

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JANUARY 25, 2021**

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at 7:12PM by **Cncl. 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.

Cncl. Pres., Patrick O'Reilly 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. Fox led the Assembly in the Pledge of Allegiance to Our Flag and offered the Invocation.

ROLL CALL

Cncl. Katherine Falcone	Present	
Cncl. Carolann Fox	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Steven McKinney	Present	
Cncl. Chelsea Valcourt	Present	
Cncl. Vice-Pres. Gregory Wolfe	Present	(via telephone)
Cncl. Pres. Patrick O'Reilly	Present	
Mayor Richard DiLucia	Present	
Deputy Mayor, Joseph DiLolle	Present	
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea	Present	
Dir. of Code Enforcement, Joseph Broderick	Present	
Dir. of Community Affairs, Brandee Derieux	Present	
Dir. of Finance, Lorraine Boyer		Excused
Dir. of Parks & Recreation, Brent Salvadori	Present	
Dir. of Public Safety, Joseph Kurz	Present	
Dir. of Public Works, Nicholas Mercado		Excused
Dir. of Real Estate, Angelina Matese	Present	
Police Chief David Dailey	Present	
Municipal Clerk, Aileen Chiselko	Present	

PRESENTATIONS / PROCLAMATIONS

- Certificate of Recognition – Frank Murray, Williamstown Fire Department

Director of Public Safety, Joseph Kurz and Mayor DiLucia presented a Certificate of Recognition to **Frank Murray** in recognition of his time served as Chief of the Williamstown Fire Department.

- Certificate of Recognition – James Solomon, Cecil Fire Department

Director of Public Safety, Joseph Kurz and Mayor DiLucia presented a Certificate of Recognition to **James Solomon** in recognition of his time served as Chief of the Cecil Fire Department.

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JANUARY 25, 2021**

B.) APPROVAL OF MINUTES

Cncl. Falcone made a motion to approve the minutes as submitted of the Work Session of December 14, 2020, Regular Council Meeting of December 14, 2020 and Special Council Meeting of December 23, 2020. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council with the exception of **Cncl. Garbowski**, who Abstained from voting on the minutes for the Special Council Meeting of December 23, 2020.

C.) CORRESPONDENCE – None

D.) RESOLUTIONS

Cncl. Garbowski made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Valcourt** 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. Valcourt** and unanimously approved by all members of Council.

R:32-2021 Resolution of the Township of Monroe to Enter into a Contract with Special Counsel for Redevelopment of the Township of Monroe for the Year 2021 – *(previously Tabled at 1/4/21 Reorganization Meeting)*

Cncl. McKinney made a motion to approve Resolution R:32-2021. The motion was seconded by **Cncl. Falcone**. **Cncl. Vice-Pres. Wolfe** requested a Roll Call Vote.

**ROLL CALL VOTE TO APPROVE RESOLUTION R:32-2021 –
4 AYES (Falcone, Garbowski, McKinney, Valcourt), 3 NAYS (Fox, O'Reilly, Wolfe)**

Tally: 4 Ayes, 3 Nays, 0 Abstain, 0 Absent. Resolution R:32-2021 was duly approved.

Cncl. Garbowski made a motion to bracket for approval, by Consent Agenda, Resolutions R:34-2021 through R:47-2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

CONSENT AGENDA RESOLUTIONS R:34-2021 THROUGH R:47-2021

R:34-2021 Resolution of the Township Council of the Township of Monroe Transferring Funds for the Budget Year 2020

R:35-2021 Resolution Adjusting Township of Monroe Tax Records

R:36-2021 Resolution Approving the Bill List and Paid List for the Council Meeting of January 25, 2021

R:37-2021 Risk Management Consultant Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund

R:38-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Township of Monroe to Enter into a Contract with Triad Advisory Services, Inc. for Affordable Housing Administrative Agent Services for the Township of Monroe, County of Gloucester

R:39-2021 Resolution Authorizing the Execution of a Contract with Brown & Connery, LLP as Special Labor Counsel for the Township of Monroe for the Year 2021

R:40-2021 Resolution Appointing Salvatore Tomarchio to the Position of Fire Safety Code Official for the Township of Monroe, County of Gloucester, State of New Jersey

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JANUARY 25, 2021**

D.) RESOLUTIONS (cont'd)

R:41-2021 Resolution of the Township Council of the Township of Monroe to Donate a 1993 HME 4 Guys Pumper to Rowan College of South Jersey Fire Academy

R:42-2021 Resolution of the Township of Monroe, County of Gloucester, Accepting an Emergency Management Agency Assistance Program Grant

R:43-2021 Resolution of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, Authorizing Submission of the Sustainable Jersey Energy Technical Assistance Application

R:44-2021 Resolution of the Township of Monroe Authorizing the Mayor to Execute Amendment to Redevelopment Agreement Between the Township of Monroe and Monroe-Sicklerville Road LF Solar, LLC Relating to the Landfill Solar Redevelopment Project

R:45-2021 Resolution Authorizing the Mayor of the Township of Monroe to Enter into a Contract with the Township Physician for the Year 2021

R:46-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Purchase of One (1) Elgin Broom Bear Street Sweeper on a 2021 Freightliner M2 106 Chassis Under a National Cooperative Purchasing Agreement

R:47-2021 Resolution Authorizing Award of a Contract for Professional Services with Nassau Capital Advisors, LLC for Real Estate Financial Advisory Services

Cncl. Garbowski made a motion to approve Resolutions R:34-2021 through R:47-2021. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

R:48-2021 Resolution Authorizing the Mayor to Execute an Agreement Investigation for Designation as an Area in Need of Redevelopment for Main Street from Sicklerville Road to Virginia Avenue (**REMOVED FROM AGENDA**)

R:49-2021 Resolution Appointing Member to the Monroe Municipal Utilities Authority

Cncl. Garbowski made a motion to approve Resolution R:49-2021. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

Cncl. Fox nominated **Mark Pesotski** as a Member of the Monroe Municipal Utilities Authority. No other nominations were made.

Cncl. Garbowski made a motion to close nominations. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF MARK PESOTSKI
AS A MEMBER TO THE MONROE MUNICIPAL UTILITIES AUTHORITY
4 AYES (Fox, O'Reilly, Valcourt, Wolfe), 3 NAYS (Falcone, Garbowski, McKinney)**

Tally: 4 Ayes, 3 Nays, 0 Abstain, 0 Absent. **Mark Pesotski** was duly approved as a Member to the Monroe Municipal Utilities Authority.

R:50-2021 Resolution Appointing Alternate Member to the Monroe Municipal Utilities Authority

Cncl. Garbowski made a motion to approve Resolution R:50-2021. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

Cncl. Falcone nominated Fernando Powers as Alternate Member to the Monroe Municipal Utilities Authority. The nomination was seconded by **Cncl. Garbowski**.

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JANUARY 25, 2021**

D.) RESOLUTIONS (cont'd)

Cncl. Fox nominated **Marvin Dilks** as Alternate Member to the Monroe Municipal Utilities Authority. The nomination was seconded by **Cncl. Pres. O'Reilly**. No other nominations were made.

Cncl. Garbowski made a motion to close nominations. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF FERNANDO POWERS
AS ALTERNATE MEMBER TO THE
MONROE MUNICIPAL UTILITIES AUTHORITY
3 AYES (Falcone, Garbowski, McKinney), 4 NAYS (Fox, O'Reilly, Valcourt, Wolfe)**

Tally: 3 Ayes, 4 Nays, 0 Abstain, 0 Absent. Nomination of **Fernando Powers** as Alternate Member to the Monroe Municipal Utilities Authority does not carry.

**ROLL CALL VOTE TO APPROVE NOMINATION OF MARVIN DILKS
AS ALTERNATE MEMBER TO THE
MONROE MUNICIPAL UTILITIES AUTHORITY
6 AYES (Fox, Garbowski, McKinney, O'Reilly, Valcourt, Wolfe), 1 NAY (Falcone)**

Tally: 6 Ayes, 1 Nay, 0 Abstain, 0 Absent. Nomination of **Marvin Dilks** as Alternate Member to the Monroe Municipal Utilities was duly approved.

R:51-2021 Resolution Authorizing Execution of Settlement Agreement Regarding Complaint Seeking Removal of Monroe Township Utilities Authority Member Joseph DiLolle

Cncl. Fox made a motion to approve Resolution R:51-2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

E.) ORDINANCES – None

Cncl. Garbowski reminded everyone that the next Ordinance Committee Meeting is scheduled for Wednesday, February 3, 2021 and if anyone has anything that needs to be placed on the agenda, to please send those requests to him or the Ordinance Committee secretary, Jenn Harbison by Wednesday, January 27, 2021.

F.) NEW BUSINESS

Cncl. Falcone addressed **Cncl. Vice-Pres. Wolfe**, noting a resident had contacted her to ask if there are any Sports Advisory Meetings scheduled and if those will be open to the public. **Cncl. Vice-Pres. Wolfe** advised, the Sports Advisory Board has quarterly meetings which are held on the first Monday of each quarter and there is an open portion to the public at each meeting.

G.) OLD BUSINESS – None

H.) REPORTS AND OTHER MATTERS

Mayor DiLucia happily reported that the Township is finally in the homestretch of Route 322 and Fries Mill Road project. The only remaining question is, if the County or the Township will be taking the lead on the project. He thanked Solicitor Trimble for all of his hard work in getting the project to the point that it is currently. The Mayor noted, he was advised by the Township Engineer, Pennoni Associates, that the Township is waiting for the final approval for the Dog Park from the Pinelands, which will be forthcoming. He is hopeful that the Dog Park will be up and running by the summer. Mayor DiLucia noted, he will be meeting with the CFO shortly to finalize the budget.

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JANUARY 25, 2021**

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

Solicitor Trimble stated that his firm has been serving as the Township's Solicitor since January 2019. He, along with his associate, Katrina Registrar, Esquire have worked diligently representing the Township and its interests, having spent many hours assisting the Administration, the Clerks and Council members on various legal matters. In early 2019, three hundred twenty-seven (327) files were transferred to his office and throughout 2019 and 2020, they have been deeply involved in personnel and disciplinary matters, litigations, they have cleaned up many of the Township's Ordinances, created new Ordinances and have drafted 85 Ordinances which include the Towing Ordinance, Tax Abatements, redevelopment projects and a public land sale which resulted in the sale of over 12 properties. They have assisted with large scale projects, the solar project, OPRA requests, attended personnel meetings, committee meetings and various other meetings at the specific request of Administration and Council. In addition, Mr. Trimble's office was involved in providing the following legal services: preparation of approximately 160 Resolutions, review of bid submissions, the Route 322/Fries Mill Road intersection project, In Rem Foreclosures, bankruptcies, police matters, the Peach Country violations, landfill closures, the Hamilton Greene project, reviewed tort claim files, email communications, the effects of improperly filed Zoning permits and legal research. Solicitor Trimble advised that his firm has billed \$365,000 in 2020, of that \$40,000 was reimbursed under the joint solar initiative, \$13,095 was COVID-19 related, which was reimbursed, and over \$40,000 was for performing labor counsel services in previously described personnel matters. The total for solicitor services, paid by the town for 2020 is approximately \$280,000. Solicitor Trimble reported that as a result of his firm's and the Mayor's efforts on Route 322 and Fries Mill Road, the project has been tentatively approved. As a result of Cncl. Garbowski, Mayor DiLucia and his firm's efforts, the Newfield Bank project is also moving along. He explained that Newfield Bank has agreed to donate a large portion of their parking lot to the Township to be used for public parking on Main Street. Solicitor Trimble advised, going forward, he will provide a detailed report of the work performed by his firm for the prior month.

Police Chief Dailey thanked Mayor DiLucia for swearing-in the new Special Law Enforcement Officers. The Police Department hired three retired officers to serve as Special Law Enforcement Officers, who will help keep the schools in the Township safe.

Cncl. Falcone provided an update to the local businesses on the PPE loans, noting the second draw on the loans is now available for application through March 31, 2021. The Redevelopment Committee met in regards to Triad and the COAH obligations. The Environmental Protection Commission has their first meeting tonight. Cncl. Falcone is happy to see the authorization to purchase the Elgin Broom Bear Street Sweeper for Public Works. She noted, this is a very efficient machine and she is hopeful with this addition the cleaning of the Township streets will be at a two (2) week efficiency rate as opposed to the previous three (3) week rate. Cncl. Falcone noted that Main Street looks like a winter wonderland with all of the snowflake decorations.

Cncl. Fox reported, with regards to the Zoning Board of Adjustment, there has been just the basic variance approvals being presented. With regards to Municipal Alliance, they have been holding their regularly scheduled meetings, however, there is not too much to update right now.

Cncl. Valcourt attended the Board of Education meeting on January 7, 2021, where Frank Torcasio was voted as President and Dr. Barbara Chamberlain as Vice-President. During their January 21, 2021 meeting, the Superintendent explained the various safety protocols that are being put into place to protect students as they return back to school. Cncl. Valcourt attended the Economic Development Commission meeting on January 7, 2021, where Michael Mellace was voted as Chairman and Richard Coe as Vice-Chairman. During this meeting, the Chairman, Mr. Mellace created five sub-committees, Budget, Support and Outreach, Township Code Review, Commercial Development and Main Street Events.

Cncl. Pres. O'Reilly reported that he met with Sustainable Monroe, where they discussed the 2021 initiatives. He explained, Resolution R:43-2021 which was passed earlier this evening, is for a grant application to obtain Sustainable New Jersey's support on the various Sustainable Monroe initiatives. Cncl. Pres. O'Reilly encouraged everyone to participate in the

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JANUARY 25, 2021**

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

Community Garden, noting it is already beginning to fill up. **Cncl. Pres. O'Reilly** reported that he and Cncl. Valcourt met with the Economic Development Chairman, Mr. Mellace last week to discuss his ideas and initiatives.

I.) GENERAL PUBLIC DISCUSSION

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

Julian Salgado, 348 S. Main Street, addressed Council to ask why Resolution R:48-2021 was removed from this evening's agenda. **Business Administrator, Jill McCrea** explained that in 2017 a study was done by Maser Consulting and prior to authorizing another study, she and the Mayor are researching what has already been started and performed and what has already been paid for. **Solicitor Trimble** clarified that in 2017, there was a Resolution passed by the prior Council authorizing the Planning Board to conduct a preliminary investigation to determine whether certain areas of the official tax map of the Township of Monroe qualify as an area in need of redevelopment, specifically South Main Street. This Resolution was approved, the Planning Board performed some of the work and the bills were paid for this work. Solicitor Trimble advised, Administration is currently doing their research to find out what has been already done, prior to retaining anyone else to do any further work.

Kristin Salgado, 348 S. Main Street, expressed her concerns with why Resolution R:48-2021 was removed from this evening's agenda and with what is going on with Main Street Redevelopment.


Lori Hudson, President of the Grand Theatre/The Road Company, stated she previously served on the Main Street Committee and asked what happened with all of the records and work done by the Main Street Committee.

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

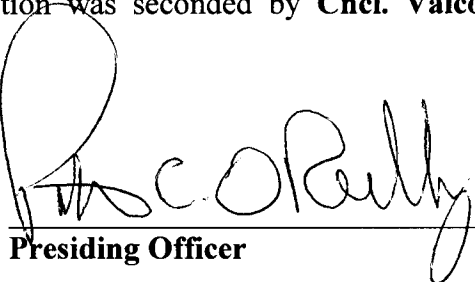
J.) ADJOURNMENT

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Regular Council Meeting of January 25, 2021. The motion was seconded by **Cncl. Valcourt** 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 January 25, 2021 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 2/22/2021
Date _____