

**MINUTES
WORK SESSION MEETING
TOWNSHIP OF MONROE
DECEMBER 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. Vice-Pres., Patrick O'Reilly** 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	<i>(via telephone)</i>
Mayor Richard DiLucia	Present	
Deputy Mayor, Joseph DiLolle	Present	
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea	Present	<i>(arrived @ 7:01pm)</i>
Dir. of Community Affairs, Brandee Derieux		Excused
Dir. of Finance, Lorraine Boyer		Excused
Dir. of Parks & Recreation, Brent Salvadori		Excused
Dir. of Public Safety, Joseph Kurz	Present	
Dir. of Public Works, Nicholas Mercado		Excused
Dir. of Real Estate, Angelina Matese		Excused
Police Chief David Dailey	Present	
Municipal Clerk, Aileen Chiselko	Present	

B.) MATTERS FOR DISCUSSION

- **2021 Reorganization Meeting Dates**

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B.) MATTERS FOR DISCUSSION (cont'd)

Cncl. Vice-Pres. O'Reilly polled the members of Council and Solicitor Trimble regarding scheduling the Township's Reorganization Meeting for January 4, 2021 at 7:00pm, to which all were in favor.

- **Main Street Redevelopment**

Cncl. Vice-Pres. O'Reilly explained that a revised proposal from Maser Consulting, which addresses removing condemnation has been distributed to Council. **Cncl. Vice-Pres. O'Reilly** stated, he would like to poll Council on moving forward with the revised proposal. **Cncl. Garbowski** suggested waiting until the new year and discussing this with the new Council. **Cncl. Vice-Pres. O'Reilly** recommends moving forward now, since there are still available funds in the budget and continuing the project into the new year. **Cncl. Falcone** said, the funds will need to be certified to ensure they are still available in the 2020 budget. She feels that this should be discussed in the new year with the new Council. **Cncl. Fox** said, if the funds are currently available, she does not see why it cannot be moved forward this evening. **Cncl. Wolfe** feels, since the majority of the current Council will be present in the new year and the funds are available, it should be moved forward this evening. **Mayor DiLucia** questioned the scope of the proposed Resolution. **Cncl. Vice-Pres. O'Reilly** noted, this is listed as a Matter for Discussion on this evening's Work Session Agenda and if Council agrees to move forward, then it will be moved forward as a Resolution for approval at this evening's Regular Council Meeting. He explained, the difference between the current scope and the previously presented scope, is that commendation has been removed and the cost has been reduced, with the new cost being approximately \$29,000.00. **Business Administrator, Jill McCrea** advised, language regarding fund availability will need to be added to the Resolution should it be moved forward, which sites the account to be charged. **Cncl. Dilks** noted, he should abstain from voting, but he would vote for it to be moved forward this evening. **Cncl. Pres. Marino** noted, he is in support of moving forward with the revised redevelopment plan and suggested the Mayor negotiate the contract to be in line with the remaining budget. Mayor DiLucia stated, he is fully supportive of economic development on Main Street or anywhere else, however he has legal and financial responsibilities to ensure whatever is done is within the confines of affordability. The Mayor noted, he would like to review the revised plan and compare it to what has been done in the past, to ensure it is not a duplication of services. Ms. McCrea advised, prior to moving the Resolution forward this evening, the contract will need to be negotiated and the funds will need to be certified. **Solicitor Trimble** explained, under the strong Mayor form of government, the Mayor negotiates all contracts and presents them to Council. Mayor DiLucia stated, he has no objections to doing anything that will help redevelopment, Main Street included. He believes it will be a good idea to wait until after the Reorganization Meeting in January when the new Council, the Economic Development Committee and the Township Planner are appointed and are able to meet and discuss this matter further. A discussion ensued regarding what needs to be done to have the Resolution include the language "pending contract approval" presented for approval at the Regular Council Meeting and the process that needs to be followed. **Cncl. Vice-Pres. O'Reilly** stated, this matter will be deferred to the next scheduled Regular Council Meeting for further discussion and approval.

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C.) PUBLIC PORTION

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

Brenda Mendelby, 412 Morris Drive, Cherry Hill, addressed Council regarding a letter in which she received from the current Zoning Officer, Tara Park. The letter provided notice that the approval, which was given by the Planning Board on August 23, 2018, has been revoked. Ms. Mendelby provided the background information of the situation concerning 7 West Black Horse Pike, a commercial property which she purchased in 2018 to open and operate a used car dealership. She provided copies of emails between herself and the previous Zoning Officer, Rosemary Flaherty, to Council for their review, where Ms. Flaherty described the steps Ms. Mendelby needed to follow to receive an approved use for the property and be issued a zoning permit and certificate of occupancy, which she complied with and received such approvals. Ms. Mendelby noted, she has recently contacted Ms. Park regarding a new tenant for the property and was informed that used car sales is not an approved use for the property. She expressed her concerns with the letter she received from Ms. Park revoking her approvals received for the property. **Solicitor Trimble** advised that he will review the file and make recommendations to Council to resolve the issue and he will report back to Ms. Mendelby.

Glenn Groves, 1464 Tuckahoe Road, addressed Council to find out the status of the violations concerning Peach Country at 1463 N. Tuckahoe Road. He noted, the Municipal Court case has been postponed with no new date scheduled. He expressed his concerns with the “ball being dropped” and no potential dates scheduled to resolve the violations. **Solicitor Trimble** advised, there is a management conference scheduled for January 7, 2021 where the matter will be set for a special session. With regards to the Planning Board, a meeting has been scheduled with Peach Country and their new attorney to review a revised concept plan.

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 – None

E.) OLD BUSINESS – None

F.) COMMITTEE REPORTS

Cncl. Vice-Pres. O’Reilly advised that even though there have been a lot of movement with regards to the technology and solar projects, there has been a setback with the Library’s solar project, because Atlantic City Electric does not have the capability of receiving the entire input of the electric usage. He explained the two potential alternatives and the costs associated

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F.) COMMITTEE REPORTS (cont'd)

with each option. Cncl. Vice-Pres. O'Reilly noted, there will be no cost to the Township and there will still be a substantial savings, just not the 80-90% savings that were initially hoped for, but a 50%-60% savings.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED


Cncl. Wolfe spoke regarding Resolution R:201-2020, questioning if the Regular Council Meetings can be scheduled immediately following the Work Sessions as opposed to 8:00pm. Solicitor Trimble advised, language will need to be added to the Public Notice stating the Regular Council Meeting will immediately follow the Work Session instead of the individual times as stated. Municipal Clerk, Aileen Chiselko noted, she will remove the 8:00pm times currently listed on the Resolution and replace it with Work Session at 7:00pm with the Regular Council Meeting immediately following thereafter.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

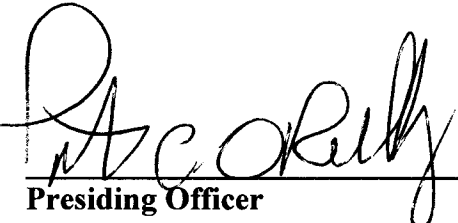
I.) ADJOURNMENT

With nothing further to discuss, Cncl. Wolfe made a motion to adjourn the Council Work Session of December 14, 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 December 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 asc
Approved as corrected _____

Date 1/25/2021
Date _____