

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 22, 2021**

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at 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.

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. Valcourt led the Assembly in the Pledge of Allegiance to Our Flag. **Cncl. Vice-Pres. Wolfe** 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	
Cncl. Pres. Patrick O'Reilly	Present	
Mayor Richard DiLucia	Present	
Deputy Mayor, Joseph DiLolle	Present	
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea		Excused
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		Excused
Captain Craig Monahan	Present	
Municipal Clerk, Aileen Chiselko	Present	

MAYOR'S APPOINTMENTS

At this time, **Mayor DiLucia** made the following appointment:

Seniors Commission – Donna Curtin – Unexpired Term 12/31/2022

PRESENTATIONS

- Spotlight on Business – Acreage Holdings (The Botanist Store)

Brian Sickora provided a PowerPoint Presentation about Acreage Holdings (The Botanist Store), a medical marijuana cannabis dispensary, which will be opening at 2090 North Black Horse Pike on March 29, 2021. He thanked the Mayor and Administration for all of their support. A period of questions and answers followed.

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A.) OPENING CEREMONIES (cont'd)

- Monroe Twp. Economic Development Commission Quarterly Report – Michael A. Mellace

Michael Mellace, Chairman of the Economic Development Commission, addressed the Mayor and Council to provide the Economic Development Commission Quarterly Report. Mr. Mellace reported that the Economic Development Commission has re-established meetings effective November 2020. The Commission has met three times since their January 2021 Reorganization Meeting and have established sub-committees. The Commission's goal is to be completely transparent and work alongside the Council and Mayor. Mr. Mellace explained the various sub-committees created and their purpose. The Commission has also began working on the Township directory, had discussions with the Williamstown Chamber of Commerce, reestablished quarterly reports, secured a one-year commitment from a professional media production company to create videos to promote the Township and its established businesses at no cost to the Township and they have begun to identify portions of the Township Code where modifications should be made, in order to make the Township more business friendly.

B.) MATTERS FOR DISCUSSION

Cncl. Falcone stated that she believes, in the future, Mr. Mellace's Economic Development Commission report would be more appropriate under Reports and Other Matters.

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. Garbowski questioned the description of Resolution R:83-2021. **Mayor DiLucia** explained that the State is allowing the Township to take a three-year average on items and use that average, which is friendlier to the budget due to the COVID-19 pandemic.

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

E.) APPROVAL OF MINUTES

Cncl. Falcone made a motion to Table the Closed Executive Session Minutes of February 8, 2021. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

Cncl. Garbowski made a motion to approve the minutes as submitted of the Work Session of February 22, 2021, Regular Council Meeting of February 22, 2021 and Regular Council Meeting of March 8, 2021. The motion was seconded by **Cncl. Vice-Pres. Wolfe** and unanimously approved by all members of Council.

F.) CORRESPONDENCE – None

G.) RESOLUTIONS

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

Cncl. Garbowski made a motion to bracket for approval, by Consent Agenda, Resolutions R:83-2021 through R:90-2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

CONSENT AGENDA RESOLUTIONS R:83-2021 THROUGH R:90-2021

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 22, 2021**

G.) RESOLUTIONS (cont'd)

R:83-2021 Resolution of the Township of Monroe, County of Gloucester to Anticipate Miscellaneous Revenues in the 2021 Budget Using the Three-Year Average of Realized Revenues from the Prior Three Years

R:84-2021 Resolution Adjusting Township of Monroe Tax Records

R:85-2021 Resolution Approving the Bill List and Paid List for the Council Meeting of March 22, 2021

R:86-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Refund of the Application and License Fees Paid for a 2020-2021 Amusement License Issued to American Legion Raymond Cline Post 252

R:87-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Guarantee in the Amount of \$5,000.00 for White & Blue, LLC, Site Plan #495, Block 3901, Lot 29 (Buffer Landscaping)

R:88-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$35,280.00 for White & Blue, LLC, Site Plan #495, Block 3901, Lot 29 (Buffer Landscaping)

R:89-2021 Resolution Authorizing a Change Order #2 Increasing the Total Contract Price of the Monroe Township Sanitary Landfill Closure

R:90-2021 Resolution of the Township of Monroe Authorizing the Extension of Time to Negotiate and Execute the Redevelopment Agreement of Certain Property Located at Block 3601, Lots 11, 12, 13, 15, 16, 17, 18, 43, 44, 45 and 46 and More Commonly Known as Williamstown Square Redevelopment Area

Cncl. Garbowski made a motion to approve Resolutions R:83-2021 through R:90-2021. The motion was seconded by **Cncl. Vice-Pres. Wolfe** and unanimously approved by all members of Council.

H.) ORDINANCES

Cncl. Pres. O'Reilly turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Garbowski**.

Cncl. Vice-Pres. Wolfe made a motion to open the meeting to the public for the ordinance listed on the agenda for Second Reading and Public Hearing. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council. With no one wishing to speak on the Ordinance for Second Reading, **Cncl. Vice-Pres. Wolfe** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

O:05-2021 An Ordinance Fixing the Salaries of Officers and Employees of the Township of Monroe, in the County of Gloucester, State of New Jersey

Second Reading: The above Ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Fox made a motion to approve Ordinance O:05-2021 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:05-2021 FOR SECOND READING
AND PUBLIC HEARING –**

7 AYES (Falcone, Fox, Garbowski, McKinney, O'Reilly, Valcourt, Wolfe)

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 22, 2021**

H.) ORDINANCES (cont'd)

Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent. Ordinance **O:05-2021** was duly approved for Second Reading and Public Hearing.

I.) NEW BUSINESS / COMMITTEE REPORTS - None

J.) UNFINISHED BUSINESS – None

K.) REPORTS

Mayor DiLucia expressed his appreciation for the employees of the Township, as they have continued to work through the entire pandemic. He thanked the Public Works Department for all of their hard work, particularly during the three snowstorms. Mayor DiLucia thanked the Police Department and the Office of Emergency Management for their hard work during the pandemic and for keeping him informed of all of the State's ever-changing directives. The Mayor spoke in reference to the upcoming Planning Board Meeting, specifically concerning the Lidl Supermarket. He believes that Economic Development is the thing that really drives the Township and will continue to do so in the future. The Mayor clarified that Shoprite is currently the only grocery store in the Township and even though they are good neighbors, there is nothing wrong with a little bit of healthy competition. He understands the many misconceptions, however, there will be tremendous tax revenue derived from Lidl coming into the town. He has had numerous meetings with the developers of Lidl and has presented the residents' concerns, which Lidl is addressing. He advised that Lidl's deliveries will only be made on the Black Horse Pike entrance and the Herbert Blvd. entrance will not be used for deliveries, it will just be for the use of the residents. The Mayor explained Lidl's business model with regards to deliveries along with their plans to address the Township's requests and the residents' concerns. Mayor DiLucia reported that Lidl is very cooperative, in terms of not wanting to create any problems in the neighborhood. He noted, from the standpoint of the leadership of this town, both the Council and the Mayor, they are trying to bring revenue and businesses into the town and in order to have economic development, there needs to be businesses coming in. The Mayor welcomed the residents to contact him with any questions or concerns.

Solicitor Trimble reported on some of the matters that his office has been working on. In regards to the Williamstown Square Redevelopment Project, they have provided Council with the detailed status letter, are working on renegotiating a redevelopment agreement that may also include a pilot, have involved the Township financial expert to review any redeveloper submissions. In regards to the Williamstown Fire Department, his office has been requested to assist in the land exchange between the Williamstown Fire Department and the adjacent property owner. In order to complete the land exchange, a minor subdivision must be completed and they are awaiting further details and information from the Fire Department relating to the project, in order to proceed. In regards to the Landfill Solar Project, his office has obtained communication from Trina Solar's attorney advising that Trina is awaiting one additional approval from the Gloucester County Planning Board. In regards to the Route 322 and Fries Mill Road Project, per the request of the Gloucester County Engineers Office, the Township Engineer will be providing a cost estimate based on the approved plans. Once same are received, his office will move forward in preparing developers agreements with the State and at the point of construction, it is anticipated that the County will take over the project. In addition, his office is involved with many other ongoing issues on a daily basis. Solicitor Trimble reported that with regards to Acreage Holdings, the Township will be receiving 2% of the gross sales from that business and their anticipated gross revenue is approximately ten to twelve million dollars per year.

Director of Code Enforcement, Mr. Broderick reported that the Department of Housing and Construction Code Enforcement has performed 1,047 combined commercial and residential plan reviews, field inspections and investigations in February 2021. Mr. Broderick noted, he was contacted by a resident in Forest Hills, who complemented Plumbing / Mechanical Inspector, Steve D'Amico for going above and beyond.

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 22, 2021**

K.) REPORTS (cont'd)

Director of Community Affairs, Ms. Derieux reported that the Senior Citizen and Disability bus is back up and running. There will be a free snack box giveaway on March 23rd, tomorrow between the hours of 3pm and 5pm, for the children of Monroe Township. Ms. Derieux noted that someone donated Easter baskets and they will be given out on a first come, first serve basis for those in need. She encouraged those in need to please contact her at 856-728-9841 to make arrangements.

Director of Parks & Recreation, Mr. Salvadori attended the Parks and Recreation Commission meeting on March 17, 2021. He invited everyone to come see the Easter Bunny next Saturday, March 27, 2021, as the Easter Bunny will be hopping up the bunny trail to the Pfeiffer Community Center from 12pm to 2pm with over 10,000 eggs to give out and 6 of the eggs will contain gift cards.

Director of Public Safety, Mr. Kurz attended the Local Emergency Management Council meeting on March 18, 2021. At this meeting, it was announced that the Ford Motor Company has donated 4,000 masks to the Police Department. Mr. Kurz congratulated Officer Anthony D'Amico, as he was named Officer of the Year for 2020. Mr. Kurz advised that next Wednesday, March 31, 2021 will be Chief Dailey's last day. He wished him the best of luck in his retirement. He congratulated the incoming Chief, Captain Craig Monahan.

Director of Public Works, Mr. Mercado thanked Mayor DiLucia for his kind comments and noted he will extend those to the Public Works employees. He reported, there was a pre-construction meeting for the 2020 Road Improvement Program which will get underway shortly. On April 5, 2021, they will be performing some drainage improvements on Kent Road and moving over to several other streets including Radix Road, with road work not beginning for approximately 2 months. Mr. Mercado advised, he will be posting information and weekly updates on the Township website. He is looking forward to an end of summer completion date, which is just in time for the 2021 Road Improvement Program to commence.

Captain Monahan congratulated Chief Dailey on his retirement after 27 years of service. The Police Department will be honoring Chief Dailey with his last radio call on Wednesday, March 31, 2021. Captain Monahan thanked the Mayor for the opportunity to serve as Police Chief, noting he is looking forward to leading the Police Department into the future.

Cncl. Fox reported, the Open Space Advisory Committee conducted a 4-hour tour of the Township, where they explored the different trails and parks. She noted that the Committee is going to be coming up with some great ideas for the residents in the future.

Cncl. Garbowski noted, April 7, 2021 is the next scheduled Ordinance Committee Meeting. He asked the Directors to review the Fee Ordinance for any updates that pertain to their department. He asked if anyone has anything to be brought forth for the meeting, that it be submitted to the Ordinance Committee Secretary. Mr. Garbowski reported that he attended the Library Board Meeting, where they have requested to meet with the Solar contractors prior to any construction.

Cncl. Vice-Pres, Mr. Wolfe reported the Annual Easter Egg Hunt has been cancelled, however, there will be an Easter Bunny drive-thru where cars will enter off of Main Street and exit onto Church Street on March 27, 2021 from 12pm to 2pm. Members of the Parks and Recreation Commission will be in attendance to safely hand out treat bags to the children.

Cncl. Pres., Mr. O'Reilly provided an update on the Solar Incentive Project. The MMUA solar facility that is located across from the old Devone's Bar and Restaurant will be live within the next few days. The contractor is now shifting to the municipal parking lot and the construction will be taking place for the better part of the next 60 days. During this time, there will be some hit or miss parking availability. Once the municipal parking lot is complete, they will begin construction at the Public Library and at this time, they are looking at a summer install date.

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 22, 2021

L.) GENERAL PUBLIC DISCUSSION

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

John McCloskey, 894 Clayton Road addressed Council to express his concerns with the Zoning Office and Zoning Officer, Tara Nelms for not approving his fence permit. He noted that he has previously expressed his concerns to the Mayor and to Dan Kozak, to no avail. Mr. McCloskey believes Mrs. Nelms to be unprofessional and spoke in reference to the same. Mr. McCloskey addressed the Mayor with his concerns about how in his opinion, they have not been handled.

Judy McCloskey, 894 Clayton Road addressed Council and explained the situation with her home and request for a fence similar to all of her neighbors, that lead to her and her husband's concerns with the Zoning Office and Zoning Officer, Tara Nelms. Mrs. McCloskey expressed her concerns with Mrs. Nelms. **Solicitor Trimble** clarified, his understanding of the situation, is that the Township Engineer, Joe Raday got involved months ago when Mrs. Nelms had recused herself, to which Mr. and Mrs. McCloskey agreed. **Engineer, Joe Raday** explained the situation, requiring his involvement and the negotiations made between Mr. and Mrs. McCloskey and their neighbor, which would allow a permit to be issued.

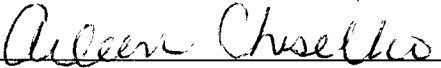
Mayor DiLucia noted, he was approached by Mr. McCloskey a couple of months ago, where Mr. McCloskey stated his concerns with Mrs. Nelms and his neighbor, in reference to his application for a fence on his property. The Mayor advised that he spoke with Mrs. Nelms about Mr. McCloskey's concerns with how and why the situation was handled and because of that, he conflicted her out of the situation. Mayor DiLucia advised, Mrs. Nelms recused herself at his direction as her boss and not because she was accused of being conflicted. He spoke regarding his understanding of the situation and how it is being handled.

John and Judy McCloskey addressed Mayor DiLucia's response to their concerns.

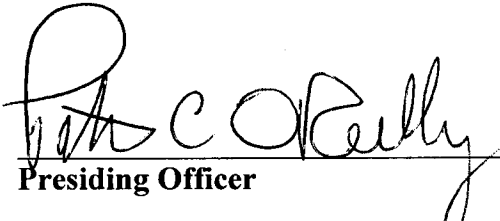
With no one else wishing to speak, **Cncl. Vice-Pres. Wolfe** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

M.) ADJOURNMENT

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Regular Council Meeting of March 22, 2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.



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 March 22, 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 4/12/2021
Date _____