

**MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
JULY 27, 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. Wolfe** led the Assembly in the Pledge of Allegiance to Our Flag and offered the Invocation.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present	
Cncl. Katherine Falcone	Present	
Cncl. Ronald Garbowski		Excused
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	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		Excused
Dir. of Public Works, Nicholas Mercado	Present	
Dir. of Real Estate, Angelina Matese		Excused
Police Chief James DeHart	Present	
Municipal Clerk, Aileen Chiselko	Present	

**PRESENTATIONS / PROCLAMATIONS**

- People Making a Difference Community Award – Lead the Way's Proclamation

**Ashley Rosser, Lead the Way**, presented William Aletich with the Lead the Way 2020 People Making a Difference in Our Community Award in honor of individuals who have made a positive impact in the Williamstown Community.

- Robert A Hennessy Citizen Award – Mayor's Proclamation

**Mayor DiLucia** and **Cncl. Pres. Marino** presented William Aletich with the 2020 Robert A. Hennessy Citizen Award in recognition of the care and compassion shown to Mr. Haaf and his family in April 2019 when Mr. Haaf was involved in a tragic parachute accident.

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

**SPOTLIGHT ON BUSINESS**

- New Businesses in Williamstown – Christine Feggans

**Christine Feggans, Williamstown Chamber of Commerce** spoke regarding Spotlight on Business. She said, throughout the year the Chamber holds events where businesses can attend and network with other businesses. Once a business is chosen to be spotlighted each month, they receive a plaque award and are encouraged to attend that month's meeting for pictures and be a part in the Chamber's events. The Williamstown Chamber of Commerce is now partnered with the Gloucester County Chamber of Commerce. Ms. Feggans noted, they are looking forward to the expansion and the ability to help more businesses. The Chamber encourages and supports all new businesses especially those businesses in Monroe Township. Ms. Feggans extended her appreciation to Council as they all attend the ribbon cuttings for each new business in Monroe Township.

**APPROVAL OF MINUTES**

**Cncl. Wolfe** made a motion to approve the minutes as submitted of the Work Session of June 22, 2020 and the Regular Council Meeting of June 22, 2020. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance, with the exception of **Cncl. Dilks**, who Abstained.

**B.) CORRESPONDENCE – None**

**C.) RESOLUTIONS**

**Cncl. Wolfe** made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance. With no one wishing to speak, **Cncl. Wolfe** made a motion to close the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

**Cncl. Vice-Pres. O'Reilly** made a motion to bracket for approval, by Consent Agenda, Resolutions R:113-2020 through R:125-2020. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

**CONSENT AGENDA RESOLUTIONS R:113-2020 THROUGH R:125-2020**

**R:113-2020** Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss *Matters Falling Under Pending Litigation Subject To Attorney-Client Privilege Pursuant To N.J.S.A. 10:4-12b(7)*

**R:114-2020** Resolution Of The Township Council Of The Township Of Monroe Authorizing A Lien Be Placed On Various Properties For Failure To Comply With Chapter 295 Of The Code Of The Township Of Monroe

**R:115-2020** Resolution Of The Township Council Of The Township Of Monroe, County Of Gloucester, To Execute A Grant Application On Behalf Of The Municipal Alliance Program (Fiscal Grant Cycle July 2020 – June 2025, Grant Year: 21, Tier 1)

**R:116-2020** Resolution Reducing The Performance Guarantee For Monroe Pointe (F/K/A Spring Ridge), Subdivision #1734-1 (Block 3704, Lots 2, 3 & 7)

**R:117-2020** Resolution Requesting Approval Of Items Of Revenue And Appropriation *N.J.S.A. 40A:4-87* Clean Communities Grant

**R:118-2020** Resolution To Cancel Outstanding Checks Over One-Year-Old

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

**R:119-2020** Resolution Of The Township Council Of The Township Of Monroe, Awarding A Contract For Energy Procurement Consulting Services Through A Fair And Open Process In Accordance With *N.J.S.A. 19:44A-20.4 Et Seq.*

**R:120-2020** Resolution Of The Township Council Of The Township Of Monroe Authorizing An Extension Of The Period Of Time For Payment Of Real Estate Taxes For The Third Quarter Of 2020 For The Township Of Monroe

**R:121-2020** Resolution Adjusting Township Of Monroe Tax Records

**R:122-2020** Resolution Approving The Bill List And Paid List For The Council Meeting Of July 27, 2020

**R:123-2020** Resolution Authorizing The Tax Collector To Void Tax Sale Certificate Nos. 13-00077; 13-00078; And 13-0010

**R:124-2020** Resolution Authorizing The Execution Of A Contract Renewing Membership In The Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund

**R:125-2020** Resolution Of The Township Of Monroe Authorizing The Reduction Of An Irrevocable Standby Letter Of Credit For Stirling Glen #1713, Sec. 4A (Block 14201, Lot 1)

**Cncl. Falcone** made a motion to approve Resolutions R:113-2020 through R:125-2020. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

**D.) ORDINANCES**

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

**O:16-2020** An Ordinance Of The Township Of Monroe Repealing Ordinance O:11-2020

**First Reading:** A copy of this Ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

**Cncl. Falcone** made a motion to approve Ordinance O:16-2020 for First Reading and Publication. The motion was seconded by **Cncl. Pres. Marino** and unanimously approved by all members of Council in attendance.

**O:17-2020** An Ordinance Providing For the Implementation In The Township Of Monroe Of The "Five Year Tax Exemption And Abatement Law" Pursuant To *N.J.S.A. 40A:21-1 Et Seq.* And Approving Property Tax Agreement Between The Township Of Monroe And M3 Hotel Developers, LLC, 1151 Black Horse Pike North, Block 1202, Lot 23

**First Reading:** A copy of this Ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

**Cncl. Falcone** made a motion to approve Ordinance O:17-2020 for First Reading and Publication. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

**O:18-2020** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 69 Of The Code Of The Township Of Monroe, Entitled "Special Law Enforcement Officers"

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

**First Reading:** A copy of this Ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

**Cncl. Pres. Marino** made a motion to approve Ordinance O:18-2020 for First Reading and Publication. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

**O:19-2020** An Ordinance Of The Township Council Of The Township Of Monroe Amending Ordinance O:39-2019 To Include Compensation Of Special Law Enforcement Officers I, II, III Of The Township Of Monroe, In The County Of Gloucester, State Of New Jersey For The Year

**First Reading:** A copy of this Ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

**Cncl. Dilks** made a motion to approve Ordinance O:19-2020 for First Reading and Publication. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

**E.) NEW BUSINESS – None**

**F.) OLD BUSINESS – None**

**G.) REPORTS AND OTHER MATTERS**

**Cncl. Falcone** spoke in reference to the 2020 Census, reminding everyone to complete and return their Census form. She stressed the importance of everyone being counted, especially in these turbulent times, the results will be directly connected to impacting our community with funding for highways, school lunches, and the schools themselves. The Census effects economic and business development and it is very important to Monroe Township to be able to continue to grow. She directed everyone to the website, [my2020census.gov](http://my2020census.gov) to complete their Census. **Cncl. Falcone** stated that as of August 11, 2020, if your Census has not been completed, the Census takers will begin going door-to-door to remind everyone to complete it. **Cncl. Falcone** reported, the assisted living project, called the Monroe Mansions, is moving forward and will be located on South Black Horse Pike. The real estate contracts have been signed by both parties and more details will be forthcoming. This is a \$328 million project, which will bring approximately 400 jobs into the town. **Cncl. Falcone** reported that on July 1, 2020, Main Street saw a new business open, Ivy & Main who serves gelatos and specialty coffees. The Mayor, Council and the Chamber of Commerce were all in attendance at the ribbon cutting ceremony. She congratulated the local owners and asked everyone to continue to support all of the local businesses. **Cncl. Falcone** noted, the five-year tax abatement Ordinance for the Best Western Hotel was passed earlier this evening. The Best Western Hotel will be expanding their location, which will allow more people to come and visit Monroe Township.

**Cncl. Wolfe** noted, he attended the ribbon cutting at Ivy & Main and congratulated the owners. He attended the Sports Advisory Board Meeting on July 6, 2020, where they discussed moving forward with the upcoming sports seasons. The Parks and Recreation Commission meeting of July 9, 2020 was cancelled.

**Mayor DiLucia** attended an event held at the Cross Keys Airport where they presented the EMTs with an \$800 donation. The Mayor reported that the Municipal Building has opened to the public. With the help of Business Administrator, Jill McCrea, there have been a lot of safety precautions taken to help ensure the safety of the employees and the residents. Mayor DiLucia urged everyone to support the town's local restaurants and businesses; whenever possible. The Mayor reported, the State's Homestead Rebate along with the Senior Freeze have

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

been postponed indefinitely. He believes these postponements will create an economic impact on many of the Township residents and is only part of what is coming in terms of the economic situation that will exist in the State; only time will tell how severe that will be and how much it will impact our municipality. **Mayor DiLucia** noted, when the residents receive their new tax bill, they will notice the 0% increase on the part of the municipality for the fourth year in a row. He mentioned, going forward, being able to provide a 0% increase may prove to be a bit rocky; however, he will deal with that in next year's budget, which he is already beginning to prepare for. Mayor DiLucia announced that Police Chief DeHart will be retiring as the Police Chief of Monroe Township, effective September 1, 2020. On behalf of himself, Administration and Council, he wished Chief DeHart the best of luck in his new endeavors and thanked him for his many years of service to Monroe Township.

**Cncl. Pres. Marino** read aloud an email from a resident who thanked the Road Department for a job well done repairing Dundee Court's road surface. He noted that another resident had also reached out to him praising the Road Department for all of their hard work. Cncl. Pres. Marino thanked everyone involved with the Road Department. Cncl. Pres. Marino thanked Chief DeHart for all of his years of service and wished him luck in his next endeavor.

**H.) GENERAL PUBLIC DISCUSSION**

**Cncl. Wolfe** made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

**Sherrie Kennedy, 375 Bryn Mawr Drive** addressed Council to express her concerns with the Jam on the Dam event in Victory Lakes, which is scheduled to take place in the beginning of August. She stated that the Township has cancelled all of its outside events due to the COVID-19 pandemic and questioned what approvals this event received to be able to hold the event. **Cncl. Pres. Marino** advised, they received a safety approval from the Police Department, however, they did not receive a Council or Administration approval as that was not required. He explained that the Friends of Victory Lakes Association have this one fundraiser event every year to help finance the dam. **Chief DeHart** clarified, the event is similar to a block party and they were advised, in order to receive the permit to close the road for the event, they need to take the proper precautions in order to maintain the social distancing guidelines. Ms. Kennedy questioned who is going to "police" the event to ensure they follow the mandated guidelines and why the Township is allowing the event to take place. Cncl. Pres. Marino clarified that all Township sponsored events have been cancelled, this event is a private event, which applied for and received the required safety permit. He will contact the former president of the Friends of Victory Lakes Association for more information regarding the event and report that information to Ms. Kennedy.

**Michael Mellace, 313 Aberdeen Road** addressed Council to help raise awareness of the drainage issues throughout the Scotland Run development. He expressed his concerns in reference to the deteriorated road conditions. He noted that he has spoken to every member of Council about the situation over the past few years since he moved into the development. Mr. Mellace stated, the residents of Scotland Run would like to have the Township Engineer come out to evaluate the drainage issues, re-evaluate the roads located within the Scotland Run development, and have Scotland Run be made a priority. **Cncl. Wolfe** advised, after speaking with the Mayor, the Mayor would like Mr. Mellace and the other residents to be referred to his office, so that he and his team can meet to discuss a plan of action for Scotland Run. **Mayor DiLucia** noted, there are fifty square miles of streets that the municipality is responsible for. During his time on Council, because of the budget constraints very little money was allocated towards the reconstruction of the streets, therefore over time those streets have been grossly unattended. The previous Mayor had money allocated toward the Road Program in the amount of \$1 million over six years. The Mayor stated that the \$1 million dollars does not begin to scratch the surface of how many roads that are in disrepair throughout the township. He explained, in this year's budget, they anticipate a five-year program going forward that \$1.4 million to \$1.5 million be allocated to the road program. The professionals evaluate what they

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H.) GENERAL PUBLIC DISCUSSION (cont'd)

believe to be the roads that are in the greatest need of repair and evaluate roads that need resurfacing. Sometimes there is the need of a total reconstruction of a road, which is very costly. **Mayor DiLucia** clarified that it is not a question of the Council and the Administration not wanting to correct the roads, it is a question of the financial constraints. He stated, no matter who is the Mayor, there is not enough money in taxes to pave the fifty square miles of Monroe Township. The Mayor advised that he will have the Director of Public Works, along with the Township Engineer, visit the Scotland Run Development to re-evaluate the development and bring back their findings and a cost estimate to Council and Administration to compare it with the other developments. They will do the best they can with the money that is allocated and available. A discussion followed regarding the process of evaluating and the repair of the roads within the Township. **Cncl. Pres. Marino** questioned if the new Township Engineer has reviewed the original Road Program Plan that was created by the previous engineer. **Director of Public Works, Nicholas Mercado** stated, the plan for the Road Program which was created in 2016 and revised in 2017, is a very good plan. He revised the plan again in 2019 after reviewing and re-evaluating all of the roads to update the list of most important and priority streets.

**Jennifer Haskell, 1301 Galloway Court** addressed Council to ask if the Road Program Plan was available for public inspection. **Director of Public Works, Nicholas Mercado** explained that the plan is currently in the hands of Administration as they are waiting for budgetary numbers to apply to the plan. Once the budgetary numbers are finalized, it will be available for public inspection. **Mayor DiLucia** explained the budget process and the unknown in terms of available State funding due to the COVID-19 pandemic.

**Alan Dodd, 1619 Herbert Blvd.** spoke in reference to the four rallies/marches that took place in Monroe Township during the month of June. He thanked Police Chief DeHart, the Police Department, Sgt. Borkowski, Cncl. Wolfe and Cncl. Miller for ensuring that those events were safe and peaceful despite the potential online threats.

**Mr. Dodd** also addressed Council regarding the decriminalization of cannabis, thanking Council and the Mayor for responding to his email. He explained decriminalization of cannabis means it would remain illegal but the legal system would not prosecute a person for possession under a specified amount, instead the penalties would range from no penalties at all, civil fines, drug education or drug treatment. Most cannabis related arrests in New Jersey are for possession, not selling and distributing. Mr. Dodd discussed the benefits of decriminalization of cannabis along with the penalties for cannabis related arrests in Monroe Township and the surrounding areas. He asked the Mayor, with the New Jersey Attorney General already giving permission, would it be possible to begin to amend or dismiss all low level cannabis charges in Monroe Township. **Solicitor Trimble** advised that the Mayor and Council do not have the ability to direct the Prosecutor on what to do in the handling of these cases. The Municipal Prosecutors have received the directive from the Attorney General, so it now lies within their discretion. **Chief DeHart** explained, there are two proposed scenarios currently in Trenton that are dependent on the results of the November election. He noted, the State is working on both scenarios and he does not believe there is a lot that can be done right now on the local level.

**Mr. Dodd** addressed Council to discuss the two bends located on Herbert Blvd. which have proven to be very unsafe for the residents driving on Herbert Blvd. toward Crystal Lake. He suggested possibly having more police presence, or having signs, guard rails, or rumble strips installed to help prevent further accidents. **Cncl. Wolfe** mentioned that Sgt. Burton has looked into compiling the crash data in that area and has said they are unable to install rumble strips. **Chief DeHart** said, he will have Sgt. Burton look into having signs or guard rails installed along Herbert Blvd. **Cncl. Pres. Marino** suggested also having the Director of Public Works, Nicholas Mercado involved.

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

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**H.) GENERAL PUBLIC DISCUSSION (cont'd)**

**Solicitor Trimble** advised that Council will be going into Closed Session to discuss pending litigation and there will be no action taken on it.


**CLOSED EXECUTIVE SESSION**

**Solicitor Trimble** reported a Closed Executive Session was just concluded. During the Closed Session, he updated Council and the Mayor regarding pending litigation matters. No formal action is being taken at this time.

**I.) ADJOURNMENT**

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

**Respectfully submitted,**

  
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**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 July 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     *acc*      
Approved as corrected \_\_\_\_\_

Date     8/25/2020      
Date \_\_\_\_\_