

**MINUTES
WORK SESSION MEETING
TOWNSHIP OF MONROE
FEBRUARY 8, 2021**

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., 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. Valcourt led the Assembly in the Pledge of Allegiance to our Flag.

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	
Cncl. Pres. Patrick O'Reilly	Present	
Mayor Richard DiLucia	Present	
Deputy Mayor, Joseph DiLolle		Excused
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	Present	
Dir. of Real Estate, Angelina Matese	Present	(arrived @ 7:11pm)
Captain Craig Monahan	Present	
Municipal Clerk, Aileen Chiselko	Present	

B.) MATTERS FOR DISCUSSION

- Maser Consulting – Main Street Redevelopment

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B.) MATTERS FOR DISCUSSION (cont'd)

Planning Board Planner, Tim Kernan provided a history of Main Street Redevelopment. Mr. Kernan advised that approximately four years ago, there was a desire to investigate South Main Street for redevelopment purposes and he was asked to do the preliminary investigation. At that time, he helped define the study area to contain Sicklerville Road at the five points intersection south to Walnut Street, also including Blue Bell Road to Virginia Avenue. He had created a table which contained the block and lot, street addresses, ownership information, and acreage information to help identify the included properties in the study and this table was submitted as an exhibit to the Resolution that was passed in 2017. Various maps of the study area were also prepared to help provide information for the redevelopment study. Mr. Kernan explained the documents that were prepared and provided along with the steps taken to begin working on the study, however, after the due diligence began, the project was put on hold in 2018. **Cncl. Pres. O'Reilly** asked how and why the project was stopped. Mr. Kernan noted, he believed it was due to budget reasons and higher priority projects. **Cncl. Vice-Pres. Wolfe** asked if some of the previous work could be re-used now. Mr. Kernan stated, no, as all of the information has to be updated. **Cncl. Falcone** asked if there is an expiration date on the information that Mr. Kernan does have that would not allow the information to be used. Mr. Kernan said, in good practice, it should be based on current information. **Cncl. Falcone** asked, if the information was considered correct, what percentage of the report was actually done, is the work almost complete and would that be considered the concept plan. Mr. Kernan explained, it was not really even started, with only a table being created, mapping started and a first attempt at downloading some violation information. He said, there is a lot more information that needs to be collected from the Code Office, Zoning Office, Tax Office and the Police Department to be able to retrieve the necessary data and each map would have to be worked on, updated and the layers would have to be redone. Once all of that information is gathered, then the actual preparation of the preliminary investigation would begin by comparing the attributes of each property to the available criteria and writing the reports and assembling everything to include photographs, conclusions, maps and violations. He noted, basically there is a chassis of a report that has to be modified to the new study area and into the current times and then the study has to begin again. **Mayor DiLucia** stated, when he was on Council, he believes there was some work done on this study and he does not remember the project being cancelled. He does not recall that the past minutes would indicate that Council voted to abandon this project. The Mayor noted, the Township has paid almost \$9,000 for the little work that was done. He would like Mr. Kernan to sort out what is preservable and what is not, in terms of the work that has been done, so the Township can minimize the expense going forward. **Cncl. Garbowski** asked Business Administrator, Jill McCrea, if there is any remaining money left earmarked for this project. **Ms. McCrea** advised, there is no specific money earmarked for Main Street Redevelopment as Council had asked the Planning Board to begin work on three different projects at the same time. **Cncl. Pres. O'Reilly** spoke regarding the annual redevelopment budget. Mayor DiLucia said, he will sit down with Mr. Kernan to review the work that was done, what percentage is left to be completed and work out a financial arrangement to complete the study.

C.) PUBLIC PORTION

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

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C.) PUBLIC PORTION (cont'd)

Fernando Powers addressed Council to state that he is in support of what is being done with regards to the redevelopment of Main Street. He asked Mr. Kernan, based on the work that has been done so far, how much of that has been from agencies and how much had Mr. Kernan done. **Planning Board Planner, Timothy Kernan** explained, Maser Consulting has not done any of the investigation themselves, it has all been compiling, information from other agencies, obtaining information from the Township, and no physical survey has been done.

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

D.) NEW BUSINESS – None

E.) OLD BUSINESS

Cncl. Valcourt asked for an update on the redevelopment professionals, noting that at the previous Regular Council Meeting, the Redevelopment Committee had presented their recommendations for professionals. **Cncl. Pres. O'Reilly** advised, the appointments were scheduled to be on the Agenda, however, due to some delays with Administration certifying the funds, the appointments were removed from the Agenda. **Mayor DiLucia** explained, his interpretation of the law concerning the appointment of a Redevelopment Attorney and who appoints them varies depending on the situation. He stated that it is not the Economic Development Committee's job by law or by practice to select who the professionals are. The Mayor noted, if the appointment is left to him, he will take under consideration the Redevelopment Committee's recommendations, however, depending on what the project is, it will be up to Administration or the Planning Board to appoint the professionals. Mayor DiLucia spoke regarding various projects and how they are handled in terms of the professionals. **Cncl. Fox** advised that she and Cncl. Valcourt put a lot of consideration and research into their recommendations of the redevelopment professionals. Mayor DiLucia stated, the line of demarcation is a recommendation and not a directive that he as the Mayor has to follow. **Cncl. Vice-Pres. Wolfe** clarified that the Economic Development Committee did not make the recommendations, it was the Redevelopment Committee who was appointed by Council that made the recommendations. He spoke regarding the Redevelopment Attorney, who was recently appointed by the Administration. He asked for confirmation that the appointments were removed due to the funds not being certified. Cncl. Vice-Pres. Wolfe stated that the appointment of these professionals will not cost the residents anything unless the professionals are utilized. He asked why the positions were sent out for RFQ, if they were not going to be appointed. Mayor DiLucia explained, there are a lot of RFQs that go out that do not necessarily get hired. He believes the issue is, who has the obligation to make the selections, and regardless of where the recommendations come from, the law is clear that on a redevelopment project Council has the right to select the redevelopment professionals in terms of engineering and planning, nothing else. The Mayor spoke regarding various projects that are different than that of a redevelopment project and the selection process. A discussion ensued regarding the appointment of the recommended redevelopment professionals in the future and the scheduling of the meeting agendas. Mayor DiLucia spoke regarding the process of

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E.) OLD BUSINESS (cont'd)

selecting and appointing professionals and the difference between a project and a redevelopment project. **Cncl. Vice-Pres. Wolfe** expressed his concerns with the selection and appointment process. **Mayor DiLucia** spoke in regards to those concerns.

F.) COMMITTEE REPORTS – None

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – None

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

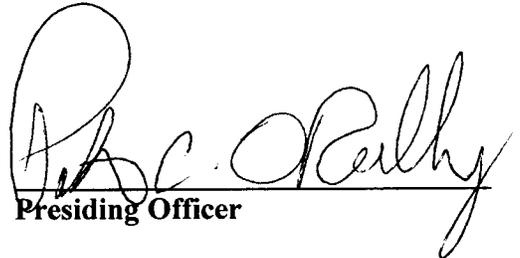
I.) ADJOURNMENT

With nothing further to discuss, **Cncl. Vice-Pres. Wolfe** made a motion to adjourn the Council Work Session of February 8, 2021. The motion was seconded by **Cncl. Garbowski** 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 February 8, 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 asc
Approved as corrected _____

Date 3/8/2021
Date _____