

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
OCTOBER 26, 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. Falcone 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. Carolann Fox	Present	
Cncl. Ronald Garbowski	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 Community Affairs, Brandee Derieux	Present	
Dir. of Finance, Lorraine Boyer	Present	
Dir. of Parks & Recreation, Brent Salvadori		Excused
Dir. of Public Safety, Joseph Kurz	Present	
Dir. of Public Works, Nicholas Mercado	Present	
Dir. of Real Estate, Angelina Matese	Present	
Police Chief David Dailey	Present	
Engineer, Joseph Raday	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

SPOTLIGHT ON BUSINESS

- Slotnick & Schwartz Attorneys at Law – Steven Slotnick, Esq. and Leonard Schwartz, Esq.

Steven Slotnick, Esq. and Leonard Schwartz, Esq. spoke regarding their Law Firm, Slotnick & Schwartz Attorneys at Law. Mr. Slotnick noted, himself and Mr. Schwartz have been partners since 1981 and all are an all-purpose law firm, specializing in family and accident cases. Mr. Slotnick mentioned that he is currently the Township's Public Defender. Mr. Schwartz spoke regarding the many facets in which he has been involved in the Township over the years and noted, his claim to fame in the town is the creation of the Swine Ordinance. He noted, it has been a pleasure spending his entire career working in Williamstown. Mr. Slotnick stated, he too has spent his entire career working in Williamstown and it has been a wonderful experience thus far. He expressed his appreciation for everything that the Township has done for him, Mr. Schwartz and their families. Mr. Slotnick thanked Council and the Chamber of Commerce for

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
OCTOBER 26, 2020**

A.) OPENING CEREMONIES (cont'd)

choosing their law firm for this evening's Spotlight on Business. **Cncl. Pres. Marino** thanked Mr. Slotnick and Mr. Schwartz for all of their volunteerism to the Township over the years. Mr. Slotnick stated, the name of their Law Firm is Slotnick and Schwartz Law Firm, they are located at 1350 N. Black Horse Pike, Williamstown, NJ and they can be reached at 856-629-3037.

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

Economic Development Consultant, Shannon Morgan-Leonen addressed Council to provide an update on the projects she currently has in the works with regards to Economic Development. Acreage Holdings, a marijuana and cannabis investment firm, recently had their application approved by the Planning Board and will be located next to Tires Plus on the Black Horse Pike. Ms. Leonen mentioned, this business will be very beneficial to the town, bringing in a lot of much needed revenue and jobs. The Drive-Thru Safari is in the process of obtaining a feasibility study, budget and concept plan. Lidl grocery store is presenting to the Planning Board and they will be located on the corner of Lake Avenue and N. Black Horse Pike, next to First Bank. Ms. Leonen encouraged everyone to visit the Township website and choose the Economic Development link. This link took over a year to create, it contains many tools that are beneficial to new and existing businesses and will serve as a road map for all businesses. Ms. Leonen is working with a company to create a business mobile app, which will provide additional resources for new and existing businesses. The Uber Program, a program for local restaurants to be able to provide Uber transportation for their patrons, is still in the early stages. Ms. Leonen explained that Economic Development is a process and that process takes time, it is all about building and sustaining relationships. Economic Development is making great strides, which are resulting in great businesses coming to the Township. **Cncl. Pres. Marino** questioned the location of the Drive-Thru Safari. Ms. Leonen confirmed, they are looking to be located off of Malaga Road and Route 322, where the old truck training center was located.

APPROVAL OF MINUTES

Cncl. Wolfe made a motion to approve the minutes as submitted of the Work Session of October 12, 2020, and the Regular Council Meeting of October 12, 2020. The motion was seconded by **Cncl. Falcone** 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. Vice-Pres. O'Reilly** and unanimously approved by all members of Council 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. Garbowski made a motion to bracket for approval, by Consent Agenda, Resolutions R:165-2020 through R:169-2020 and R:171-2020 through R:172-2020. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

**CONSENT AGENDA RESOLUTIONS R:165-2020 THROUGH R:169-2020 AND
RESOLUTIONS R:171-2020 THROUGH R:172-2020**

R:165-2020 Resolution Adjusting Township of Monroe Tax Records

R:166-2020 Resolution Approving the Bill List and Paid List for the Council Meeting of October 26, 2020

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
OCTOBER 26, 2020**

C.) RESOLUTIONS (cont'd)

R:167-2020 Resolution of the Township of Monroe Authorizing the Mayor to Execute a License Agreement on Behalf of the Township of Monroe with Atlantic City Electric Company Regarding Project MTSPX20052 - Owens Dog Park

R:168-2020 Resolution of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee for Stirling Glen #1713, Sec. 4B (Block 14201, Lot 1)

R:169-2020 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:171-2020 Resolution Approving an Application to the New Jersey Department of Community Affairs, Department of Local Government Services Local Government Emergency Fund/Coronavirus Relief Fund Grant Program

R:172-2020 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: 22, Tier 1, July 1, 2021 – June 30, 2022)

Cncl. Garbowski made a motion to approve Resolutions R:165-2020 through R:169-2020 and Resolutions R:171-2020 through R:172-2020. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

R:170-2020 Resolution Appointing Member to the Monroe Township Economic Development Commission

Cncl. Garbowski made a motion to open for nominations to the Monroe Township Economic Development Commission. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

Cncl. Fox nominated Peter Sideris as a member to the Monroe Township Economic Development Commission. **Cncl. Pres. Marino** seconded the nomination. No other nominations were made.

Cncl. Wolfe made a motion to close nominations to the Monroe Township Economic Development Commission. The motion was seconded by **Cncl. Pres. Marino** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE NOMINATION OF PETER SIDERIS
AS A MEMBER TO THE MONROE TOWNSHIP ECONOMIC DEVELOPMENT
COMMISSION**

5 AYES (Fox, Garbowski, Marino, O'Reilly, Wolfe) 1 NAY (Falcone) 1 ABSENT (Dilks)

Tally: 5 Ayes, 1 Nay, 0 Abstain, 1 Absent. Peter Sideris was duly approved as a member to the Monroe Township Economic Development Commission.

D.) ORDINANCES

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

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

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
OCTOBER 26, 2020**

D.) ORDINANCES (cont'd)

O:26-2020 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 175-145 (C) Entitled Swimming Pools and Chapter 175-146 J (9)(B)[2] Entitled Single Family Attached Dwelling Units; Other Single-Family Attached Dwelling Unit Building Design and Performance Standards; Recreation of the Code of the Township of Monroe

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:26-2020 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:26-2020 FOR SECOND READING
AND PUBLIC HEARING –**

6 AYES (Falcone, Fox, Garbowski, Marino, O'Reilly, Wolfe) 1 ABSENT (Dilks)

Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent. Ordinance **O:26-2020** was duly approved for Second Reading and Public Hearing.

O:27-2020 An Ordinance of the Township Council of the Township of Monroe Adopting Williamstown Square Redevelopment Plan Amendment #2 Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.

Second Reading: The above Ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Garbwoski made a motion to approve Ordinance O:27-2020 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:27-2020 FOR SECOND READING
AND PUBLIC HEARING –**

6 AYES (Falcone, Fox, Garbowski, Marino, O'Reilly, Wolfe) 1 ABSENT (Dilks)

Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent. Ordinance **O:27-2020** was duly approved for Second Reading and Public Hearing.

E.) NEW BUSINESS – None

F.) OLD BUSINESS – None

G.) REPORTS AND OTHER MATTERS

Mayor DiLucia spoke regarding the impact that COVID-19 has had on the town. He expressed his gratitude to the employees for coming to work every day throughout the pandemic, exposing themselves to the public, and staying safe. He is happy to report that there has been very few problems, in turns of the employees coming in contact with COVID-19, however, recently one of the employees in the Housing Department did come in contact. Currently, the Housing and Construction Department is closed to the public but they are working remotely for another week, in order for those employees to quarantine. Mayor DiLucia stated, he is indebted to the Recycling, Trash and Road Departments for all of their hard work during the entire pandemic. The Mayor explained, the financial impact that COVID-19 will have on the country, the residents, the municipality, and the unknowns which will not be disclosed for a while, such as the amount of the state reimbursements. He is happy to report that the Senior Freeze payments have begun to be mailed out on October 15, 2020, with the application to apply extended to December 31, 2020. He noted that unfortunately the Homestead Rebate will not be dispersed this year, with the earliest to receive a check being May 2021. He explained, revenue

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
OCTOBER 26, 2020**

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

is what drives the town, with a major portion of the budget coming from property taxes, and the remainder coming from various other revenue sources such as licenses and inspections. **Mayor DiLucia** spoke regarding the report, Shannon Morgan-Leonen provided earlier this evening, noting the benefits of bringing new businesses into the town. The new business, Acreage Holdings, a marijuana and cannabis investment firm, which will be located at the corner of Berlin-Cross Keys Road and the Black Horse Pike has offered to pay the Township 2% of their gross business sales, which according to their estimates will be approximately \$240,000.00 in their first twelve months of sales. Another business, White and Blue, a painting company, who also appeared before the Planning Board, is planning to construct a 38,000 square foot building on the Black Horse Pike to hold their cooperate headquarters, which will bring new revenue to the Township. The Assisted Living Facility, which is a three-phase \$328 million project, includes assisted living with mixed-use, long-term care and housing will employ approximately 400 people. They have informed the Mayor that they will be coming before the Planning Board in January to obtain the required permits. Mayor DiLucia mentioned that the Dog Park will finally be coming to fruition, with shovels in the ground by early 2021. The Mayor mentioned that Cncl. Pres. Marino, Cncl. Falcone and himself attended a meeting which was focused on the revitalization of Main Street, where they began the brainstorming process of how to revitalize and the obstacles which will need to be worked through. Mayor DiLucia noted, he is happy to report that they have received some really good bids for the 2020 Road Program, which came in under their expectations and once the bid is awarded, the projects should start immediately, weather permitting. The Mayor said, the future looks bright, the Township is moving forward, and Economic Development is something that is going to happen.

Director of Public Safety, Mr. Kurz reported that on Thursday, October 22, 2020, while the Police Department was handling a disturbance call, three officers sustained minor injuries. The new building plans for the Williamstown Fire Department are moving forward, with the architects meeting with the Pinelands this week. The renovations for the Cecil Fire Department are moving along nicely and the apparatus should be under cover for the cold weather by the end of the month.

Director of Public Works, Mr. Mercado stated that leaf season is upon us and directed everyone to the Township website for the leaf pickup schedules and updates. He advised leaf pickups will commence on November 2, 2020. Mr. Mercado mentioned, the E-Waste and Shredding Event was held this past Saturday and it was a huge success, with 3.93 tons of shredded paper. He noted, tremendous bids were received for the Road Program, with both alternates and engineering fees included, they came in under budget.

Police Chief Dailey spoke regarding the resident complaints received at the last meeting, regarding excessive speeding taking place on Sunset and Lakeside Drive. He noted, he posted officers at Sunset and Lakeside Drive and with the use of their signboard, they were provided a few written contacts. Chief Dailey advised, he is also working with Mike Calvello to have additional signage posted on Lakeside Drive.

Cncl. Falcone reported that the New Jersey Economic Development Authority now has Phase III, a small business emergency grant fund, available for businesses. Pre-registration is being accepted between October 19th and October 27th and there will be zero payback since it is through grant funding. Cncl. Falcone invited everyone to attend the two upcoming Ribbon Cutting Ceremonies on October 28, 2020 at 8:30am for Sherwin Williams on Berlin Cross Keys Road and on November 2, 2020 at 9:00am for the Learning Experience Daycare located behind Cinder Bar. Cncl. Falcone noted, the Scarecrow Event was held on October 17th and there were a lot of very unique scarecrows displayed, with the Amazon scarecrow receiving over 83 positive comments and 371 likes on a Williamstown Talk Facebook Post. The winner was crowned for the Dorothy Scarecrow from the Wizard of Oz created by Marley and Rylie Vale. Cncl. Falcone stated that she is very proud to have helped Acreage Holdings, a marijuana and cannabis investment firm, come to Williamstown. Their actual business name will be called The Botinis and they will be have signage placed on both the Black Horse Pike and on Berlin-Cross Keys Road. Cncl. Falcone noted, they are a very unique shop, done in good taste and she is excited to have the Township be able to receive the 2% sales tax of their gross sales which will help stabilize the taxes in the Township.

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
OCTOBER 26, 2020**

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

Cncl. Garbowski urged everyone to vote and have their voices heard.

Cncl. Vice-Pres. O'Reilly reported that construction on the solar car port parking at the Municipal Building will begin shortly and he expects that it will be approximately a 45 day construction project. He will coordinate with the Administration on where the employees and residents will park during construction to help prevent any disruptions. Cncl. Vice-Pres. O'Reilly noted, after attending a few meetings with the Board of Education and the MMUA, the three entities will be advertising an RFP for an energy supplier in the near future. Coupling a new energy supplier with the solar project will further reduce expenses, providing a potential .02 cent decrease.

Cncl. Pres. Marino attended a meeting with the Mayor, some of the Main Street Stakeholders, the Township Planner and the Planning Board Attorney regarding the Revitalization of Main Street, where it was discussed to have a redevelopment study done on a small sample area from Clayton Road to Virginia Avenue and Blue Bell Road to where it intersects with Virginia Avenue. The results of the study will provide more tools to the Stakeholders, current business owners and the future business owners. Cncl. Pres. Marino mentioned that on October 7th, the Police Department held National Night Out. He thanked Police Chief Dailey and all of the Police Officers involved for putting on a great display for the residents.

H.) GENERAL PUBLIC DISCUSSION

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

Marlene McMahon, 173 Palemino Place addressed Council to thank the Police Department on behalf of the residents of the Summerfields and Friendly Village Communities for a great night and terrific show for National Night Out.

Christina Hanratty, 205 Queen Anne Drive addressed Council to express her concerns with the grave injustice that is being handed down to the Monroe MUA employees with regards to the MMUA Chairman and Township Deputy Mayor, Joe DiLolle. Ms. Hanratty read aloud the Local Government Ethics Law pertaining to local government officials, noting that she believes that Mr. DiLolle has acted in an unethical manner. Ms. Hanratty asked Council to step up and do the right thing to save the MUA employees and the taxpayers any further money or efforts spent on Mr. DiLolle's unethical, unlawful behavior.

Deana Tatusko, 1402 Briarwood Drive addressed Cncl. Pres. Marino to question why he has received emails containing her name from the Board of Education President, Tony Ayres. **Cncl. Pres. Marino** advised that he is unable to say why Mr. Ayres sent him an email with her name mentioned, as he is not the sender but the receiver of the emails. Ms. Tatusko expressed her concerns with the Board of Education and why emails not pertaining to Council are sent to members of Council from the Board of Education. Cncl. Pres. Marino suggested that since Ms. Tatusko's concerns are with the actions of the Board of Education, that she should take her concerns to the Board of Education.

Joseph DiLolle, Jr., 545 Greenbriar Drive noted that he has served on the MUA Board for the past seventeen years without ever having a problem or a complaint. He addressed Cncl. Pres. Marino regarding requesting an outside counsel. He noted, he has not yet had his due process and as an American he is entitled to his due process. Mr. DiLolle noted, the accusations which have been made against him have been done so in effort to tarnish his name and reputation and he believes that once the smoke clears, the truth will be told, that this is all nothing but political.

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
OCTOBER 26, 2020**

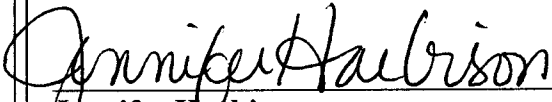
H.) GENERAL PUBLIC DISCUSSION (cont'd)

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

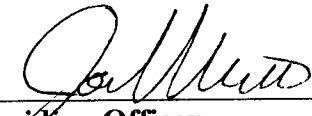
I.) ADJOURNMENT

With nothing further to discuss, **Cncl. Wolfe** made a motion to adjourn the Regular Council Meeting of October 26, 2020. The motion was seconded by **Cncl. Garbowski** 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 Regular Council Meeting of October 26, 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 11-23-2020
Date _____