

**MINUTES
WORK SESSION MEETING
TOWNSHIP OF MONROE
OCTOBER 14, 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. Pres. Garbowski led the Assembly in the Pledge of Allegiance to the Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks	Present	<i>(Excused at 7:58pm)</i>
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		Excused
Engineer, Dave Cella	Present	
Dir. of Code Enf./Comm. Dev., Ralph Manfredi	Present	<i>(Arrived at 7:04pm)</i>
Dir. of Community Affairs, Brandee Derieux	Present	
Dir. of Finance, Lorraine Boyer		Excused
Dir. of Parks & Recreation, Terrance Bannister		Excused
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 Clerk, Aileen Chiselko	Present	

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B.) MATTERS FOR DISCUSSION

• **Orton Foundation Grant Presentation**

Lois Greco, a resident of Williamstown for 25 years, works as the Senior Program Officer for the Wells-Fargo Regional Foundation and serves on the Board of the Community Foundation of South Jersey. Ms. Greco explained, the initiative's overall purpose is to increase the social connectivity, the civil engagement and community pride of small towns within South Jersey. Ultimately, they will be choosing five towns out of the eight counties within South Jersey. The overall purpose is about the process and is not about a project, it is about engaging our community to come together and create guiding principles and from those principles, create an action plan that will bring together the town and have a positive agenda for the next five years. Ms. Greco explained, the award is \$100,000.00 with the community contribution of \$25,000.00, which brings the total to \$125,000.00. She noted, with the towns that have implemented the initiative, they have seen a huge increase in pride within the community. **Patrick McDevitt, Sustainable Monroe** said, there are a lot of positive things happening in town, but they are not all connected, and he believes that we can build on that momentum. **Cncl. Falcone** questioned if this would lead to a project. Ms. Greco said, ultimately it can, but that is not what the money is for, it is not a project but a process that promotes community engagement and empowers the residents to work collectively with local government.

• **Ordinance Repealing O:38-2019 (Alternative Treatment Center Ordinance)**

Cncl. Marino reported that he has received feedback regarding Ordinance O:38-2019 from the Pinelands Commission and that there are some issues. He explained, during the time this Ordinance was being created, Council had also begun looking into updating the Master Plan in its entirety and he believes there will be an opportunity next year to revisit the area of cannabis in the Master Plan. **Cncl. Pres. Garbowski** stated, there is still a lot going on with the licensing process with the State and he feels that should weigh into Council's decision to repeal this Ordinance and hold off on the Ordinance until at least next year. **Cncl. Miller** asked Council, if we have a license that gets approved prior to the fact that we have no Ordinance in place, which would mean that it would go through Zoning instead of Council having an established area, is the rest of Council okay with that; all of Council were in agreement. **Cncl. Wolfe** made a motion to move Ordinance O:48-2019 for First Reading at this evening's Regular Council Meeting. The motion was seconded by **Cncl. Pres. Garbowski** and unanimously approved by all members of Council.

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.

Len Fritz, 1712 N. Tuckahoe Road, addressed Council to advise that at the Township's Green Fair Event, quite a few residents approached both the Environmental Protection

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C.) PUBLIC PORTION (cont'd)

Commission and the Open Space Advisory Committee to discuss recycling, as it seems to be a mystery to most residents. Mr. Fritz asked if there is a way to distribute more information to every resident and to help better inform the residents on how to recycle. He stated that he lives in the Cross Keys section of town and he feels the police presence is lacking in that area, as Tuckahoe Road has become a drag strip. He feels having an officer occasionally placed on Thomas Avenue or Dahlia Avenue would help with the speeding. **Cncl. Wolfe** suggested that Mr. Fritz speak with Police Chief DeHart. **Cncl. Miller** said, a lot of neighboring towns are creating bi-annual newsletters as a way of notifying residents of upcoming events and important items. He would like to meet with the Mayor to discuss creating this type of newsletter for the residents of Monroe Township. He mentioned that with the help of the MUA, two different recycling flyers have been included with their water bills and mailed to the residents already this year. **Director of Public Works, Nicholas Mercado** advised that recycling is an ongoing process that they are continually researching and discussing with both administration and the residents. He said, they are completing a letter for the Mayor to approve and distribute to the residents to continually discuss recycling, as it is an issue that the recycling problem really is our own resident tax base. **Mayor DiLucia** said, some residents are used to recycling a certain way which was previously accepted but is no longer accepted and there are residents that do not want to recycle the right way. He believes the Township is beyond the educating point and are at the point of enforcement. The problem with enforcement is that once the Township decides to enforce, there must be a penalty placed. The Mayor advised that the cost of recycling now is beyond what a normal load of trash costs. He noted, in last year's budget there was not a cost for recycling and this year there will be approximately \$400,000.00 in recycling costs, which is almost 2% tax on everyone in the town. **Cncl. Pres. Garbowski** suggested, creating a Resolution to send to the State officials asking for their help with addressing this issue.

Marlene McMahan, a resident of Friendly Village, President of MOHA, mentioned that the recycling cans throughout Friendly Village are being spot checked to ensure proper recycling. Ms. McMahan thanked Council for giving her the opportunity to speak and said, she has learned what is happening in town and that a lot of the things she had previously spoke about were in fact rumors. She expressed her appreciation for Council and the Mayor, for all the things they have done, are currently doing and the sacrifices they make serving the public. Ms. McMahan stated that the residents of Friendly Village and Summerfields are behind Council and would like to have Council come out and speak at their meetings.

Daniel Ryan invited Council to Rowan University on October 22, 2019, where Governor Murphy will be speaking on State and Local politics.

Dominic Burgess, owner of B&B Auto Repair, addressed Solicitor Trimble regarding vehicle titles and EZ Title. He asked what his liability is to the Police Department or the town with regards to vehicle titles. **Solicitor Trimble** advised, EZ Title is acting as the Township, any obligation that the Police Department or the town has, EZ Title is going to act on their behalf to ensure the process is handled properly. Mr. Trimble has a meeting with EZ Title scheduled for

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C.) PUBLIC PORTION (cont'd)

the next day and he will be scheduling a meeting with all the towing companies within the next couple weeks to discuss same.

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.

D.) NEW BUSINESS

Cncl. Falcone noted that the Nightmare Before Christmas Mock Council Meeting will be held on October 19, 2019 at 5pm in the courtroom prior to the start of the Halloween parade. She invited everyone to attend and explained that it will be a "Nightmare Before Christmas" themed-mock meeting, where Council will pass a mock Resolution declaring Monroe Township "Halloween Town" for the month of October 2019. All of Council and the Mayor will be dressing up in costumes with the theme of "Nightmare Before Christmas".

E.) OLD BUSINESS

Cncl. Falcone asked, when the Council meetings are being recorded by Comcast, if there is a way to have the camera positioned so when it is televised and people are watching, the back of the Directors' heads are not in full view and that their faces are instead. **Municipal Clerk, Aileen Chiselko** said, she will call Comcast and see what they can do.

F.) COMMITTEE REPORTS

Cncl. Marino reported that he, **Cncl. Wolfe** and **Cncl. Pres. Garbowski** met with the Williamstown Fire Company Building Committee last week. The Williamstown Fire Company has been working on the building renovations/new building for close to a decade. **Cncl. Marino** asked Council for their approval to move forward with the design phase with the approved architect, **Dan Rodier**. They will work out schedules as time goes on, but currently the go ahead needs to be given to the architect so that he can move along and get the ball rolling. The survey was approved last month and has been completed. **Cncl. Pres. Garbowski** polled Council and all were in favor of moving forward with the design phase, except for **Cncl. Miller** who Abstained, as he is a member of the Williamstown Fire Company.

Cncl. O'Reilly spoke regarding the energy audit and the role it will play in the Municipal Building and the Fire Departments. Williamstown Fire Company is being designed with solar roof shingles, which the Township will own and be able to capture the credits for what is generated. The audits are being done currently on Fire Station #2 and will be done on the Cecil Fire Department in the near future, in order to find out what can be done with the energy and solar at those locations as well.

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F.) COMMITTEE REPORTS (cont'd)

Cncl. Pres. Garbowski thanked the Mayor, CFO, the Business Administrator and the Committee for their due diligence in getting things accomplished with regards to the energy audit and the construction of the new fire stations.

Cncl. Miller mentioned that the Williamstown High School's Student Council will be hosting the "Haunted High School" again this year on Halloween from 4pm to 6pm at Williamstown High School. They have twenty different clubs participating with the event and there will be approximately 1,500 trick-or-treaters. They are asking for donations of candy or checks made payable to WHS Student Council, because they are behind in their collection.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. O'Reilly questioned Resolution R:229-2019 regarding the South Jersey Power Cooperative. He asked if it was validated to ensure that the deal is financially a good deal in comparison to gas rates on the market, because it is unregulated. He said, it sounds like a good deal and he knows a lot of municipalities have joined in, but has the Township validated that this is what we want to do. **Solicitor Trimble** suggested approving the Resolution at this evening's Regular Council meeting pending further review of the Business Administrator, to which all of Council agreed.

Solicitor Trimble addressed Resolution R:230-2019 regarding the Land Sale and the acceptance of the bids with Exhibit A attached. Relating to the Land Sale, property #12 is going to be removed from the list and he asked that Council reject it, because it is a combination of both Lots 19 and 20. He explained that it was not advertised for Lot 20 to be sold and if it is sold, there would not have been proper notice. Out of an abundance of caution, he asked that it be removed and be added to the next Land Sale. **Cncl. Pres. Garbowski** polled Council and all agreed to remove this property from acceptance of the bid. **Solicitor Trimble** advised, the only other bid that was rejected was in relation to Block 8810 Lot 9, as there was a question as to whether the actual owner was notified.

Cncl. Wolfe questioned Resolution R:226-2019, stating there have been concerns from the Stirling Glen residents regarding the basin and he wants to ensure this Resolution has nothing to do with the basin. **Engineer Dave Cella** clarified that this is acceptance of a bond for a different section and the section for the basin has its own bond.

Cncl. Wolfe questioned the Solicitor regarding Resolution R:236-2019, asking if it is the Office of Robert Baxter. **Solicitor Trimble** confirmed it is.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED

Cncl. Wolfe pointed out a few typographical errors in Ordinance O:47-2019. **Solicitor Trimble** said that he will have the errors corrected prior to Second Reading.

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With nothing further to discuss, **Cncl. Wolfe** made a motion to adjourn the Council Work Session of October 14, 2019. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

Solicitor Trimble stated that there is another matter that needs to be discussed in Closed Executive Session and that the Work Session Meeting needs to be reopened so that Council can go into Closed Executive Session.

At this time, **Cncl. Dilks** was excused from the Work Session Meeting.

Cncl. Wolfe made a motion to reopen the Council Work Session of October 14, 2019 for purposes of a Closed Executive Session only. The motion was seconded by **Cncl. Pres. Garbowski** and unanimously approved by all members of Council in attendance.

I.) RESOLUTIONS

- **R:224-2019** Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss Matters Falling Under Pending Litigation Subject To Attorney-Client Privilege Pursuant To N.J.S.A. 10:4-12b(7)

Cncl. Wolfe made a motion to approve Resolution R:224-2019. The motion was seconded by **Cncl. Marino** and approved by all members of Council in attendance.

At this time, the Council Members in attendance went into Closed Executive Session, where no action was taken.

J.) ADJOURNMENT

With nothing further to discuss, **Cncl. Wolfe** made a motion to adjourn the Council Work Session of October 14, 2019. The motion was seconded by **Cncl. Pres. Garbowski** and unanimously approved by all members of Council in attendance.

Respectfully submitted,



Aileen Chiselko
Municipal Clerk



Presiding Officer

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These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Work Session of October 14, 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 11/12/19
Date _____