

**MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 23, 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. Garbowski** led the Assembly in the Pledge of Allegiance to Our Flag. **Cncl. Wolfe** offered the Invocation.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present	
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		Excused
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea		Excused
Dir. of Community Affairs, Brandee Derieux		Excused
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	Present	
Police Chief David Dailey		Excused
Municipal Clerk, Aileen Chiselko	Present	

**APPROVAL OF MINUTES**

**Cncl. Wolfe** made a motion to approve the minutes as submitted of the Work Session of October 26, 2020, Regular Council Meeting of October 26, 2020, Work Session of November 9, 2020, Regular Council Meeting of November 9, 2020 and Closed Executive Session of November 9, 2020. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council, with the exception of **Cncl. Dilks**, who Abstained from voting on the minutes for the Work Session of October 26, 2020 and Regular Council Meeting of October 26, 2020 and **Cncl. Garbowski**, who Abstained on voting on the minutes for the Work Session of November 9, 2020, Regular Council Meeting of November 9, 2020 and Closed Executive Session of November 9, 2020.

**B.) CORRESPONDENCE - None**

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**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. 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. Dilks** and unanimously approved by all members of Council.

**Cncl. Garbowski** made a motion to bracket for approval, by Consent Agenda, Resolutions R:182-2020 through R:194-2020. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

**CONSENT AGENDA RESOLUTIONS R:182-2020 THROUGH R:194-2020**

**R:182-2020** Resolution Approving the Bill List and Paid List for the Council Meeting of November 23, 2020

**R:183-2020** Resolution Adjusting Township of Monroe Tax Records

**R:184-2020** 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:185-2020** Resolution Authorizing the Execution of a Lease Agreement Between the Township of Monroe and the Board of Chosen Freeholders of the County of Gloucester for the 2021 Nutrition Project at the Pfeiffer Community Center

**R:186-2020** Resolution of the Township of Monroe Authorizing the Mayor to Execute an Assignment and Assumption Agreement Between the Township of Monroe and Monroe-Sicklerville Road LR Solar, LLC Relating to the Landfill Solar Redevelopment Project

**R:187-2020** Resolution of the Township of Monroe Authorizing the Mayor to Execute a Road Easement to the County of Gloucester Relating to the Landfill Solar Redevelopment Project

**R:188-2020** Resolution Authorizing the Mayor to Execute Corrective Deeds for the Leased Property Known as Block 901, Lots 2 and 3 for the Landfill Solar Redevelopment Project

**R:189-2020** Resolution of the Township of Monroe Approving the Decommissioning Deposit Bond Estimate as Required by Section 17 of the Solar Lease for the Leased Property Known as Block 901, Lots 2 and 3 for the Landfill Solar Redevelopment Project

**R:190-2020** Resolution Authorizing the Mayor to Execute the Amendment to the Solar Lease for the Leased Property Known as Block 901, Lots 2 and 3 for the Landfill Solar Redevelopment Project

**R:191-2020** Resolution of the Township of Monroe Approving an Application to the New Jersey Department of Transportation - Transportation Alternatives Set Aside (TASA) Grant Program

**R:192-2020** Resolution of the Township Council of the Township of Monroe Authorizing the 2020-2021 Junkyard Licenses Within the Township of Monroe

**R:193-2020** Resolution of the Township Council of the Township of Monroe Transferring Funds for the Budget Year 2020

**R:194-2020** 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 (*correction: 2021*) Safe and Secure Communities Program with the State of New Jersey Federal Grant Program Administered by the NJ Department of Law & Public Safety, Office of the Attorney General

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

**Cncl. Garbowski** made a motion to approve Resolutions R:182-2020 through R:194-2020. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

**R:195-2020** Resolution Appointing Member to the Monroe Township Zoning Board of Adjustment

**Cncl. Dilks** made a motion to open for nominations to the Monroe Township Zoning Board of Adjustment. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council.

**Cncl. Vice-Pres. O'Reilly** nominated Sebastian Rybicki as a member to the Monroe Township Zoning Board of Adjustment. **Cncl. Wolfe** seconded the nomination. No other nominations were made.

**Cncl. Wolfe** made a motion to close nominations to the Monroe Township Zoning Board of Adjustment. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF SEBASTIAN RYBICKI  
AS MEMBER TO THE MONROE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
6 AYES (Dilks, Fox, Garbowski, Marino, O'Reilly, Wolfe) 1 NAY (Falcone)**

**Tally: 6 Ayes, 1 Nay, 0 Abstain, 0 Absent.** Sebastian Rybicki was duly approved as a member to the Monroe Township Zoning Board of Adjustment.

**R:196-2020** Resolution Appointing Alternate #2 Member to the Monroe Township Zoning Board of Adjustment (**REMOVED FROM AGENDA**)

**R:197-2020** Resolution Approving the Landscape Operations and Maintenance Plan for the Landfill Solar Redevelopment Project

**Cncl. Dilks** made a motion to approve Resolution R:197-2020. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council.

**R:198-2020** Resolution Authorizing Initiation of Complaint Seeking Removal of Monroe Township Municipal Utilities Authority Member Joseph DiLolle

**ROLL CALL VOTE TO APPROVE RESOLUTION R:198-2020  
5 AYES (Dilks, Fox, Marino, O'Reilly, Wolfe) 1 NAY (Falcone) 1 ABSTAIN (Garbowski)**

**R:199-2020** Resolution Authorizing Retention of Hearing Officer in Connection with Complaint Seeking Removal of Monroe Township Utilities Authority Member Joseph DiLolle

**ROLL CALL VOTE TO APPROVE RESOLUTION R:199-2020  
7 AYES (Dilks, Falcone, Fox, Garbowski, Marino, O'Reilly, Wolfe)**

**D.) ORDINANCES**

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

**O:29-2020** An Ordinance of the Township Council of the Township of Monroe Adopting St. Mary's Redevelopment Plan Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 Et. Seq and Approving Related HTF Agreement and Memorandum of Understanding

**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.

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

**Cncl. Garbowski** made a motion to approve Ordinance O:29-2020 for First Reading and Publication. The motion was seconded by **Cncl. Pres. Marino** and unanimously approved by all members of Council.

**E.) NEW BUSINESS – None**

**F.) OLD BUSINESS – None**

**G.) REPORTS AND OTHER MATTERS**

**Mayor DiLucia** spoke regarding the Township's leaf pickup schedule, noting that five full-time crews were able to go out and, besides a few holidays, the Township has been able to maintain the schedule. The Mayor spoke in reference to the resurfacing of the streets, noting ideally they would like to work on all of the streets, but economically that is impossible. The 2021 Road Program Bid went out at \$2.3 million, with \$1.6 million placed in the Capital Budget and the \$700,000 that was left from last year. With the pandemic, there are a lot of companies that need work and the bids came in at reasonable prices. He noted, the Township's goal is to do as much as they can while working within the \$2.3 million budget. Mayor DiLucia mentioned that a Land Sale was scheduled for December in order to sell some Township-owned properties; however, due to the new COVID-19 restrictions, the Land Sale has been cancelled. He is hopeful to have it rescheduled for March or April 2021.

**Director of Parks & Recreation, Mr. Salvadori** reported that on December 12, 2020, beginning at 6pm, the Township will be hosting a "reverse Christmas Parade". Residents will travel up Main Street beginning at the CVS parking lot and ending at the Pfeiffer Community Center where Mr. and Mrs. Claus will greet them with a string band. Mr. Salvadori wished everyone a happy Thanksgiving.

**Director of Public Works, Mr. Mercado** reported that the bids for the 2021 Road Program came in under budget at \$1.9 million and included both of the advertised alternates.

**Director of Real Estate, Ms. Matese** stated, at the previous Regular Council Meeting, an Ordinance for the Land Sale was passed for first reading and was scheduled to be conducted in December. However, due to the most recent Governor's Executive Order, the Land Sale has been postponed.

**Cncl. Dilks** thanked the residents of Monroe Township, especially those in Ward 1 for the confidence they placed in him over the last 16 years. He noted that at the end of December 2020, he will be stepping down as Ward 1 Councilman. Mr. Dilks thanked his wife and family for all of their support. He will miss serving on Council, but he is working towards his retirement and he has faith in the Council, that they will do a great job serving the residents.

**Cncl. Falcone** attended the Ribbon Cutting at The Learning Experience, a daycare and advanced schooling facility, which is located on Berlin-Cross Keys Road.

**Cncl. Garbowski** thanked the residents of Ward 3 for voting on November 3, 2020. He wished everyone a happy, safe and healthy Thanksgiving.

**Cncl. Vice-Pres. O'Reilly** advised, the solar project construction, which was scheduled to begin at the Municipal Building has been postponed until after the holidays. He wished everyone a happy Thanksgiving.

**Cncl. Wolfe** attended the Re-Grand Opening at Palermo's Pizza last week. He attended the Parks and Recreation Meeting on November 18, 2020. On December 12, 2020 at 6pm, they will host the Main Street Express, a vehicle parade with the residents traveling down Main Street with their cars decorated, from the CVS parking lot to the Pfeiffer Community Center, where the Christmas tree will be lit. This event is not the usual event, however, with everything going on

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

this year, the Parks and Recreation Commission wanted to do something safe for the residents to enjoy. **Cncl. Wolfe** noted that earlier today, he, along with some of his former fellow officers, the Monroe Township Education Association, the FOP Lodge 125, David Beach from ReMax of Williamstown and Deluxe Bakery partnered with the students and staff at the Williamstown Middle School Builder's Club to deliver turkey dinners to many families who are in need throughout Monroe Township. Cncl. Wolfe wished everyone a happy Thanksgiving and happy holidays. He urged everyone to please be safe, social distance and continue to adhere to all of the restrictions. Cncl. Wolfe congratulated Cncl. Dilks on a stellar Council career.

**Cncl. Pres. Marino** attended the ribbon cutting at Palermo's Pizza. He congratulated the owners, Roberto and Judy, for their expansion and being in business for over forty years. Cncl. Pres. Marino noted, this evening is his last televised meeting as he did not win the very close election in Ward 4. He said, he is very proud to have been involved with the renovations of both the Cecil Firehouse and Williamstown Firehouse, and being able to provide a 0% tax increase to the residents for the last four years. Cncl. Pres. Marino wished Chelsea Valcourt the best of luck. He thanked everyone who has reached out to him since the election.

**H.) GENERAL PUBLIC DISCUSSION**

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

**Sherrie Kennedy, 375 Bryn Mawr Drive**, stated that when Jim DeHart was serving as Police Chief, he posted daily and weekly COVID-19 reports on the Office of Emergency Management Facebook page and since his retirement, there have been no reports posted. Ms. Kennedy asked, with the recent upswing of COVID-19 cases, if the Office of Emergency Management will begin posting such reports again. **Cncl. Wolfe** will follow up with Police Chief Dailey and report back to Ms. Kennedy.

**Sue Pace, 233 Urban Lane**, addressed Council to ask if the Cecil Fire Company will be receiving a new sign, to which Cncl. Pres. Marino confirmed they would be. Ms. Pace asked what the plans are for the building located at the Mary Mazza Duffy Park. **Cncl. Pres. Marino** explained, Engineer, Dan Rodier has created a design to make the lower portion of the building into a snack stand and eventually create offices on the second floor. He noted, nothing has been done with the design this year and suggested that next year, Council get behind the project, along with the updating of Township buildings.

With no one else wishing to speak, **Cncl. Wolfe** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council.


**Cncl. Pres. Marino** presented a Certificate of Appreciation, along with a clock and memory box, to **Cncl. Dilks** in recognition of his dedicated service to the Township of Monroe. **Cncl. Vice-Pres. O'Reilly** wished Cncl. Dilks well and the best of luck. **Cncl. Wolfe** thanked Cncl. Dilks for all of his guidance, friendship and help on various projects throughout the years that went over and above his role on Council and wished him well. **Cncl. Fox** thanked Cncl. Dilks for all of his words of encouragement, wisdom and conversations, wishing him well in the future. Cncl. Pres. Marino spoke about the first time he met Cncl. Dilks, thanking him for all of his hard work. **Cncl. Falcone** thanked Cncl. Dilks for being her neighbor who takes care of her and wished him well and a happy retirement. **Cncl. Garbowski** wished Cncl. Dilks well in his retirement. **Mayor DiLucia** spoke regarding the twelve years that he has served with Cncl. Dilks. He asked for a commitment that they would shoot a game of pool together and wished Cncl. Dilks well and the best of luck. **Cncl. Dilks** extended his appreciation for the recognition, noting the many projects he is proud to have been a part of and that he served because he wanted the best for the Township. **Cncl. Dilks** encouraged Council to work together. He thanked the Clerk's Office, present and past for everything they have done for him. **Municipal Clerk, Aileen Chiselko** told Cncl. Dilks that it had been a pleasure working with him for the past sixteen years.

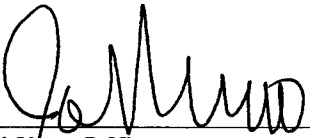
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**I.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Dilks** made a motion to adjourn the Regular Council Meeting of November 23, 2020. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council.

Respectfully submitted,

  
\_\_\_\_\_  
**Aileen Chiselko**  
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 November 23, 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 12/14/2020  
Date \_\_\_\_\_