

**MINUTES
WORK SESSION MEETING
TOWNSHIP OF MONROE
NOVEMBER 23, 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. Dilks led the Assembly in the Pledge of Allegiance to our Flag.

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	Present	(arrived @ 7:07pm)
Dir. of Community Affairs, Brandee Derieux	Present	(arrived @ 7:08pm) (excused @ 7:38pm)
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 David Dailey		Excused
Municipal Clerk, Aileen Chiselko	Present	

B.) MATTERS FOR DISCUSSION

- **Proposal for Redevelopment Planning Services – Main Street Redevelopment Area**

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B.) MATTERS FOR DISCUSSION (cont'd)

Cncl. Pres. Marino noted, this proposal stems from a meeting that he, **Cncl. Falcone**, **Mayor DiLucia**, along with several of the Main Street stakeholders, attended to discuss what can be done to try and promote more business on Main Street. **Township Planner, Tim Kernan** explained, after said meeting, he was asked to prepare a proposal to advance a redevelopment area for Main Street, which would run from Sicklerville Road South to Virginia Avenue, Blue Bell Road to Virginia Avenue and from Main Street North to Sicklerville Road. He noted that all of the properties to be included in the Main Street Redevelopment Area will be investigated. The properties themselves, the buildings' exterior and interior, to really build a strong case for a redevelopment area, along with data compiled for any known violations from the Police Department, Zoning and Construction Offices would help bolster the argument to make it redevelopment. **Cncl. Falcone** suggested waiting until 2021 and having the new members of Council review the proposal before making any decisions on what to do with Main Street. She discussed her concerns with the proposal and the various options that come with the proposal. **Mayor DiLucia** stated he is in favor of economic development in the entire town, particularly on Main Street; however, after reviewing the proposal, he is concerned with the costs associated with the proposal. He noted that he has not been contacted by any developers who are interested in developing on Main Street. The Mayor stated that he is opposed to eminent domain. He said, as Mayor, he is not prepared to sign a contract or spend money on a study that may not mean anything, until he sees there is a reason for it.

- **3rd Party Electricity Supply**

Cncl. Vice-Pres. O'Reilly explained that the Township is part of a multi-jurisdictional contract through a third-party electricity supplier and it has been recommended by the supplier not to renew the contract, which is up for renewal because of the energy and solar initiative. He said, with the solar initiatives, the Township will be paying substantially less in electric, which means the peak rates will drop. Mr. O'Reilly explained the process with the third-party electricity supplier and the solar initiatives. **Mayor DiLucia** asked for clarification on the payback differences and rebates involved, which **Cncl. Vice-Pres. O'Reilly** explained.

C.) PUBLIC PORTION

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

Christina Hanratty, Sewell, NJ, addressed Council to demand that the Council and attorney put a plan of corrective action in place. She cited New Jersey Code Title 40 Municipalities and Counties 40:14B-16, and asked Council to follow said Statute. Ms. Hanratty expressed her concerns with Mr. DiLolle and how the process is being handled. **Cncl. Pres. Marino** advised that there will be a Closed Executive Session prior to the Regular Council Meeting where Council, along with the Conflicts Attorney, will be discussing the matter.

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C.) PUBLIC PORTION (cont'd)

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

D.) NEW BUSINESS

Cncl. Wolfe spoke regarding residents asking for permission to hunt on Township property. He asked Solicitor Trimble if residents are allowed to hunt on Township owned property on a regular basis or is written permission needed. **Solicitor Trimble** will research the matter and report back to Council. **Cncl. Vice-Pres. O'Reilly** noted, the Township Ordinance may have to be adjusted.

E.) OLD BUSINESS – None

F.) COMMITTEE REPORTS – None

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. Vice-Pres. O'Reilly mentioned a discrepancy on the Bill List, as line items had been miscoded for Trimble & Armano invoices. The invoices were coded under Labor Attorney, and after a review of the invoices, it was found that 10% of the invoices were for Labor Attorney and the rest were for Professional Services. **Business Administrator, Jill McCrea** explained the coding process, how it happened and clarified that the miscode had been corrected.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

I.) RESOLUTIONS

- **R:181-2020** 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)*

Cncl. Wolfe made a motion to approve Resolution R:181-2020. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council.

Cncl. Pres. Marino advised that Council will be going into Closed Executive Session to discuss pending litigation.

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CLOSED EXECUTIVE SESSION

Patrick Madden, Esquire reported a Closed Executive Session was just concluded and Council will be taking action, which will occur during the Regular Council Meeting.

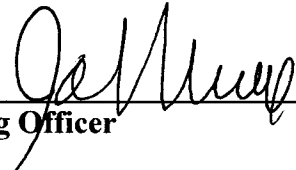
J.) ADJOURNMENT

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

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 Council Work Session 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 _____