

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JANUARY 27, 2020**

**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., Joseph P. Marino, III** 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*). Adequate notice was 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 is posted on the bulletin board at the Municipal Complex and on the Monroe Township website.

**SALUTE TO THE FLAG**

**Cncl. Falcone** led the Assembly in the Pledge of Allegiance to our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks		Excused
Cncl. Katherine Falcone	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Cody Miller		Excused
Cncl. Vice-Pres. Patrick O'Reilly	Present	
Cncl. Gregory Wolfe	Present	
Cncl. Pres. Joseph P. Marino, III	Present	
Mayor Richard DiLucia	Present	
Deputy Mayor, Joseph DiLolle		Excused
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea	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, Brent Salvadori	Present	
Dir. of Public Safety, Joseph Kurz	Present	
Dir. of Public Works, Nicholas Mercado	Present	
Dir. of Real Estate, Angelina Matese	Present	(Arrived @ 7:10pm)
Police Chief James DeHart	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

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**B.) MATTERS FOR DISCUSSION**

- Preparing Your Community for Census 2020

**Cncl. Falcone** reported that she attended a Census 2020 meeting at the end of last year, where they stressed how important it is to respond and be counted in the Census, as the results are tied to what funding the municipality receives. She asked everyone to please be sure to complete and submit the paperwork when it is received. She noted, as a last resort, the Census Committee will go door to door, gathering the information that has not been submitted by mail. **Cncl. Falcone** advised that the Township will be publicizing the importance of the Census on the Township website, Facebook page and working with Community Affairs in the Pfeiffer Center to help spread the word to the seniors. All of the residents need to come together as a community to get this done so that the Township can receive the proper amount of funds due this year. **Mayor DiLucia** mentioned that he is in the process of providing the boundaries of the town to the Census Committee. He emphasized the importance of the Census, because when developers look at bringing business to a township, they look at the population. **Cncl. Wolfe** said, the Census is not done every year, but every 10 years, so the results determine the municipality's funding for a period of 10 years. He mentioned that if any residents are in need of a second job or a part-time job, the Census Committee is hiring temporary help. **Cncl. Falcone** stated, issuance of liquor licenses are based on population and if Monroe Township reaches a certain level, they will receive another liquor license, *(the population from the 2010 Census was 36,129; if the population in the 2020 Census reaches 39,000, the Township would qualify for issuance of one (1) Retail Consumption License)* which will bring more business to the town and stimulate the economy.

- Magnolia Ave, Block.9503, Lot. 8

**Cncl. Pres. Marino** explained, there is a resident who would like to donate their property located on Magnolia Avenue, Block 9503, Lot 8 to the Township. Currently, there are no liens on the property and the adjoining property, Lot 7, is under foreclosure. He has checked with the Zoning Officer and she confirmed that if Lot 7 and Lot 8 are combined, it would meet the requirements to be able to build a house on the property. **Solicitor Trimble** advised, if Council accepts the donation, it can be done through a Resolution; however, prior to accepting, he suggested having the Township Engineer walk the property to ensure there are no environmental conditions or problems. **Cncl. Pres. Marino** said, if the donation is accepted and combined with the adjoining lot, it can be placed on the next land sale. **Cncl. Falcone** mentioned, Community Options, Inc., an affordable housing program, has contacted her inquiring about possibly acquiring certain properties, either by purchase or donation from the Township, to build on for affordable housing. **Mayor DiLucia** expressed his concerns about acquiring the property and the property adjacent. He feels the property may be a liability to the Township, because it will be lost revenue and the Township will have to maintain the property. He would like to know where in the foreclosure process Lot 7 is before proceeding further with the acceptance of the donation of Lot 8. **Cncl. Pres. Marino** will follow up with the Tax Collector, Joanne Potopchuk regarding the foreclosure status and report back. A discussion among the members of Council present ensued regarding the property on Magnolia Avenue and the adjacent property.

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**D.) PUBLIC PORTION**

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

**Matthew Haskins, President of the Homeowners Association at Federal Hill**, addressed Council, the Mayor and the Solicitor regarding the non-functioning basin located in their development which was turned over to the residents of Federal Hill by the builder, Beazer Homes. He advised that it is the community's understanding from previous conversations with Council on this matter that the Township is washing its hands of the issue and basically putting it on the homeowners in the community to take responsibility for the basin. Mr. Haskins expressed the community's concerns with the non-functioning basin. He asked the Township for their help to force Beazer Homes to fix the basin or to take responsibility for the basin, to help them fix it and return it to a condition so that the community can maintain it pursuant to the regulations. **Resident (did not provide his name), 785 Allison Drive**, stated that the basin is located behind his house and he has pictures of the basin that will prove it does not function properly. He expressed his concerns about the basin and asked for clarification on how it is now the community's responsibility to take care of the basin. **Chris Centrone, 758 Allison Drive**, expressed his concerns with the basin and asked why it is the community's responsibility to pay for an expert to provide answers as to why the basin does not properly work after it was inspected and approved by the Township. **Joseph Fortunato, 765 Allison Drive**, discussed his understanding of the inspection process in the township and asked why the basin at Federal Hill is different than the other basins within the Township that are maintained by the Township. He stated that it is his and his fellow neighbors' understanding that the maintenance bond has been released back to the builder. **Frank Roddy, 754 Allison Drive**, confirmed his understanding of the process and explained the residents' anger and frustration regarding the situation. Solicitor Trimble advised, regardless of any legal immunities, the governing body wants to do everything they can to help the residents but there is a process that needs to be followed. **Jaime Iacono, 783 Kristin Lane**, explained her understanding of the process and expressed her concerns with the basin. **Solicitor Trimble** advised, the Township has taken the steps to freeze the maintenance bond by sending a letter to the bonding company, opening a claim, and requesting that the maintenance bond not be released. He explained that the Township cannot get in the middle of a dispute between a community and a builder, however, the Township wants to do everything they can to help the residents within reason. He explained, he has asked Mr. Haskins to have the Federal Hill community's attorney provide the Township with a letter stating they are making a claim against the Township, receipt of this will allow Mr. Trimble to contact whoever may be responsible, put the insurance company on notice and come up with a game plan. He clarified that the Township wants to help the residents and they are not turning their backs on the residents, however, there is a process to follow.

**Marlene McMahon, President of MOHA at Summerfields and Friendly Village**, addressed Council to thank Deputy Chief Dave Dailey and Sgt. Ryan Borkowski for coming to their last MOHA meeting. She said, the members of MOHA are looking forward to Cncl. Falcone attending their February meeting as she shares a lot of their same ideas on supporting local businesses. She invited all of Council to the future MOHA meetings, which are held the

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**D.) PUBLIC PORTION (cont'd)**

first Thursday of every month. Ms. McMahon spoke regarding the Census and her thoughts about how to help her community complete the Census forms. She stated that she always supports local business and at the monthly MOHA meetings, she hires a local business to cater. She asked, when the Township holds events, such as the daily senior lunches at the Pfeiffer Community Center, why a caterer outside of town is hired. **Director of Community Affairs, Brandee Derieux** explained that the senior luncheons is a County run program, not a Township program.

**Glenn Groves, 1464 N. Tuckahoe Road**, thanked Solicitor Trimble for the violations notices being sent to Peach Country. **Solicitor Trimble** confirmed, the violations were sent on January 17<sup>th</sup>, giving 30 days to come into compliance with all of the approvals. Mr. Groves mentioned, in August 2018 the Township awarded a vegetation mulch contract to Peach Country. He asked that Council please consider rebidding that contract because it seems to give a wrong message to an illegal business that our taxpayers' money is paying them to continue to do their business.

**Nicholas Magner, 327 Pine Street**, addressed Council regarding the current firearm laws in New Jersey. He and other members of the NRA 2A Sanctuary have mailed Resolutions to Council and the County Freeholders asking for support of firearms owners in Williamstown and naming Williamstown as a 2A friendly place. **Solicitor Trimble** confirmed receipt of the Resolutions and advised that Council has not had an opportunity to review and discuss the Resolutions yet. Mr. Magner provided Solicitor Trimble with a Resolution that sites case law with no personal attacks to the government. He advised that thirteen townships throughout New Jersey have passed their Resolution showing support for the second amendment. Their plan is, if they can have it passed at the local level, it will help pass it at the county level and then be presented at the state level. **Resident (did not provide his name), 1429 5<sup>th</sup> Avenue**, explained that their Resolution will not change any laws, it will provide leverage for current and future court cases and provide support of the second amendment. **Cncl. Marino** advised, Council, the Solicitor and the Chief of Police will review the Resolution and report back.

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

**E.) NEW BUSINESS**

**Cncl. Falcone** reported, she will be attending the Invention Convention at the Williamstown Middle School on Friday, January 31<sup>st</sup> at 12:15pm. It is like a "Shark Tank" for the students to present their ideas and inventions. Cncl. Falcone along with members of the Chamber of Commerce, will serve as judges for the event. She invited Council to attend if their schedules allow.

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**F.) OLD BUSINESS**

**Cncl. Falcone** spoke regarding Cannabis, saying that it is stalled at the State level, which is delaying any licenses from being awarded. She reported that municipalities can impose up to a 2% tax on Cannabis dispensary facilities, so an Ordinance would need to be created in order for the Township to receive the 2%. **Mayor DiLucia** expressed his concerns about Cannabis and the 2% tax.

**G.) COMMITTEE REPORTS - None**

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

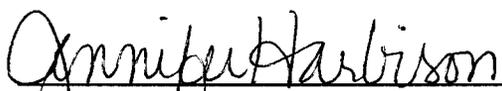
**I.) QUESTIONS REGARDING ORDINANCES SCHEDULED**

**Cncl. Wolfe** spoke regarding Ordinance O:03-2020 Amending Chapter 4 of the Administrative Code, stating the word "may" is replaced with the word "shall" along with the addition of Section 2, which also uses the word "shall". **Solicitor Trimble** explained, the only appealable issue with the word "shall" in the Ordinance will be the attendance records for each board and commission. The Ordinance reads, if you do not make 60% of the events or 70% of the meetings, you "shall" be removed, not you "may" be removed. He noted that the removal process has to be rigid to avoid Council being accused of favoritism.

**J.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Council Work Session of January 27, 2020. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

**Respectfully submitted,**

  
**Jennifer Harbison**  
**Deputy 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 January 27, 2020 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 2-10-2020  
Date \_\_\_\_\_