

**MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
DECEMBER 9, 2019**

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:00PM by **Cncl. Pres., Ronald Garbowski** in the Courtroom 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 Monroe Township (i.e.: South Jersey Times, the Courier Post and the Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex and on the Monroe Township website.

**Cncl. Pres., Ronald Garbowski** stated, the Clerk has placed a sign-in sheet in the meeting room. If anyone would like to address Council, please sign-in and you will be recognized during the Public Portion. Kindly state your name for the record.

**SALUTE TO THE FLAG**

**Cncl. O'Reilly** led the Assembly in the Pledge of Allegiance to Our Flag and **Cncl. Wolfe** offered the Invocation.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks		Excused
Cncl. Katherine Falcone	Present	
Cncl. Vice-Pres. 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		Excused
Dir. of Community Affairs, Brandee Derieux		Excused
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	Present	
Police Chief James DeHart		Excused
Municipal Clerk, Aileen Chiselko	Present	

**PRESENTATIONS / PROCLAMATIONS**

- Williamstown High School Girls Volleyball Team

**Cncl. Pres. Garbowski and Cncl. Falcone** presented the Williamstown High School Girls Volleyball Team with a Certificate of Recognition for becoming the Group IV NJ Girls Volleyball State Champions, Gloucester County Champions, Olympic Conference Champions, South Jersey Champions and Group IV Section B Champions.

- Monroe Township Braves Youth Football and Cheerleading

**Cncl. Pres. Garbowski and Cncl. Wolfe** presented the Monroe Township Braves Youth Football and Cheerleading Program with a Certificate of Recognition for becoming the South Jersey United Football Sophomore Undeclared League Champions and Pro Football Hall of Fame Mid-Atlantic Regional Champions.

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**A.) OPENING CEREMONIES (cont'd)**

- Williamstown High School Varsity Football Team

**Cncl. Marino and Cncl. Wolfe** presented the Williamstown High School Varsity Football Team with a Certificate of Recognition for becoming for the second year in a row the NJSIAA South/Central Group V Regional State Champions. **Coach Frank Fucetola** presented, on behalf of the Braves, Seniors, and the Captains, the winning game ball to the Mayor and Council.

**Cncl. Wolfe** announced that there will be a Parade of Champions on Main Street, honoring all of the winning teams, the Williamstown High School Girls Volleyball Team, Williamstown High School Varsity Football Team and the Monroe Township Braves Youth Football and Cheerleading Program. The date has not yet been scheduled but he will keep everyone informed once it is scheduled. **Mayor DiLucia** congratulated all of the coaches, players and the parents for all of their hard work and their winning seasons. The Mayor boasted that Monroe Township is the town of champions.

**APPROVAL OF MINUTES**

**Cncl. Marino** made a motion to approve the minutes as submitted of the Work Session of November 12, 2019, the Closed Executive Session of November 12, 2019, the Regular Council Meeting of November 12, 2019, the Work Session of November 25, 2019, the Closed Executive Session of November 25, 2019, and the Regular Council Meeting of November 25, 2019. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

**SPOTLIGHT ON BUSINESS**

- 676 Clayton Bed & Breakfast – Marilyn Eyles, Owner

**Marilyn Eyles, Owner of 676 Clayton, LLC**, stated that they have fully restored and modernized the 1890 farmhouse to include modern appliances, a walk-in river rock shower, granite counter tops and a new HVAC system, but still kept the original 1890 farmhouse charm. She said, they strive to create a peaceful place that people are able to come to and destress and enjoy the beautiful outdoors here in South Jersey. She mentioned that she has hosted over 50 families and groups from over 15 States, as far away as California, and 5 countries. She is astounded by the response and the support she has received. Guests have come for sports tournaments, auto races, car shows, bridal parties, family reunions, funerals, romantic getaways and relaxing weekends. Ms. Eyles thanked the Mayor and Council for their time in allowing her to present her business. She invited everyone to visit their website at [www.676claytonbnb.com](http://www.676claytonbnb.com)

**B.) CORRESPONDENCE - None**

**C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION**

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

**Cncl. Pres. Garbowski** made a motion to bracket for approval, by Consent Agenda, Resolutions R:267-2019 through R:277-2019. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

**CONSENT AGENDA RESOLUTIONS R:267-2019 THROUGH R:277-2019**

**R:267-2019** Resolution Of The Township Council Of The Township Of Monroe Transferring Funds For The Budget Year 2019

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**C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION (cont'd)**

**R:268-2019** Resolution And Notice Of Council Work Sessions, Regular Council Meetings And Ordinance Committee Meetings Of The Township Of Monroe For The Year 2020

**R:269-2019** Resolution Of The Township Council Of The Township Of Monroe Releasing The Performance Guaranty Posted In The Amount Of \$495,956.00 For “Fuel Center At Sam’s Club”, Site-Plan #395-SP, Block 101, Lot 3.01 For Certain Site Improvements And Substituting A Maintenance Guaranty In The Amount Of \$61,995.00

**R:270-2019** Resolution Approving The Bill List And Paid List For The Council Meeting Of December 9, 2019 (as amended in Work Session)

**R:271-2019** Resolution Adjusting Township Of Monroe Tax Records

**R:272-2019** Resolution Of The Township Council Of The Township Of Monroe Authorizing A Contract With Tri-State Light & Energy, Inc. For HVAC And Lighting Upgrades Under The Direct Install Program Sponsored By The New Jersey Board Of Public Utilities Through The Office Of Clean Energy

**R:273-2019** Resolution Authorizing The Execution Of A Lease Agreement Between The Township Of Monroe And The Board Of Chosen Freeholders Of The County Of Gloucester For The 2020 Nutrition Project At The Pfeiffer Community Center

**R:274-2019** Resolution Of The Township Of Monroe Authorizing The Execution Of A Contract For Sale Of Real Estate And To Proceed With Due Diligence Related To The Acquisition Of Block 3205, Lot 28 In The Township Of Monroe, County Of Gloucester, State Of New Jersey

**R:275-2019** Resolution Of The Township Of Monroe Amending Resolution R:254-2019 Authorizing The Execution Of A Contract For Sale Of Real Estate And To Proceed With Due Diligence Related To The Acquisition Of Block 13901, Lot 15 Located At 1052 Sykes Lane In The Township Of Monroe, County Of Gloucester, State Of New Jersey

**R:276-2019** Resolution Amending Resolution R:135-2019 For The Township Of Monroe Authorizing Issuance Of Renewal Of Soil Removal License To Sahara Sand, Inc. T/A Sahara Sand of Franklin, Inc.

**R:277-2019** Resolution Authorizing A Proposal From Pennoni Associates, Inc. For The Scope Of Services Relating To The Existing Newfield Bank Property, Block 3205, Lots 3 And 28

**Cncl. Marino** made a motion to approve Resolutions R:267-2019 through R:277-2019 with the amendment as indicated in Work Session for Resolution R:270-2019. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance with the exemption of **Cncl. Pres. Garbowski**, who abstained from voting on Resolution R:277-2019.

**D.) ORDINANCES**

**Cncl. Pres. Garbowski** turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Marino**.

**Cncl. Pres. Garbowski** made a motion to open the meeting to the public for Ordinances listed on the agenda for Second Reading and Public Hearing. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance. With no one wishing to speak on the Ordinances for Second Reading, **Cncl. Pres. Garbowski** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

**O:50-2019** An Ordinance Of The Township Council Of The Township Of Monroe To Adopt The User Handbook 2019 For Monroe Township Parks & Recreation Within The Township Of Monroe (**Second Reading & Public Hearing**)

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**D.) ORDINANCES (cont'd)**

**Second Reading:** The above Ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Wofle** made a motion to approve Ordinance O:50-2019 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:50-2019 FOR SECOND READING  
AND PUBLIC HEARING –**

**6 AYES (Falcone, Garbowski, Miller, O'Reilly, Wolfe, Marino) 1 ABSENT (Dilks)**

**Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent.** Ordinance **O:50-2019** was duly approved for Second Reading and Public Hearing.

**O:51-2019** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 74 Of The Code Of The Township Of Monroe, Entitled "Fees" (**Second Reading & Public Hearing**)

**Second Reading:** The above Ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Miller** made a motion to approve Ordinance O:51-2019 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:51-2019 FOR SECOND READING  
AND PUBLIC HEARING –**

**6 AYES (Falcone, Garbowski, Miller, O'Reilly, Wolfe, Marino) 1 ABSENT (Dilks)**

**Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent.** Ordinance **O:51-2019** was duly approved for Second Reading and Public Hearing.

**E.) REPORTS AND OTHER MATTERS**

**Cncl. Falcone** noted that the owners of Grindstone Restaurant would like to thank everyone for their outpouring of support and said that business has been amazing since they opened. She said, the Cinder Bar on Cross Keys Road, in Monroe Township will open on Monday, December 16, 2019. Council and the Mayor will be attending a soft opening for Cinder Bar on December 12, 2019. **Cncl. Falcone** celebrated the ribbon cutting ceremony at Capri Tans and Spa on December 7, 2019 and wished the new owners the best of luck. She wished everyone a very Happy Holidays.

**Cncl. Vice-Pres. Marino** thanked the Redevelopment Committee and Tax Abatement Committee for all of their hard work this year, with the beginning successes already being seen. He attended the Wreaths of Remembrance Ceremony at the Gloucester County Veterans Memorial Cemetery on Saturday, December 7, 2019. It was an impressive event with over 3,000 wreaths that were placed on the graves by family members and volunteers.

**Cncl. Miller** wished everyone a safe and happy holiday season.

**Cncl. O'Reilly** wished everyone a happy holiday and he is looking forward to the work they will get done next year.

**Cncl. Wolfe** attended the championship games of the Williamstown High School Varsity Football team. He congratulated the football teams, the girls volleyball team and their coaches for their successful seasons. On Saturday, December 7<sup>th</sup>, the Township hosted its Annual Christmas Tree Lighting Ceremony. He thanked the Parks and Recreation Commission for putting on a spectacular event for the community along with the Parks and Recreation employees for assisting in the preparation and cleanup of the event. He said, it was a great event with several hundred people in attendance, the tent area looked like a winter wonderland with Santa and Mrs. Claus and many activities for the children. **Cncl. Wolfe** welcomed back Patrolman Taj Lumanog from a tour of duty

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**E.) REPORTS AND OTHER MATTERS (cont'd)**

with the US Army. The Police Department and Fire Department escorted and welcomed him back to his family. He mentioned that he is in the process of scheduling a date for the "Parade of Champions" that will take place on Main Street for the Volleyball Team, Football Team and the Little Braves. Cncl. Wolfe wished everyone a Merry Christmas and Happy New Year. He said, it was great working on Council this past year and he is looking forward to the future.

**Mayor DiLucia** mentioned how quickly a year goes by and said that this is probably the last Council meeting of this year. He thanked Cncl. Pres. Garbowski for being the Council President this year and doing a great job. He thanked Ordinance Chairman, Joseph Marino who will be Council President next year. He thanked all of the Directors for all of their hard work and for always being receptive and willing to do whatever it took when asked. The Mayor thanked Business Administrator, Jill McCrea, who has been an intricate part of the Administration. He believes the Council and Administration have accomplished a lot this year by working together and will continue to make great strides. Mayor DiLucia said, by solidifying the Township with the three Township entities has more than exceeded his expectations of what has been accomplished and what is in the works. He said, this administration has strived to bring businesses into the town and provide the opportunity for our residents to go to restaurants and to shop locally and they will continue to press hard for that. He feels that by bringing on an Economic Development Consultant, they will be successful. Mayor DiLucia wished everyone a Merry Christmas and Happy Holidays and he is hopeful that the New Year will bring health and prosperity to everyone.

**Solicitor, Mr. Trimble** wished everyone a Happy Holidays.

**Engineer, Mrs. Cornforth** wished everyone a happy, health and safe holiday season.

**Director of Finance, Ms. Boyer** wished everyone a Happy Holiday. She attended the Wreath Ceremony at the Gloucester County Veterans Memorial Cemetery. Ms. Boyer noted that Cncl. Miller did a fantastic job singing the National Anthem at the ceremony.

**Director of Public Safety, Mr. Kurz** reported that there have been quite a few cars which have been left unlocked and broken into this past weekend. He asked, everyone to please be mindful and lock their vehicles and refrain from leaving valuables in their vehicles. Mr. Kurz wished everyone happy holidays.

**Director of Public Works, Mr. Mercado** invited everyone to Candy Gooden and George "Pokey" Ward's retirement celebration on December 30, 2019 at 4pm at Racks Pub and Grill. He asked that anyone planning on attending, please RSVP with Deb Bender at the Public Works Office. Mr. Mercado reported that the recycling tipping fees were dropped for the month of November from just under \$89.00 to \$83.16.

**Cncl. Pres., Mr. Garbowski** congratulated the Williamstown High School Girls Volleyball Team, the Williamstown High School Varsity Football Team and the Monroe Township Braves Youth Football and Cheerleading Program. He noted that this is his last council meeting as President and he thanked everyone for the most successful year that he has ever had in all of his years serving on Council. He said, it is no longer a culture of tax and spend, it is now a culture of spend wisely, reduce costs and work together, with a new culture of cooperation between the municipal government, the Board of Education and the Monroe Township MUA. Cncl. Pres. Mr. Garbowski stated that taxes were held to zero percent for the past three years and he is hopeful that it can continue. He said, the energy costs will be reduced over 70% over the next few years, the landfill will finally be closed and rehabilitation zones have been created throughout town to attract new businesses. All of these things have happened and are in the process of happening because of the hard work of the members of Council, the Mayor, the Directors and all of the employees. Cncl. Pres. Mr. Garbowski wished everyone a happy holiday, Merry Christmas and a Happy New Year. He asked that everyone be safe and to pray for continued success of the town and the future leaders.

**F.) GENERAL PUBLIC DISCUSSION**


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


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**G.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Miller** made a motion to adjourn the Regular Council Meeting of December 9, 2019. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

**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 Regular Council Meeting of December 9, 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 1/27/2020  
Date \_\_\_\_\_