

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
DECEMBER 9, 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**

**Solicitor Trimble** 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. 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	Present	
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		Excused
Police Chief James DeHart	Present	
Municipal Clerk, Aileen Chiselko	Present	

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
DECEMBER 9, 2019**

**B.) RESOLUTIONS**

- **R:278-2019** Resolution Of The Township Council Of The Township Of Monroe Accepting The Donation Of A 1928 American LaFrance Fire Truck From Frances Lambing

**Solicitor Trimble** mentioned that Director of Public Safety, Joseph Kurz' father-in-law, Frances Lambing, has donated his antique fire truck to the Williamstown Fire Company and for insurance purposes it needs to be in the Township's name. Solicitor Trimble asked for a motion approving Resolution R:278-2019, accepting the donation of the 1928 American LaFrance Fire Truck, Type 91 Pumper, Serial Number L256 with the condition that if the Township wants to get rid of it, no longer uses it or wants to dispose of it in anyway, they will first offer it to the Williamstown Fire Department and then to Frances Lambing or the estate of Frances Lambing. **Cncl. Pres. Garbowski** made a motion to approve Resolution R:278-2019. The motion was seconded by **Cncl. Marino** and approved by all members of Council in attendance with the exemption of **Cncl. Miller** who Abstained.

**C.) MATTERS FOR DISCUSSION**

**Cncl. O'Reilly** spoke regarding the LED street lights. He explained that there are approximately 3,000 street lights within the Township that the Township pays for at a flat rate of approximately \$36,000.00 a month. He has spoken with Atlantic City Electric regarding some options to switch the street lights to LED. One option, that many of the neighboring towns are already taking part with, would cost Monroe Township \$2.4 million but would drop the electric bill for the street lighting down to \$8,000.00 a month. This option includes an additional \$500,000.00 incentive back from the State's Office of Clean Energy, so the out of pocket would be \$1.9 million. Everything else would stay the same, Atlantic City Electric will continue to maintain the lights, however, the LED lights will have twenty year life spans. **Cncl. O'Reilly** has worked with the CFO, Lorraine Boyer and Business Administrator, Jill McCrea and he feels that the math makes sense. **Cncl. Miller** asked if the initial investment has to be done within the first year or if it can be a five year plan. **Cncl. O'Reilly** said that Glassboro is currently doing it in phases. **Director of Finance, Lorraine Boyer** confirmed that Glassboro is phasing it in, one section at a time. **Cncl. O'Reilly** feels it will be advantageous to do it all at once with the incentive because the incentive may not be there down the line. **Cncl. Miller** asked if the Budget Committee has met to discuss Capital and based on the math if it is feasible to do \$2.4 million. **Cncl. O'Reilly** said, the Township can absorb the \$1.9 million into the current debt load and have the operational savings of \$25,000.00 a month placed back into the operations. The second option, which none of the neighboring municipalities are going with, is to pay \$335,000.00 to Atlantic City Electric and only drop the electric bill \$3,000.00 a month. He feels Atlantic City Electric would be the one reaping the financial benefits with that option. Ms. Boyer explained that an Ordinance can be introduced which passes the \$2.4 million and the Township does not need to go out for bonding because the Capital is a healthy amount. **Cncl. O'Reilly** noted, the LED lights are brighter and the streets will be more illuminated.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
DECEMBER 9, 2019**

**D.) PUBLIC PORTION**

**Cncl. Miller** made a motion to open the Public Portion. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

**Gerry Lodge, 1464 N. Tuckahoe Road**, addressed Council regarding his concerns with Peach Country which is located at 1463 N. Tuckahoe Road. He said that the owners of Peach Country along with the owners of Stan's Tree Service went before the Zoning Board last week for a variance on the two lots located next door in order to build forty-eight, one thousand square foot storage units with overnight parking. Mr. Lodge would like to know what the Township plans to do in order to stop Peach Country's activities. **Solicitor, John Trimble** advised, it is his understanding that Lou Cappelli, Esquire will be handling this matter on behalf of the town. He noted that enforcement letters have been sent and Peach Country has been given the opportunity to address the issues, to which they came back with an inadequate response. Based on that inadequate response, violation notices will be issued with the request to abate and appropriate steps will be taken thereafter, including fines and potential litigation.

**Glenn Groves, 1464 N. Tuckahoe Road**, addressed Solicitor, John Trimble regarding what was meant when he said with the request to abate. **Solicitor Trimble** explained abate means to get rid of, remedy the situation, change the condition and put back to where the approvals have been set. Mr. Groves asked when the Township would be subpoenaing Peach Country. Solicitor Trimble informed that the Township will not be subpoenaing anyone, they issue notices of violations explaining the violation and when the violations are not abated, summons will be issued for Municipal Court violations which will lead to a Superior Court action to get a court order to tell them to get in line with their approvals.

**Marlene McMahon, President of MOHA at Summerfields and Friendly Village**, addressed Council to thank the Mayor and the Deputy Mayor for coming to their November MOHA meeting. She said, it was one of the best meetings they have had in a long time and the Mayor and Deputy Mayor provided a lot of information to their residents, becoming the rock stars at the meeting. Ms. McMahon invited all of Council to the future MOHA meetings, which are held monthly beginning in February.

With no one else 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 in attendance.

**E.) NEW BUSINESS**

**Cncl. Wolfe** updated Council, due to too many scheduling conflicts, the sports "Parade of Champions" will be moved to mid-January. A specific date has not yet been scheduled, but he will keep everyone informed as to when it gets scheduled.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
DECEMBER 9, 2019**

F.) **OLD BUSINESS** - None

G.) **COMMITTEE REPORTS**

**Cncl. Falcone** advised that the Ribbon Cutting for Cinder Bar will be held on Monday, December 16<sup>th</sup> at 3pm. She noted that the Mayor and Council have also been invited to Cinder Bar's soft opening on Thursday, December 12<sup>th</sup> at 6pm. Economic Development Consultant, Shannon Morgan-Leonen has been in contact with Grindstone Restaurant to find out how they are doing since their grand-opening and they said business has been amazing and the people of Monroe Township have been very supportive. **Cncl. Falcone** updated Council regarding Cannabis and on December 12<sup>th</sup>, the legislation committee is going to be voting to have the legalization of recreational marijuana placed on the ballot. She noted that Senator Steve Sweeney wanted to ensure this was done before the end of the calendar year. A discussion followed regarding the details and effects of legalizing recreational marijuana.

H.) **QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. O'Reilly** spoke regarding Resolution R:270-2019, the Bill List. He would like to add a line item for the Energy Consultant, Andy Bakey, for the December invoice of \$2,000.00 to the Bill List. **Cncl. O'Reilly** made a motion to add a line item to include the December invoice for Andy Bakey to the Bill List. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

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

J.) **ADJOURNMENT**

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

Respectfully submitted,

  
\_\_\_\_\_  
Aileen Chiselko  
Municipal Clerk

  
\_\_\_\_\_  
Presiding Officer

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
DECEMBER 9, 2019**

*These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Work Session 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 11/27/2020  
Date \_\_\_\_\_