wide and they will block his view to back out of his driveway. His interpretation of the Township Codes, that a fence placed in the front of a property can only be four feet high and these trees which are acting as a fence will be well over four feet high as they grow and mature. He asked Council to address the problem before it becomes a bigger problem. Cncl. Marino will have the Director of Code Enforcement, Mr. Manfredi, look into this.

With no one else wishing to speak, Cncl. Wolfe made a motion to close the General Public

scussion. The motion was seconded by Cncl. Marino and unanimously approved by all member Council in attendance.
) <u>ADJOURNMENT</u>
With nothing further to discuss, Cncl. Marino made a motion to adjourn the Regular Counceeting of July 22, 2019. The motion was seconded by Cncl. Falcone and unanimously approve all members of Council in attendance.
espectfully submitted,
Acker Chiselko leen Chiselko, RMC Presiding Officer Ownship Clerk
nese minutes were prepared from excerpts of the recorded proceedings, as well as hand-writte tes taken, of the Regular Council Meeting of July 22, 2019 and serve only as a synopsis of th oceedings. The official recording may be heard in the Office of the Township Clerk upon prope tification, pursuant to the Open Public Records Act.
oproved as submitted <u>Ooc</u> Date <u>9/9/19</u>
oproved as corrected Date