

**MINUTES
WORK SESSION MEETING
TOWNSHIP OF MONROE
JULY 22, 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		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	

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B.) MATTERS FOR DISCUSSION

- **Hardenbergh Insurance Group – Safety on the Agenda**

Joe Henry and Denny Donio - Hardenbergh Insurance Group – Township Risk Management Consultants, provided a presentation of the annual “Put Safety On Your Agenda” that has been created by Hardenbergh Insurance Group along with the members of the Safety Committee, Chief James Dehart, Christine Scola and Jill McCrea.

- **Williamstown Building Committee – Power Point Presentation**

Michael Jacobi, Williamstown Building Committee Member, provided a presentation explaining the history, current issues, concerns and deficiencies along with the cost considerations between renovating and constructing a brand new facility for the Williamstown Fire Company. Mr. Jacobi explained their major concerns with the current building that was built in 1975 and the need for a new facility. It has the original flat roof that has been leaking for over twenty years every time there is a storm which has produced mold in the ceiling. He stated that everything in the building is original and nothing has been upgraded as far as efficiency, such as the doors, windows, heating and air conditioning. He explained the problem with the engine bay floors; the engine bay door heights are twelve feet and today’s apparatus is made for at least a fourteen foot door. He said, the new ladder truck was custom built for the Fire Department and he was told by the manufacturer that will not happen in the future when it is due for replacement in approximately fifteen years. He said that the building’s generator is past its life expectancy and does not provide electric to the whole building, only to a few outlets, opens the bay doors and runs the computer. Mr. Jacobi further explained that fire service as it is today, compared to forty years ago when the building was built, the apparatus is bigger, the records are bigger, the personnel needs are different. He stated that some of the cost factors with renovating versus new construction include: selective demolition, mold remediation, energy code updates, new windows, doors, exterior walls, insulation, floor repairs, structural upgrades, among other additional construction, are a higher price per square foot than new construction. They feel that a new building would add to the aesthetics of Main Street and it would allow them to set up the future generation of firefighters for success. **Architect, Dan Rodier (Rodier Ebersberger Architects, LLC)** presented and explained the building program summary, which is a full description of what the Fire Department needs for a new station. Originally, they came up with a building with the spaces needed of around 17,700 square feet. After further review and consolidation, they were able to reduce it to 17,196 square feet, which is the current building program. He presented and explained three alternatives for renovation of the fire station. The costs for the three alternatives are \$5,295,150 for alternative one, \$5,430,360 for alternative two and \$5,333,100 for alternative three. He presented and explained the project cost estimates for a new building, explaining that it is more cost efficient to tear down the existing building and build new, with a cost of \$5,292,900. Mr. Jacobi expressed the Fire Department’s need and want for a new building, saying it will allow them to get where they need to be now and in the future. He assured Council that the Williamstown Fire Department is already working on a contingency plan in preparation to ensure operations to serve the community during the construction phase.

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B.) MATTERS FOR DISCUSSION (cont'd)

• **One Call Now**

Cncl. O'Reilly spoke regarding a possible robo-text scenario to be able to reach the residents, similar to the robo-calls that the schools provide. He wanted to poll Council to see if this is something they would like him to research further and possibly implement in the future. **Police Chief DeHart** stated that the County has something in place already that Emergency Management is currently involved with. It is a completely free service called Ever Bridge and through Emergency Management, they have the access to put messages out. He explained that the residents sign up for the service to receive messages via text, phone or email and they are able to choose what messages they would like to receive, such as traffic advisory or Township events.

C.) PUBLIC PORTION

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

Jim Deckard, 1614 White Cedar Lane, spoke to Council regarding his concern with the dirty and unkept streets in his development, Forest Hills. He provided pictures to Council for their review. **Cncl. Wolfe** stated, he will meet with the Director of Public Works, Nicholas Mercado to discuss a solution for this matter.

Tim Brown, 327 Holly Parkway, spoke regarding the high weeds and how his neighbors feel it is the Township's responsibility to care for the weeds that are along the sidewalks in Forest Hills.

Diana Salvadori mentioned that her development, Newbury Farms also has similar issues.

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

D.) NEW BUSINESS - None

E.) OLD BUSINESS

Cncl. Falcone asked if an insurance certificate for additional insurance has been received from 13th Child Brewery. **Solicitor Trimble** advised that he has not received anything, but he will check with Business Administrator, Jill McCrea and report back.

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- F.) COMMITTEE REPORTS - None

- G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - None

- H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None

- I.) ADJOURNMENT

With nothing further to discuss, **Cncl. Wolfe** made a motion to adjourn the Council Work Session of July 22, 2019. The motion was seconded by **Cncl. Falcone** 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 July 22, 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 ASC
Approved as corrected _____

Date 9/4/19
Date _____