

**MINUTES
WORK SESSION MEETING
TOWNSHIP OF MONROE
SEPTEMBER 14, 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 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.

SALUTE TO THE FLAG

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

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks	Present
Cncl. Katherine Falcone	Present (<i>arrived at 7:02pm</i>)
Cncl. Ronald Garbowski	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 (<i>arrived at 7:03pm</i>)
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
Township Engineer, James Maddonni	Present
Dir. of Real Estate, Angelina Matese	Present
Police Chief David Dailey	Present
Municipal Clerk, Aileen Chiselko	Present

PRESENTATIONS

- Business Report – Shannon Morgan-Leonen, Economic Development Consultant

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A.) OPENING CEREMONIES (cont'd)

Economic Development Consultant, Shannon Morgan-Leonen addressed Council to provide an update on projects that are currently in the works in Monroe Township. Monroe Mansions, an Assisted Living Complex, which is estimated to be a \$368 million project is currently under contract; they have purchased land on the Black Horse Pike and are in the process of obtaining a feasibility study. With regards to the Drive-Thru Safari, Cncl. Falcone and Ms. Morgan-Leonen are scheduled to meet with Benchmark to review their feasibility study, in reference to how the safari will work within the Township. Ms. Morgan-Leonen encouraged everyone to visit the newly updated Economic Development website, as it is very user-friendly and contains a lot of very useful information. The Supermarket, Lidl has obtained a new developer; their site plan is currently in production and are planning to submit their package to the Planning Board in the near future. Ms. Morgan-Leonen happily announced that Mr. Richard Smith has received his approvals for the off-road rider training facility. The new funeral home has obtained their approvals and have secured a location. The adult daycare, which is to be located near the DaVita Dialysis Center, is in process. Ms. Morgan-Leonen noted, she is currently working on the Uber program for the area restaurants along with the creation of a newsletter, which will be distributed to her contacts of existing and new businesses. She noted, she is continually working to build relationships with commercial brokers and developers. **Cncl. Vice-Pres. O'Reilly** asked where Monroe Mansions will be located. Ms. Morgan-Leonen advised, they have purchased property on the Black Horse Pike, next to Antony and Cleopatra's. Monroe Mansions will be tearing down the daycare, which is currently on the property, however, as part of the contract, Monroe Mansions will provide the daycare a business within their community. **Cncl. Pres. Marino** asked for an update on Main Street. Ms. Morgan-Leonen stated that she has reached out to the owners of Grindstone Restaurant to schedule a meeting with Cncl. Falcone, however, she has not heard back as to when is a convenient time to meet. **Mayor DiLucia** mentioned, he has spoken with the owners of Grindstone and they are interested in purchasing the property next door to them and possibly opening either a Mexican or an Italian cuisine restaurant, this will also provide more parking. He spoke regarding Dr. Briller, as Dr. Briller has not been in contact with the owners of Grindstone, the Mayor or Ms. Morgan-Leonen. Mayor DiLucia noted that he is willing to meet with the owners of Grindstone, Dr. Briller and any other members of the Main Street Committee.

B.) MATTERS FOR DISCUSSION – None

C.) PUBLIC PORTION

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

Glenn Groves, 1464 N. Tuckahoe Road, addressed Council regarding his concerns with Peach Country, mentioning that even though the world has changed, nothing has changed with regards to Peach Country. Mr. Groves stated, two years ago, the Township awarded a vegetative waste contract to Peach Country to remove Township vegetative waste. He believes, the contract

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C.) PUBLIC PORTION (cont'd)

expired in August 2020 and asked how the new contract is being handled and if it has been awarded and to whom. **Director of Public Works, Nicholas Mercado** advised, the Township has an agreement with Gloucester County Conservation in Franklinville to dispose of the Township's vegetative waste.

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.

D.) NEW BUSINESS – None

E.) OLD BUSINESS – None

F.) COMMITTEE REPORTS – None

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. Wolfe spoke regarding Resolution R:145-2020 Resolution Approving the Bill List and Paid List for the Council Meeting of September 14, 2020. He questioned the charge listed for Sport Engines, Inc. pertaining to the volunteer coaches' background checks for July and August in the amount of \$615.00. **Cncl. Wolfe** asked if the sports organizations are responsible for paying this invoice, even though the Township had switched vendors during that time. **Business Administrator, Jill McCrea** confirmed that the sports organizations are responsible for the invoice, because that vendor was used for the background checks during that time period.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED

Cncl. Wolfe spoke regarding Ordinance O:22-2020 An Ordinance of the Township Council of the Township of Monroe Establishing Chapter 205 of the Code of the Township of Monroe, Entitled, "Parades". He asked how this Ordinance will affect the Township-sponsored parades. **Solicitor Trimble** believes, the Township-sponsored parades are covered under the exceptions stated under Section B3.


Cncl. Pres. Marino advised that Resolution R:146-2020 Resolution of the Township of Monroe, County of Gloucester, Adopting Pre-Qualification Regulations for Bidders for Public Works Projects will be removed as a Resolution from the Regular Council Meeting Agenda and will be presented for First Reading as Ordinance O:24-2020. **Cncl. Pres. Marino** advised, Resolution R:147-2020 appointing an Emergency Management Coordinator will also be added to the Regular Council Meeting agenda for approval.

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I.) ADJOURNMENT

With nothing further to discuss, **Cncl. Wolfe** made a motion to adjourn the Council Work Session of September 14, 2020. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

Respectfully submitted,



Aileen Chiselko, RMC
Municipal Clerk



Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as handwritten notes taken, of the Council Work Session of September 14, 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 uxc
Approved as corrected _____

Date 9/28/2020
Date _____