

**MINUTES
SPECIAL COUNCIL MEETING
TOWNSHIP OF MONROE
DECEMBER 23, 2020**

A.) OPENING CEREMONIES

CALL TO ORDER

The Special Council Meeting of the Township of Monroe was called to order at approximately 4:00PM by **Cncl. Pres. Joseph Marino** 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 Marino 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. Dilks led the Assembly in the Pledge of Allegiance to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks	Present	<i>(excused @ 5:15pm)</i>
Cncl. Katherine Falcone	Present	
Cncl. Carolann Fox	Present	
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		Excused
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea	Present	
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.) RESOLUTIONS

Cncl. Wolfe made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance. With no one wishing to speak, **Cncl. Wolfe** made a motion to close the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

R:210-2020 Resolution of the Township Council of the Township of Monroe Transferring Funds for the Budget Year 2020

Cncl. Wolfe made a motion to approve Resolution R:210-2020. The Motion was seconded by **Cncl. Vice-Pres. O'Reilly** and approved by members of Council in attendance.

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B.) RESOLUTIONS (cont'd)

R:211-2020 Resolution Approving the Bill List and Paid List for the Council Meeting of December 23, 2020

Cncl. Fox made a motion to approve Resolution R:211-2020. The Motion was seconded by **Cncl. Wolfe** and approved by members of Council in attendance.

R:212-2020 Resolution Authorizing the Mayor to Execute a Proposal to Prepare a Preliminary Investigation for Designation as an Area in Need of Redevelopment Without Eminent Domain for Main Street, from Sicklerville Road to Virginia Avenue, from Maser Consulting, P.A

Cncl. Wolfe made a motion to approve Resolution R:212-2020. The Motion was seconded by **Cncl. Vice-Pres., O'Reilly** and approved by members of Council in attendance.

C.) GENERAL PUBLIC DISCUSSION

Cncl. Dilks 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.

Cody Miller, 711 Clayton Road spoke regarding the Request for Proposals that was posted on the Township website for Main Street Redevelopment Consulting Services. Mr. Miller addressed Cncl. Pres. Marino to question why there is a separate RFP listed when the Township has a Planner already appointed and who has in the past helped with redevelopment designations. Mr. Miller believes this is a duplication of services and he questioned its purpose. **Cncl. Pres. Marino** addressed Mr. Miller's concerns. He spoke regarding past practice and the way the Township handles special projects and RFPs. Mr. Miller spoke in reference to redevelopment in Monroe Township, noting that the Mayor has previously stated during his time on Council that he was not in support of redevelopment on Main Street. He thanked Cncl. Pres. Marino for helping to move redevelopment along Main Street. He suggested that going forward, all Council meetings should be livestreamed in order to keep the public involved. Mr. Miller expressed his concerns with how he feels the Township's Facebook page has turned political and it should be used simply to provide information to the public.

Business Administrator, Jill McCrea spoke in reference to the history of the five-phase revitalization plan of Main Street, the costs involved, along with the redevelopment studies that have been previously done. She expressed her concerns with having another redevelopment study done, because the Township has already spent approximately \$2 million on previous studies. A discussion ensued between Cncl. Pres. Marino and Ms. McCrea regarding the differences between revitalization and redevelopment along Main Street and the need for a new study.

Nicholas Magner, 327 Pine Street addressed Council to express his concerns with the transparency of the Council meetings and stating that there is no reason why the Township should not be exceeding what is required by law. **Cncl. Pres. Marino** explained, he and Cncl. Vice-Pres. O'Reilly met with the Board of Education's IT Department to obtain their assistance with streaming the Council meetings, similar to those of the School Board, however, they have not heard back from them since Council's in-person meetings began again. He stated, he is in support of having all Council meetings livestreamed. Mr. Magner spoke regarding Main Street and offered suggestions on various programs, such as the Uber program used in Washington Township, to help the current and new businesses. **Cncl. Falcone** advised that she had met with Uber to set up the program in conjunction with Washington Township prior to the pandemic. She noted that she is also in favor of having all of the meetings livestreamed, as she believes it will be helpful to better relay information to the residents and the area businesses. Mr. Magner asked how the livestreaming process can begin with the incoming new Council members and Administration. **Cncl. Vice-Pres. O'Reilly** advised, he will follow up with the Township's IT Department after Council's Reorganization Meeting in January and report back.

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C.) GENERAL PUBLIC DISCUSSION (cont'd)

Sherrie Kennedy, 375 Bryn Mawr Drive thanked Cncl. Dilks for his service. Ms. Kennedy expressed her concerns regarding the recent Township Facebook posts and the unrest between all of the Township's elected officials. Ms. Kennedy spoke in reference to the social media posts that she has read regarding the dispute between the Deputy Mayor and the MMUA. **Cncl. Pres. Marino** addressed Ms. Kennedy's concerns. Ms. Kennedy wished everyone a Merry Christmas and wished good luck to Cncl. Pres. Marino. **Cncl. Falcone** spoke in reference to the Facebook posts, noting that as elected officials, Council members should not comment on various posts. Cncl. Falcone advised, she has met with a third brewery who is interested in coming to Monroe Township and they discussed location options. She noted, she is in favor of developing Main Street and redevelopment throughout the Township.

Mayor DiLucia stated, he, as the Mayor or as a Councilman, has never taken a position where he is opposed to redevelopment on Main Street. He spoke regarding his position on redevelopment. The Mayor spoke in reference to the format of the Council Meetings. He noted, he does not dictate the format of the meetings and if Council would like to begin livestreaming the meetings, they would have the full support of the Administration. Mayor DiLucia stated, he has never posted a debate on Facebook, nor will he in the future. A discussion ensued between Mayor DiLucia, Cncl. Pres. Marino and Business Administrator, Jill McCrea regarding the redevelopment resolution and the redevelopment budget account. Mayor DiLucia stated, he is in favor of economic development on Main Street and throughout the entire town, as he always has been and he will do everything he can to help promote economic development. The Mayor noted, he will always, as Mayor, reserve the right to negotiate contracts and allow Council to have input in the process. In terms of transparency, he is 100% in favor of transparency and will do whatever he needs to do to assist the Council in having the meetings broadly shared.

Cncl. Wolfe spoke regarding the video Mayor DiLucia posted on the Township's Facebook Page, which he felt was inaccurate. He expressed his concerns with several occasions where he does not feel the Mayor protected the tax payers.

Christina Hanratty, Sewell, NJ stated, she has given every person here, including the Deputy Mayor and the Mayor a chance to do the right thing and she promised at the first meeting she attended that everyone will continue to see and hear from her until corrective action was taken. She stated that she will continue her campaign until Mr. DiLolle is removed.

Mayor DiLucia stated that he disagrees with Cncl. Wolfe's comments. He addressed the concerns and comments made.

Solicitor Trimble addressed the concerns pertaining to his billings. He advised that he will sit down with anyone who would like to go through and discuss his billings, as he is an open book.

Kristin Salgado, business owner of 344 and 348 South Main Street stated that she is in attendance at this evening's and previous meetings as a tax payer and she is not here for politics, but to help make Monroe Township better. She expressed her concerns with what has been taking place at the meetings, the lack of transparency at the meetings and the need for livestreaming.

Alan Dodd, 1619 Herbert Blvd. spoke regarding Main Street, the comparisons to Hammonton and Collingswood and his concerns with the false perceptions of Main Street. Mr. Dodd noted, out of the forty-four Main Street properties between Sicklerville Road and Washington Avenue, fourteen are owned by addresses outside of Monroe Township. He questioned the properties owned by outside owners and what impact they have on how the town progresses. **Cncl. Pres. Marino** explained, these issues will be addressed in the redevelopment study, which is a process that will take time.

Johanna, 1617 Stanton (inaudible) stated, she grew up in Williamstown and moved out of town after graduation when she entered the military. She noted, upon returning home, she is happy to see the changes that have been made on Main Street. She mentioned, she would love to see redevelopment on Main Street and that redevelopment would

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C.) GENERAL PUBLIC DISCUSSION (cont'd)

make her proud to stay in town. She expressed her concerns with the arguing that have taken place at the recent Council meetings.

Christina Hanratty, Sewell, NJ addressed the Mayor to clarify that her father serving on the MMUA Board for one five-year term did not in any way serve her as an employee or provide any handouts. She wished Cncl. Pres. Marino and Cncl. Dilks good luck.

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 in attendance.


D.) NEW BUSINESS – None

E.) OLD BUSINESS – None

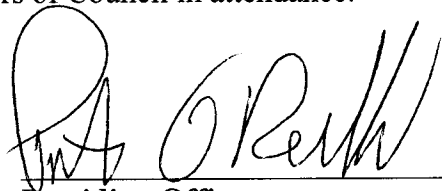
F.) ADJOURNMENT

With nothing further to discuss, **Cncl. Wolfe** made a motion to adjourn the Special Council Meeting of December 23, 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
Municipal Clerk



Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Special Council Meeting of December 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 1/25/2021
Date _____