

**MINUTES
WORK SESSION MEETING
TOWNSHIP OF MONROE
NOVEMBER 12, 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	
Cncl. Katherine Falcone	Present	
Cncl. Joseph Marino	Present	
Cncl. Cody Miller	Present	<i>(Arrived at 7:25pm / before adjournment)</i>
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		Excused
Dir. of Finance, Lorraine Boyer	Present	
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	

B.) MATTERS FOR DISCUSSION

- **Best Practices Inventory**

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B.) MATTERS FOR DISCUSSION (cont'd)

Director of Finance, Lorraine Boyer advised that the Best Practice Inventory questions have been answered by her and the the Business Administrator, Jill McCrea, along with the help of various departments. She has received confirmation from the State that everything has been completed and submitted on time and that the Township will not be losing any of its State Aid.

Cncl. Pres. Garbowski stated that Resolution R:249-2019 will be tabled at this evening's Regular Council Meeting as the Budget Committee needs to reconvene to discuss it further. It will be placed on the November 25, 2019 Regular Council Meeting Agenda. **Cncl. Marino** made a motion to Table Resolution R:249-2019. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

C.) RESOLUTIONS

- **R:247-2019** Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss Matters Falling Under Litigation Subject To Attorney-Client Privilege Pursuant To N.J.S.A. 10:4-12b(7)

Solicitor Trimble explained, Council will be entering into Closed Executive Session to discuss two litigation matters; one involving Jim Bonder and one involving Officer James Kelly. **Cncl. Marino** made a motion to approve Resolution R:247-2019. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

D.) PUBLIC PORTION

Cncl. Falcone 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.

Glenn Groves and Jerry Lodge, 1464 N. Tuckahoe Road, thanked Council for hearing their concerns regarding Peach Country which is located at 1463 N. Tuckahoe Road. Mr. Groves asked Council if they have received and were able to watch the drone and driveway videos that have been submitted to the Zoning Board. **Cncl. Pres. Garbowski** confirmed that he has watched the videos. Mr. Groves stated, if any of Council has not been able to watch them, he encourages them to do so, as the videos concretely show the incredible extent of Peach Country's continued violations. They know that the Township has sent letters to cease these violations, however, from what they have seen, Peach Country has not taken any actions. Mr. Groves respectively requested that the Township proceed with enforcement promptly. He said, he and Mr. Lodge are in attendance at this evening's meeting, because as concerned community members, they see the activity and the impact of the illegal activities of Peach Country. Mr. Groves noted that he and Mr. Lodge love their home, the Township, are very active members of the community, and they care very much about what happens to the benefit or the detriment of the Township. He feels that Monroe Township is business friendly, however, he feels that Peach Country is sending the wrong message to any potential new businesses. They are hopeful that when Council is working on the updated Master Plan that they will put a lot of thought into what type of business they want to attract to the Township. Mr. Groves explained the many violations that are evident on the drone videos and how Peach Country is operating out of bounds from their approvals. Mr. Groves thanked Council for everything they are doing to make Williamstown a good and even better place to live.

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D.) PUBLIC PORTION (cont'd)

Solicitor Trimble advised that they are moving forward with the enforcement aspect and are taking the appropriate steps and will keep Mr. Groves informed.

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.

E.) NEW BUSINESS

Cncl. Pres. Garbowski stated, he would like an Ordinance to be introduced at this evening's Regular Council Meeting, which will authorize the purchase of the real property known and designated as Block 3205, Lot 28. This was a lot that was up for tax sale and the Township would like to purchase this property for future development along Main Street with the idea to eventually create it into a municipal parking lot. He spoke with the President of Newfield Bank earlier today and he confirmed that they will be donating the back half of their lot to the Township as well. **Cncl. Pres. Garbowski** said, in the future, the two lots adjoined will be able to give a nice size municipal parking lot. **Cncl. O'Reilly** asked what the address of the property is. **Cncl. Pres. Garbowski** explained, the property is land locked behind all of the businesses on Main Street, running parallel with Main Street and backing up to the back of Newfield Bank's parking lot. **Solicitor Trimble** confirmed that the lot is located right behind the old Washington Hotel. **Cncl. Marino** confirmed the only access to the lot is through Hall Street or Newfield Bank. **Solicitor Trimble** advised, he will work with everyone to ensure the purchase of the lot and have a Phase I performed on the property. A discussion followed among the members of Council present about possible easements, public access to the lot and the engineering process required to subdivide the property. **Cncl. Pres. Garbowski** believes this lot will benefit many of the businesses on Main Street. **Cncl. Wolfe** made a motion to move Ordinance O:49-2019 for First Reading at the Regular Council Meeting. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

Cncl. Falcone asked everyone to save the dates for the upcoming Ribbon Cuttings scheduled for The Grindstone on November 23rd and Capri Tans on December 7th. **Economic Development Consultant, Shannon Morgan-Leonen** will send an email to everyone once she has confirmed the times of the Ribbon Cuttings.

F.) OLD BUSINESS

Cncl. Falcone mentioned the Comcast camera in the courtroom that is used for televised Council Meetings, stating that everyone was told to sit at the tables, facing the camera, however, when they went into the courtroom, for the previous televised Council Meeting, which was not the case. She wondered why they were not moved and why the Directors were not facing the camera. She said, seniors have contacted her stating that they would like to see which Directors are speaking. **Municipal Clerk, Aileen Chiselko** advised that she has spoken with the camera operator and for the next meeting, he is going to reposition himself and the camera between her and the table of Directors.

Business Administrator, Jill McCrea spoke regarding the CDBG Grant for the cutouts on Main Street. She reported that the extension has been granted. She assured them that this is in the works to start in early 2020 and that a Resolution to authorize a proposal was placed on this evening's Regular Council Meeting Agenda.

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- G.) **COMMITTEE REPORTS** - None

- H.) **QUESTIONS REGARDING RESOLUTIONS SCHEDULED** - None

- I.) **QUESTIONS REGARDING ORDINANCES SCHEDULED** - None

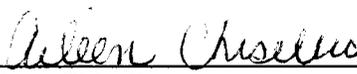
CLOSED EXECUTIVE SESSION

Council just concluded a Closed Executive Session, at which time, an update was given and discussion took place regarding Settlement Agreements. The matter of the budget transfer resolution, R:248-2019, which was Tabled during the Work Session, was discussed, because this would affect the authorization of the Settlement Agreements of Resolution R:257-2019 and Resolution R:258-2019 authorized to be approved during the Regular Council Meeting of November 12, 2019. As a result, the Director of Finance, Lorraine Boyer, was invited into Closed Executive Session to discuss this Resolution. Ms. Boyer was requested by Council to prepare an amended budget transfer resolution for Council to approve during the Regular Council Meeting.

J.) ADJOURNMENT

After conclusion of the Closed Executive Session, with nothing further to discuss, **Cncl. Marino** made a motion to adjourn the Council Work Session of November 12, 2019. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council.

Respectfully submitted,



Aileen Chiselko
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 November 12, 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 isc
Approved as corrected _____

Date 12/4/19
Date _____