

**MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
JUNE 22, 2020**

**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., Joseph P. Marino, III** 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*). 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.

**Cncl. Pres., Joseph P. Marino, III** 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. **Cncl. Wolfe** offered the Invocation.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks		Excused
Cncl. Katherine Falcone	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Cody Miller	Present	
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	Present	
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		Excused
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		Excused
Police Chief James DeHart	Present	
Municipal Clerk, Aileen Chiselko	Present	

**APPROVAL OF MINUTES**

**Cncl. Wolfe** made a motion to approve the minutes as submitted of the Work Session and Regular Council Meeting of May 26, 2020 and the Special Council Meeting of June 10, 2020. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

**B.) CORRESPONDENCE – None**

**C.) RESOLUTIONS**

**Cncl. Garbowski** made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council

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**C.) RESOLUTIONS (cont'd)**

in attendance. With no one wishing to speak, **Cncl. Garbowski** made a motion to close the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

**Cncl. Wolfe** made a motion to bracket for approval, by Consent Agenda, Resolutions R:102-2020 through R:112-2020 with R:104-2020 amended as noted by the Solicitor during the Work Session Meeting. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

**CONSENT AGENDA RESOLUTIONS R:102-2020 THROUGH R:112-2020**

**R:102-2020** Resolution Approving The Bill List And Paid List For The Council Meeting Of June 22, 2020

**Cncl. Pres. Marino** clarified the amendment to include an additional invoice for Bakey Engineering and Consulting in the amount of \$8,750.00.

**R:103-2020** Resolution Adjusting Township Of Monroe Tax Records

**R:104-2020** Resolution Of The Township Of Monroe Authorizing The Donation Of A 2006 Dodge Durango To The Monroe Township Board Of Education

**Cncl. Pres. Marino** clarified the amendment with the correction of the VIN.

**R:105-2020** Resolution Authorizing The Proposal To Provide Professional Services For The Preparation Of St. Mary's Redevelopment Plan From Maser Consulting, P.A.

**R:106-2020** Resolution Temporarily Waiving COVID-19 Related Application & Permit Fees For The Remainder Of The Year 2020

**R:107-2020** Resolution Of The Township Of Monroe Authorizing The Business Administrator To Execute A Settlement Agreement Between The Township Of Monroe And Princeton Hosted Solutions, LLC

**R:108-2020** Resolution Of The Township Of Monroe Authorizing The Mayor To Execute The New Jersey Department Of Transportation FY2021 Municipal Aid Application For Services Associated With The Holiday City Boulevard Resurfacing Project

**R:109-2020** Resolution Of The Township Of Monroe Authorizing The Mayor To Execute The New Jersey Department Of Transportation FY2021 Municipal Aid Application For Services Associated With The Whispering Woods Drive Resurfacing Project

**R:110-2020** Resolution Of The Township Of Monroe Authorizing The Mayor Of The Township Of Monroe To Enter Into Developer's Agreement Between The Township Of Monroe And M3 Hotel Developers, LLC Concerning Real Property Identified As Block 1202, Lot 23

**R:111-2020** Resolution Of The Township Of Monroe Authorizing Issuance Of Renewal Of A Soil Removal Permit To Dun-Rite Sand & Gravel Co., Inc. For A Period Of Five (5) Years For Block 6501, Lots 1.01, 3, 4 & 5 A/K/A Dutch Mill Road

**R:112-2020** Resolution Of The Township Council Of The Township Of Monroe, County Of Gloucester, State Of New Jersey Approving The Acceptance Of Federal Funds And Participation In The 2020 Safe And Secure Communities Program With The State Of New Jersey Federal Grant Program Administered By The Division Of Criminal Justice Department Of Law And Public Safety

**Cncl. Garbowski** made a motion to approve Resolutions R:102-2020 through R:112-2020 with R:104-2020 amended as noted by the Solicitor during the Work Session Meeting. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

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**D.) ORDINANCES**

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

**Cncl. 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. Falcone** and unanimously approved by all members of Council in attendance. With no one wishing to speak on the Ordinances for Second Reading, **Cncl. Miller** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

**O:15-2020** 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:** The above Ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Garbowski** made a motion to approve Ordinance O:15-2020 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:15-2020 FOR SECOND READING  
AND PUBLIC HEARING –  
6 AYES (Falcone, Garbowski, Marino, Miller, O'Reilly, Wolfe) 1 ABSENT (Dilks)**

**Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent.** Ordinance **O:15-2020** was duly approved for Second Reading and Public Hearing.

**E.) NEW BUSINESS – None**

**F.) OLD BUSINESS – None**

**G.) REPORTS AND OTHER MATTERS**

**Cncl. Falcone** spoke regarding the Paycheck Protection Program for businesses. The FCA published a new easy-to-use version of the forgiveness application with instructions and qualifications posted on their website, FCA.gov. Payroll is now 60% of the loan instead of 75% being used and the rest is for mortgage interest payments, rent on lease payments and utility payments. The FCA is currently finalizing the application and the website will be open when the applications are to be taken. **Cncl. Falcone** reported that the Township's website, www.monroetownshipnj.org is now up and running for developers or any businesses that would like to locate in Monroe Township. The website now provides a property search tool, which is updated daily, industry trends, research of local competition, contact information, among other information.

**Cncl. Miller** reported for Sustainable Monroe, who has been certified Bronze. The Williamstown Organic Community Garden is now open for its fourth season. Sustainable Monroe will be hosting a monthly free meditation yoga class on the first Monday of each month, which are available via Zoom. They are also coordinating a Community Wildlife Friendly Habitat Certification and looking for residents to certify their yards. They have received a grant to purchase a bike repair station for the newly acquired property along the bike path on Sykes Lane. Sustainable Monroe has just completed the first year of the Backyard Chicken Pilot Program and have had no issues. He invited everyone to visit Sustainable Monroe's social media pages for more information.

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

**Cncl. Vice-Pres. O'Reilly** spoke regarding the LED, HVAC and Solar initiatives that the Technology Committee has been working on, which is close to the \$250,000 year-over-year savings mark. There will be \$50,000 in lease revenue on the solar landfill followed by \$30,000 to \$40,000 in the electric savings that the landfill will generate for the town. Cncl. Vice-Pres. O'Reilly thanked Business Administrator, Jill McCrea for all of her help. The initiative alone will save the Township \$50,000 year over year in electric bills. Cncl. Vice-Pres. O'Reilly spoke regarding Phase I of the Joint Solar Initiative. He believes this a big win for all of the taxpayers, as the Board of Education will be saving approximately \$800,000 a year on Phase I and the Township will be saving approximately \$100,000 a year on Phase I. He noted, there is still Phase II and he is hopeful that Phase II will provide another \$250,000 in savings for a total of \$400,000- \$500,000 in savings year-over-year.

**Cncl. Wolfe** said, he is happy to see everyone in person and is hopeful for the return to normalcy. He thanked all of the Township employees, first responders and volunteers on committees for their cooperation throughout this whole process and their commitment to the Township. Cncl. Wolfe noted, some tough decisions were made to cancel some Township events, such as the Easter Egg Hunt, Township Appreciation Day, and 4<sup>th</sup> of July Fireworks. All of these cancellations were done in the best interest of the residents to help prevent the spread of COVID-19. He is hopeful that the town will be able to return to some sort of normalcy and will be able to make up those events in the future and will not have to cancel anymore events. Cncl. Wolfe wished everyone an enjoyable summer. He thanked Council, Administration and the Mayor's Office for passing Resolution R:104-2020, donating an old police vehicle to the school district. Cncl. Wolfe said, it is partnerships like this, working with the other entities in town that save the taxpayers money.

**Mayor DiLucia** said, it is very good to be back and returning to normalcy. He asked everyone to bear in mind the stark reality of the situation, as the number of new cases reported the day before in Florida rose to a record number of 4,000. Most of the states that have opened up early have experienced great peaks in infection rates. Mayor DiLucia urged everyone to stay safe and remember the rules set in place by the professionals, continue to wash your hands, wear your mask, keep your distance and continue to do everything that has been done to turn this situation around. The Mayor reported that with the help of the Chief of Police and the Office of Emergency Management, the Municipal building opened for all of the Township employees to be able to work together for the first time since the beginning of COVID-19. He is hopeful that nothing happens and the situation can be revisited with Chief DeHart and the Office of Emergency Management to be able to open to the public. The Business Administrator is currently working to provide safety preparations such as glass partitions, hand washing stations and all of the things that need to be done in order to keep the employees and residents safe. Mayor DiLucia extended his appreciation on behalf of the governing body and the residents of the town to all of the Township employees, in particular Public Works, Parks and Recreation, and the Police Department for their continued efforts and for their commitment. The Mayor believes that in the near future there will be an acceleration of businesses that are interested in coming into Monroe Township. He reported, there is an assisted living/long term care facility that is interested in a 50-acre property located on the Black Horse Pike. He thanked the Redevelopment Committee and the Deputy Mayor for their involvement. The Mayor mentioned, there is a developer who has purchased a parcel of land located on Sicklerville Road with the intention of placing five pad sites there, however, negotiations with businesses for the pad sites have been slowed down due to COVID-19. In addition, there is a grocery store who is interested in the property located at Lake Avenue and Herbert Boulevard. The Township's goal is to bring in businesses that will help the community in terms of making shopping more available and bringing revenue in from the source.

**Deputy Mayor DiLolle** spoke regarding the assisted living facility and wanted to ensure that Cncl. Falcone and the Economic Development Consultant, Shannon Morgan-Leonen, received credit for all of their hard work, also.

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

**Business Administrator, Ms. McCrea** reported that safety glass will be installed in the offices throughout the municipal building next Wednesday and Thursday. The Buildings and Grounds Department will be placing signs on the floors throughout the municipal building to encourage social distancing. Only one person at a time will be allowed in each office, with chairs set up in the hallway for those residents waiting to be helped. Ms. McCrea addressed the Energy Committee to advise that she has inquired to the CFO about creating a trust account for the money received from the solar developer rather than placing it in the general fund. She noted that by placing the money in a trust account, it can be reinvested for future solar expenses. **Cncl. Vice-Pres. O'Reilly** mentioned, any money received in regards to solar savings will all be disseminated back to all of the involved entities. Ms. McCrea explained, by creating a trust account, all moneys received regarding solar can be earmarked for those specific expenses and any future projects, to which Cncl. Vice-Pres. O'Reilly agreed. **Cncl. Pres. Marino**, along with **Cncl. Garbowski**, provided their consent for Ms. McCrea to create a trust account for the solar savings and expenses. Ms. McCrea and **Mayor DiLucia** discussed the structure of the organization regarding the Parks and Recreation maintenance workers and clerical staff being assigned appropriately to the Division of Building Maintenance and Custodial Staffing and Grounds Keeping, as per the Township Code Book.

**Director of Parks & Recreation, Mr. Salvadori** noted that by moving the Parks and Recreation man power over to Buildings and Grounds it will streamline things and help make things more efficient.

**Director of Public Works, Mr. Mercado** reported, there have been quite a few purchases of equipment that were procured and he is currently purchasing two more trash trucks. By the end of the week, a sweeper program will be in place to complete the developments. This program will be tested prior to bringing it out to the public and it will follow the same guidelines as trash and recycling.

**Police Chief DeHart** congratulated Lieutenant Mike Doran on his well-deserved retirement. He noted that the Police Department is in need of hiring new officers. He reported that the State has approved the new list of officers who are in the process of background investigations. Applications are coming in for the advertised S.L.E.O III position.

**Cncl. Pres. Marino** expressed his condolences to Rick Coe, a former Councilman and the current Zoning Board Solicitor, on the loss of his son, Ryan. He thanked Chief DeHart, Aileen Chiselko, and Mike Calvello for setting up this evening's new Council meeting layout. He noted, it is not perfect, but it is the best we can do considering the space available to work with. The maximum number of people allowed in the courtroom is 32, with Council and Directors included. Cncl. Pres. Marino mentioned that presentations are being worked on, such as the Robert A. Hennessy Citizen Award and possibly the Teachers of the Year Awards to be presented at the next scheduled Regular Council Meeting. When these presentations are scheduled, people may have to be pulled in and out of the courtroom, so the maximum number allowed is not exceeded, unless the allowed indoor occupancy changes over time.

**H.) 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. Wolfe** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

**I.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Regular Council Meeting of June 22, 2020. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

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Respectfully submitted,

  
\_\_\_\_\_  
Aileen Chiselko, RMC  
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 June 22, 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 Asc  
Approved as corrected \_\_\_\_\_

Date 7/27/20  
Date \_\_\_\_\_