

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
AUGUST 26, 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**

**Mayor DiLucia** 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                              | Present |
| Cncl. Patrick O'Reilly                         | Present |
| Cncl. Gregory Wolfe                            | Present |
| Cncl. Pres. Ronald Garbowski                   | Present |
| <br>   |         |
| Mayor Richard DiLucia                          | Present |
| Deputy Mayor, Joseph DiLolle                   | Excused |
| 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 |
| Dir. 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         | Present |
| Dir. of Real Estate, Angelina Matese           | Present |
| Police Chief James DeHart                      | Present |
| Municipal Deputy Clerk, Jennifer Harbison      | Present |

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**B.) MATTERS FOR DISCUSSION**

**• Cecil Fire Company Presentation**

**Chief James Solomon** provided a presentation explaining the history, current issues, concerns and deficiencies, along with the cost of renovating the Cecil Fire Company station. He provided a printout of the presentation for Council's review. Chief Solomon mentioned that the Cecil Fire Company is 100% volunteer and the members donate hundreds of hours for emergency drills, training, community events and education. He explained that their major concerns with the current building are the flat roof, water leaks, electronical panel concerns, exterior rust, heating and air conditioning, water lines, air compressor, generator, walk way and the parking lot. The current flat roof is 35 years old and leaks water; currently, there are six leaks throughout the building. There are multiple areas of the building that are starting to deteriorate. 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 one set of lights; it does not supply power to the radio room, where they receive their emergency calls. Chief Solomon stated that there have not been any upgrades to the station since it was rebuilt in 1984, after a tragic fire in 1981. In 2019, the Building Committee worked alongside the architect, Rob Conley, to recreate the building renovation to keep in compliance of their footprint and reducing the original price from \$3.4 million to \$2.5 million. **Architect, Rob Conley (Robbie Conley Architect)** presented and explained the building renovation design and what they did to reduce the cost down to \$2.5 million. In order to reduce the cost, they removed the second floor of the building design. To do this, on the Eastside of the building, the parking and paving in that area will be removed and become a stoned area. He stated, by removing the parking and paving in that area, they will be able to expand the building 10', which will allow them to meet most of the needs of the fire company. To also help with the cost reduction, they will be keeping the structure of the existing roof, removing the roof sheathing and panels, and replacing it with a new flat roof system. Chief Solomon explained that the redesign proposal is designed to accommodate the needs of the current members and the future members, as the fire service and its guidelines are constantly changing.

**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 in attendance.

**Glen Groves, 1464 N. Tuckahoe Road** spoke to Council regarding his concern with the serious ongoing situation with Peach Country at 1463 N. Tuckahoe Road. He said, the various business operations at this property have been expanding and intensifying without proper land use approval for over five years and the resulting noise, dust and traffic have an ongoing impact on the area. He feels that the traffic conditions are really dangerous, as vehicles have to slow or drastically stop while the Peach Country traffic maneuvers are happening. Mr. Groves asked what the next steps will be by Council and professionals to enforce the zoning violations against Peach Country and bring their business operations up to lawful compliance. **Solicitor Trimble**

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**C.) PUBLIC PORTION (*cont'd*)**

advised, he has a meeting scheduled the following week to determine what the next steps will be and he will keep Mr. Groves informed.

**Jack Simmermon, A-Jack's Towing and Recovery** addressed the Solicitor with questions regarding the effective dates for the revised towing rates.

**Dominic Burgese, B and B Auto Repair** asked if the rotation schedule will be kept as it is currently or will it be changing on October 1, 2019. **Solicitor Trimble** informed him that there will be recommendations made at the next Regular Council Meeting on September 9, 2019 and until that time, the rotation schedule shall remain the same.

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

**D.) NEW BUSINESS**

**Cncl. Wolfe** stated that he has received communication from a resident regarding door-to-door solicitation and requesting if it can be enforced. He would like to research the option for "No-Knock" solicitation, as is done in some of the surrounding towns, to present at a future meeting.

**Director of Community Affairs, Brandee Derieux** mentioned, she had a meeting recently with the owners of Mirarchi's Family Inn and they donated a 25' screen to the Pfeiffer Community Center, so that the Township can begin having family movies in the park. Ms. Derieux asked if a Resolution can be prepared for the next scheduled Regular Council Meeting for the Mirarchi Family Inn's donation and banner supporting the Township. She invited everyone to attend the first movie, which is scheduled to be shown on September 20, 2019.

**E.) OLD BUSINESS**

**Cncl. Falcone** asked Chief DeHart about the traffic light at Corkery Lane and if the timing was increased. **Chief DeHart** will follow up with Sgt. Burton and report back.

**Cncl. Marino** spoke regarding the possible credit between the Township and the School Board, where the Township advanced the \$5,000 for the school to have a study done and we were not reimbursed. **Cncl. Miller** will follow up with the School Board Business Administrator, Lisa Schulz, and report back.

**Cncl. Wolfe** thanked the Mayor and the Road Department for immediately addressing Mr. Brown's and Mr. Deckard's concerns with the cleanup in Forrest Hills. They were very happy and pleased with the response.

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F.) **COMMITTEE REPORTS** – None

G.) **QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. Wolfe** asked Engineer, Kathryn Cornforth about Resolution R:195-2019 regarding Stirling Glen's retention basins. **Engineer, Kathryn Cornforth** explained that the guarantee reduction that is on this evening's agenda is for Section 3, the basin is in Section 1, and the basin also has its own separate bond. She said, technically, reducing the guarantee has no impact on the basin and a supplemental guarantee was posted dealing strictly with the basin.

**Cncl. Marino** asked Engineer, Kathryn Cornforth about South Shore Drive and Whitehall Road. He said, the repairs that have been done are not working and if the area where the puddling is freezes over, the cars will be going right into Whitehall Road. **Engineer, Kathryn Cornforth** said, she will check in with her inspector tomorrow and report back with the next step in resolving the issue. Cncl. Marino would like to be included, along with the Director of Public Works, Nicholas Mercado, in the meeting to discuss the next repairs.

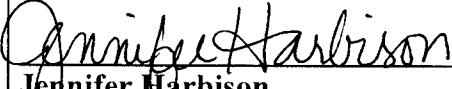
**Cncl. Wolfe** questioned Resolution R:196-2019 regarding the sale of the boat and trailer to the Collings Lakes Fire Department. **Chief Solomon** informed Cncl. Wolfe that the boat they want to sell is the boat that came from the Monroe Township Ambulance and Rescue Association. He said, currently, Cecil Fire Company's boat is in much better shape and that is the one they would like to retain.

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 August 26, 2019. The motion was seconded by **Cncl. Falcone** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,

  
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**Jennifer Harbison**  
Deputy Municipal Clerk

  
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**Donald T. Dalkowski**  
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 August 26, 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   
Approved as corrected \_\_\_\_\_

Date 9/23/19  
Date \_\_\_\_\_