

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 25, 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	
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	Present	
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		Excused
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**

- **Junkyard Licenses**

**Solicitor Trimble** mentioned there were some issues that he and the Director of Code Enforcement / Community Development, Ralph Manfredi have discussed regarding the junkyards. He is recommending that Resolution R:266-2019, authorizing the 2019-2020 Junkyard Licenses within the Township of Monroe, be added to this evening's Regular Council Meeting Agenda. Solicitor Trimble advised that a renewal letter outlining certain conditions that the applicants will have 45 days to meet and comply with will be mailed with their licenses. **Cncl. Pres. Garbowski** made a motion to add Resolution R:266-2019 to the Regular Council Meeting Agenda. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council.

- **Schedule of 2020 Meeting Dates**

**Cncl. Pres. Garbowski** asked Council if the dates on the schedule were acceptable. No changes needed to be made to the 2020 schedule of meeting dates.

**Cncl. Pres. Garbowski** polled Council regarding the Regular Council Meeting scheduled for December 23, 2019, asking if they would like to cancel that meeting. He said, there is nothing pressing and if something were to come up, a Special Council Meeting could be scheduled. All of Council were in favor of canceling the scheduled December 23, 2019 Regular Council Meeting.

**C.) PUBLIC PORTION**

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

**D.) NEW BUSINESS**

**Cncl. Wolfe** reported that the Williamstown High School Football Team won the Group V State Championship for South Jersey and will be playing at Rutgers against the Central Group V Champion. The team is back-to-back State Champions for two years in a row. The Williamstown High School Girls Volleyball Team also won the State Championship. The Little Braves, one of the Township football programs, won the Championship game and are traveling to Ohio to participate in a National Tournament. **Cncl. Wolfe** would like to host a parade to honor these winning teams. **Cncl. Pres. Garbowski** said, we will be honoring the Girls Volleyball team at the December 9<sup>th</sup> Regular Council Meeting and suggested inviting the other teams to attend and be honored as well. **Cncl. Wolfe** will reach out to the other teams and invite

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**D.) NEW BUSINESS (cont'd)**

them to attend the December 9<sup>th</sup> Regular Council Meeting. He will also work on putting together the parade to possibly be held on Friday, December 13, 2019.

**E.) OLD BUSINESS - None**

**F.) COMMITTEE REPORTS**

**Cncl. Falcone** updated Council regarding Cannabis. Currently, the State is working on rewriting the Bill for the legalization of recreational marijuana to be placed on the 2020 ballot. They are also adding the caveat of allowing the State to mandate the locations of where the dispensaries and the ATCs will be placed, relieving the municipalities of that responsibility, and are looking at the commercial and business parks in every municipality, because of all of the resident push back. **Cncl. Marino** asked, if the Township has an Ordinance in place, can we still be forced by the State to bring recreational marijuana into the town. **Solicitor Trimble** believes the Township can restrict it, similar to that of having a "dry town". **Mayor DiLucia** believes the legislation has elected to not act on this during the current session and there will be a ballot question on the 2020 ballot. He advised that all of Council needs to be prepared to take a position on it and begin the discussions about having an Ordinance that will allow it or not allow it, in the event the Bill passes.

**Cncl. Falcone** spoke regarding Economic Development. The Economic Development Consultant, Shannon Morgan-Leonen has met with Yvonne Phillips of Glassboro's Economic Development Commission to review the Township's website. A Township's website is the first place new residents and businesses go to for information. They looked at both Gloucester and Glassboro's website and identified a company that they use, Local Intel, who could help bring more interactive tools to our website. Cncl. Falcone explained that the developmental tools will be inserted into the existing website which will help to reduce the cost. She said, they are looking to spend approximately \$6,500.00 from the Economic Development budget on these business attraction tools, paying for five tools and receiving four free tools. These tools will help to provide due diligence with lists of available properties, the different areas where utilities are, business directories and licensing information, evaluating the workforce, discovering industry trends and uncovering local opportunities among many other features. Cncl. Falcone believes, if we go forward with these tools, they will be helpful to Monroe Township and will create a long ongoing relationship between Local Intel and Ms. Leonen. **Mayor DiLucia** mentioned that he was very impressed with Local Intel's proposal and feels it is worth spending the money and proceeding with the program. **Cncl. O'Reilly** said, he is currently in discussions with the Board of Education to create a website similar to the school's website, which he feels is a phenomenal website. The Board of Education has agreed to give the Township access to their website at no charge and they will migrate all of our information to their website in return to having access to our domain, monroetownshipnj.org. They will not have access to any of the Township's systems, only to the domain. All members of Council were in favor of proceeding with Local Intel to provide the economic development tools needed for the Township's website.

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**F.) COMMITTEE REPORTS (cont'd)**

**Cncl. O'Reilly** spoke regarding the Developers Agreement for the Solar Lease and Buy Back Agreement. He said that there will be at least two, if not three, agreements that the Solicitor will need to review pertaining to the Landfill.

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. Wolfe** advised that he will be abstaining from voting on Resolution R:263-2019, as a payment regarding Purchase Order 19-03767 affects him personally.

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

**I.) RESOLUTIONS**

- **R:259-2019** 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)

**Cncl. Pres. Garbowski** made a motion to approve Resolution R:256-2019. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council.

At this time, the Council Members went into Closed Executive Session and no action will be taken.

**CLOSED EXECUTIVE SESSION**

**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 25, 2019. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council.

**Respectfully submitted,**

  
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**Aileen Chiselko**  
**Municipal Clerk**

  
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**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 November 25, 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 \_\_\_\_\_  
Date \_\_\_\_\_