A.) **OPENING CEREMONIES**

CALL TO ORDER

The 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 on the podium in the meeting room. If anyone would like to address Council, please raise your hand and you will be asked to come forward to the microphone. Please fill-out the sign-in sheet and kindly state your name and address 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 Cncl. Carolann Fox Cncl. Ronald Garbowski Cncl. Steven McKinney Cncl. Chelsea Valcourt Cncl. Vice-Pres. Gregory Wolfe Cncl. Pres. Patrick O'Reilly	Present Present Present Present Present Present	
Mayor Richard DiLucia Deputy Mayor, Joseph DiLolle Solicitor, John Trimble Business Administrator, Jill McCrea Dir. of Code Enforcement, Joseph Broderick Dir. of Community Affairs, Brandee Derieux Dir. of Finance, Lorraine Boyer Dir. of Finance, Lorraine Boyer Dir. of Parks & Recreation, Brent Salvadori Dir. of Public Safety, Joseph Kurz Dir. of Public Works, Nicholas Mercado Dir. of Real Estate, Angelina Matese	Present Present Present Present Present Present Present Present Present	Excused (arrived @7:10pm)
Police Chief Craig Monahan Municipal Clerk, Aileen Chiselko	Present Present	(arrived @7:09pm) (arrived @7:09pm)

SPOTLIGHT ON BUSINESS

• Bio-Clean of New Jersey – Andrew Yurchuck

Andrew Yurchuck, owner of Bio-Clean of New Jersey, thanked the Mayor and Council for having him in attendance at this evening's meeting. Bio-Clean primarily cleans homicides, suicides and other tragic bio-hazardous emergencies throughout New Jersey, Pennsylvania and Delaware. They have responded to almost every major disaster in the last 25 years in this region, including Ground Zero, the anthrax attacks in Washington DC and Super Storms Sandy and Irene. Bio-Clean operates 24 hours a day, 7 days a week. They work with over 70 different Police Departments, cleaning and disinfecting the departments and patrol cars. Bio-Clean is the only full-service minority-owned company of its type in the State of New Jersey.

B.) <u>MATTERS FOR DISCUSSION</u> – None

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. McKinney spoke regarding Resolution R:131-2021. Regarding EMS Third Pary Billing Services, asking if the Township has used this same company in the past and if the fee structure was the same to which, **Business Administrator**, Jill McCrea confirmed.

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED

Cncl. McKinney expressed his concerns with Ordinance O:14-2021 pertaining to the Backyard Chicken Hens. He believes, when this Ordinance is passed, residents in residential areas will have no recourse should a chicken coop be placed five feet from their property line. He spoke in reference to the additional work load that will be placed on the Clerk's Office and the Zoning Office, dealing with the licensing and Code Enforcement. He noted, the Board of Health has recommended that this Ordinance not be passed. **Cncl. Falcone** expressed her concern with the Ordinance, which deals with the size of the land, noting she does not see it being successful with small properties. She would like to see something in place requiring a minimum size lot, possibly two acres. She advised that she will be abstaining from the vote, as she has chickens on her five-acre property.

E.) <u>APPROVAL OF MINUTES</u>

Cncl. Fox made a motion to approve the minutes as submitted of the Special Council Meeting of May 3, 2021 and Council Meeting of May 10, 2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

F.) <u>CORRESPONDENCE</u> – None

G.) <u>RESOLUTIONS</u>

Cncl. Vice-Pres. Wolfe 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. 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.

R:129-2021 Resolution Authorizing the Mayor to Execute an Agreement with the Monroe Township Board of Education for School Resource Officer Services for the 2021-2022 School Year

Cncl. Pres. O'Reilly advised that the Board of Education has rescheduled their discussion of this Agreement from their June 24th meeting to their July 15th meeting, so given this information, this Resolution will be rescheduled for the Council Meeting of July 26th.

Cncl. Vice-Pres. Wolfe made a motion to remove Resolution R:129-2021 from this evening's Agenda. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

Cncl. Garbowski made a motion to bracket for approval, by Consent Agenda, Resolutions R:125-2021 through R:128-2021 and Resolutions R:130-2021 through R:139-2021. The motion was seconded by **Cncl. Vice-Pres. Wolfe** and unanimously approved by all members of Council.

CONSENT AGENDA RESOLUTIONS R:125-2021 THROUGH R:128-2021 AND RESOLUTIONS R:130-2021 THROUGH R:139-2021

R:125-2021 Emergency Temporary Resolution Prior to Adoption of the 2021 Budget for the Township of Monroe, County of Gloucester

G.) <u>**RESOLUTIONS**</u> (cont'd)

R:126-2021 Resolution Approving the Bill List and Paid List for the Council Meeting of June 28, 2021

R:127-2021 Resolution Adjusting Township of Monroe Tax Records

R:128-2021 Resolution Urging the Legislature and Governor to Enact a Law Banning Single Use Plastic and Paper Bags

R:130-2021 Resolution of the Township of Monroe Authorizing the Mayor to Execute a Shared Services Agreement with the County of Gloucester and the Township of Monroe (Family Movie Entertainment)

R:131-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Execution of an Agreement Between DM Medical Billings, LLC and the Township of Monroe for Third Party Billing Services for Monroe Township EMS

R:132-2021 Resolution of the Township Council of the Township of Monroe Authorizing a Taxpayer's Agreement Concerning Delinquent Taxes Between the Township of Monroe and Community Baptist Church for Block 5303, Lot 13

R:133-2021 Resolution of the Township of Monroe Authorizing the Mayor to Execute the New Jersey Department of Transportation FY2022 Municipal Aid Application for Services Associated with the Sunset Avenue Resurfacing Project

R:134-2021 Resolution of the Township of Monroe Authorizing the Mayor to Execute the New Jersey Department of Transportation FY2022 Municipal Aid Application for Services Associated with the Whispering Woods Drive Phase II Project

R:135-2021 Resolution of the Township of Monroe Releasing the Performance Guaranty Posted in the Amount of \$473,493.54 for "Monroe Pointe" (f/k/a Spring Ridge), Subdivision #1734-1, Block 3704, Lots 2, 3 & 7 for Certain Site Improvements and Substituting a Maintenance Guaranty in the Amount of \$196,863.98

R:136-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Letter of Credit in the Amount of \$384,578.40 for Whitehall Gardens, Subdivision #1739, Section 2A, Block 8001, Lot 28

R:137-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Guarantee in the Amount of \$10,512.05 for Whitehall Gardens, Subdivision #1739, Section 2A, Block 8001, Lot 28

R:138-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Letter of Credit in the Amount of \$583,831.80 for Whitehall Gardens, Subdivision #1739, Section 2B, Block 8001, Lot 28

R:139-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Guarantee in the Amount of \$14,663.16 for Whitehall Gardens, Subdivision #1739, Section 2B, Block 8001, Lot 28

Cncl. Valcourt made a motion to approve Resolutions R:125-2021 through R:128-2021 and Resolutions R:130-2021 through R:139-2021. The motion was seconded by **Cncl. Fox** 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.

H.) **ORDINANCES** (cont'd)

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

O:08-2021 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 175 of the Code of the Township of Monroe, Entitled "Land Management"

First Reading: A copy of this Ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Valcourt made a motion to approve Ordinance O:08-2021 for First Reading and Publication. The motion was seconded by **Cncl. Vice-Pres. Wolfe** and unanimously approved by all members of Council.

O:12-2021 An Ordinance Amending the Code of the Township of Monroe to Permit the Cultivation, Processing, or Dispensing of Recreational and Medical Cannabis and Regulate the Location of the Cultivation, Processing, or Dispensing of Recreation and Medicinal Cannabis within the Township

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

Cncl. Falcone made a motion to approve Ordinance O:12-2021 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

ROLL CALL VOTE TO APPROVE ORDINANCE 0:12-2021 FOR SECOND READING AND PUBLIC HEARING –

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

Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent. Ordinance O:12-2021 was duly approved for Second Reading and Public Hearing.

O:13-2021 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 74 of the Code of the Township of Monroe, Entitled "Fees"

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

Cncl. Valcourt made a motion to approve Ordinance O:13-2021 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

ROLL CALL VOTE TO APPROVE ORDINANCE 0:13-2021 FOR SECOND READING AND PUBLIC HEARING – <u>7 AYES (Falcone, Fox, Garbowski, McKinney, O'Reilly, Valcourt, Wolfe)</u>

Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent. Ordinance O:13-2021 was duly approved for Second Reading and Public Hearing.

O:14-2021 An Ordinance of the Township Council of the Township of Monroe to Add Chapter 99 of the Code of the Township of Monroe, Entitled "Backyard Chicken Hens" and Repeal Section 280-18 "Backyard Chicken Pilot Program"

First Reading: A copy of this Ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

H.) ORDINANCES (cont'd)

Cncl. Valcourt made a motion to approve Ordinance O:14-2021 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council with the exception of **Cncl. McKinney** who voted Nay and **Cncl. Falcone** who Abstained.

O:15-2021 Bond Ordinance Authorizing the Acquisition of Various Pieces of Equipment and Completion of Various Capital Improvements in and for the Township of Monroe, County of Gloucester, New Jersey; Appropriating the Sum of \$5,025,500 Therefor; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Township of Monroe, County of Gloucester, New Jersey, in the Aggregate Principal Amount of Up to \$4,774,225; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

First Reading: A copy of this Ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Fox made a motion to approve Ordinance O:15-2021 for First Reading and Publication. The motion was seconded by **Cncl. Pres. O'Reilly** and unanimously approved by all members of Council.

I.) NEW BUSINESS / COMMITTEE REPORTS – None

J.) <u>UNFINISHED BUSINESS</u> – None

K.) <u>REPORTS</u>

Mayor DiLucia extended his appreciation to all of the employees, friends, Council and the residents of Monroe Township on behalf of him and his family for extending signs of sympathy during a very difficult time. Mayor DiLucia spoke regarding the Lidl Supermarket, noting this will bring new revenue in the form of new brick and mortar to the town. He noted, the major resident concerns with Lidl have been addressed. One major concern was the potential increase in traffic on Herbert Blvd., which he was able to convince the developer not to have an exit on Herbert Blvd., therefore minimizing the amount of traffic. Another concern of the residents who travel on Herbert Blvd., was that of the need for illuminating stop signs, which the developer agreed to and will be placed at the intersections at Holiday City and on Lake Avenue. The biggest thing he was able to accomplish with the developer is, normally the Township is responsible for the repaying of the roads after construction, which is very costly; however, the developer was agreeable to resurfacing Lake Avenue and have agreed to do a reconstruction as opposed to an overlay. He explained Lidl's business model in terms of receiving deliveries, which amounts to one delivery a day as opposed to multiple throughout the day and night. Mayor DiLucia spoke in reference to the Mink Lane Project, which will be located off of Sicklerville Road and proceed back to Mink Lane. This will be a 200 square foot warehouse that will yield approximately \$400,000.00 in annual taxes and 39 single family homes to be located behind the warehouse that will yield approximately \$300,00.00 to \$400,000.00 in taxes. Mayor DiLucia reported that the Dog Park is upon completion, with everything ready to go; however, they are currently awaiting approval from the Pinelands Commission.

Deputy Mayor DiLolle congratulated Dawn Farrell on her retirement after 34 years of employment with the Township. He wished Mrs. Farrell well in her retirement. Mr. DiLolle noted, anyone that has had the pleasure of working with Mrs. Farrell, has dealt with a professional, courteous person who has made Monroe Township look very good.

Solicitor Trimble congratulated Dawn Farrell on her retirement, noting she is a pro in this town and has been for a long time and she will be missed. Solicitor Trimble reported, his firm continues to work on the business of the town on a daily basis. He noted, on June 10th, there was a hearing before Judge Becker, wherein he granted a final judgement of compliance and

K.) <u>**REPORTS**</u> (cont'd)

repose as it related to the Township's housing and Fair Share Plan. In 2015, the town had filed a declaratory action asking for relief or an acknowledgement that the town had met its affordable housing numbers; six years later, it was received and the town is protected from builders' remedy suits through July 2025. **Solicitor Trimble** acknowledged Tim Kernan for all of his hard work throughout the project and his Planner's Report. In addition, as part of the hearing and part of the Township's requirements under a settlement agreement with Fair Share Housing, the Township was required to do a midpoint review. Solicitor Trimble asked the Judge to consider the compliance hearing as a satisfaction of that review, to which he agreed. With the agreement from the Judge, the town has saved a considerable amount of money in professional fees for not having to complete the midpoint review. Solicitor Trimble happily informed that his last child has completed the Monroe Township School District, noting for the past 19 years he has had four children in the district. He thanked the School District for providing all of his children a great education.

Director of Community Affairs, Ms. Derieux reported that this coming Friday, July 2nd from 12pm to 3pm, she will be hosting a Senior Citizen Luncheon, welcoming the seniors back to the Pfeiffer Center. She advised, the daily Lunch Program will not be returning back to the Pfeiffer Center until August or September, per guidance from the County. Ms. Derieux reported, on Sunday, July 4th, they will be hosting the 2nd Annual 4th of July Puppy Parade. Ms. Derieux invited everyone to bring their blanket or chair to the Outdoor Movie Night, which will take place behind the Pfeiffer Community Center on July 17th at dusk.

Director of Parks & Recreation, Mr. Salvadori reported that there will be fireworks on the 4th of July, beginning at 9pm, with a rain date of July 5th. Mr. Salvadori thanked Chief Monahan for his help in scheduling the Police Officers for the event. Mr. Salvadori spoke regarding the Girl Scout who is applying for her Eagle Badge. Her plans for a gazebo at Owens Park have been submitted and are pending approval.

Director of Public Safety, Mr. Kurz explained, Williamstown Fire Department's application has gone to Pinelands for approval and the required letters have been sent out. They are hoping to advertise for bids in the early fall.

Director of Public Works, Mr. Mercado thanked Council for taking the first action regarding the ban on single-use plastic bags. He reported, boxes have been placed at the Tax Office and the Department of Public works for the proper disposal of batteries and cell phones.

Police Chief Monahan reported, recently in the SJ Times there was an editorial which rated Monroe Township as having one of the deadliest intersections in the State of New Jersey, located at Whitehall Road and the Black Horse Pike. In review of the data with Lt. Burton, Whitehall Road and the Black Horse Pike has had minimal fatalities in the last 10 years. The data used in the article was found to be false. He has supplied the SJ Times with the correct data and they are going to retract the article. Chief Monahan stated, the Black Horse Pike South has had many fatalities and that is why they have been able to secure the safe driving grants annually to fund aggressive driving, such as Click It or Ticket It and they will continue to secure the grants. Chief Monahan explained, according to the Attorney General, it is now mandated that body-worn cameras have to be worn by uniformed officers. He advised, the Police Department is in the process of obtaining body-worn cameras for the officers and the cameras are on order with the help of a grant they received in the amount of \$101,900.00 for the cameras.

Cncl. Falcone attended the quarterly OEM meeting and Office of Emergency Management is not reporting COVID cases, because the County has stopped reporting them, which is a positive for everyone. Vaccines are still available through the County at the Clayton Public Works location. The OEM Committee brainstorms on all of the safety issues for all upcoming events. Cncl. Falcone advised, any venue that has a permit for an outside area to dine, will be permitted to keep that area open until November 2022, which is governed by the State. Cncl. Falcone attended the Environmental Protection Commission Meeting, however, due to a lack of quorum the meeting ended early.

K.) <u>**REPORTS**</u> (cont'd)

Cncl. Fox congratulated the Class of 2021 on their graduation. She thanked the MMUA for extending their invite of the tour of their facility, which she attended, noting it was an eyeopening learning experience. Cncl. Fox congratulated Dawn Farrell on her retirement, wishing her the very best.

Cncl. Garbowski congratulated Dawn Farrell on her retirement. He advised that the next Ordinance Committee Meeting is scheduled for July 7, 2021. He recommended, if anyone has anything to be brought forth for the meeting, that it be submitted to the Ordinance Committee Secretary by June 30, 2021.

Cncl. McKinney attended the Historical Society Meeting on June 3rd, where they were asking about the Fall Craft Fair, which is scheduled for September 18th. The Fall Craft Fair is important to the Historical Society; because they would like to return to normal and open the Ireland Hoffer House for tours during the craft fair. The Historical Society has found an original train station that they may be able to acquire. They wanted to know how Council would feel about the acquisition, to which he advised that Council would need to review all of the details concerning the train station including how it will be acquired, when it would be acquired and where it would be placed. Cncl. McKinney attended the MMUA meeting on June 16th, where they talked about the Mink Lane Project. The MMUA Board approved a 2-year rate plan that introduces new water and sewer rates. Effective July 1, 2021, the new base water rate will increase \$1.50 per month from \$19.70 to \$21.20 a month or \$236.40 to \$254.40 annually; in the second year, effective July 1, 2022, the base water rate will increase another \$1.50 per month from \$21.20 to \$22.70 per month or \$254.40 to \$273.40 annually. With regards to the sewer rates, effective February 1, 2022, the new sewer rate will increase \$1.02 per month from \$40.97 to \$41.99 per month or \$491.64 to \$503.88 annually; in the second year, effective February 1, 2023, the new sewer rate will increase another \$1.04 per month from \$41.99 to \$43.03 per month or \$503.88 to \$516.36 annually. The total increases after the 2-year plan are implemented for both water and sewer will be an increase of \$5.06 per month or \$60.72 annually.

Cncl. Valcourt attended the Economic Development meeting on June 21st. Working with Monarch Media, the Committee has been able to film 7 commercials that spotlight various businesses located in Monroe Township and these videos will be posted on the Friends of Monroe EDC Facebook page. Cncl. Valcourt invited Council to take a look at the videos.

Cncl. Vice-Pres. Wolfe congratulated Dawn Farrell on her retirement, noting she will be greatly missed. Cncl. Vice-Pres. Wolfe congratulated the Class of 2021 on their graduation and wished them the best of luck.

Cncl. Pres. O'Reilly congratulated Dawn Farrell on her retirement. Cncl. Pres. O'Reilly spoke regarding the Joint Solar Initiative, noting there have been a few "hiccups" with the construction, underground tanks and a gas leak that have been identified, but everything is progressing. The MMUA's facility and Radix Elementary School are complete, the Library and Town Hall will be complete shortly, followed by the Middle School and High School, which are the "glue" to the entire program, due to the sheer size of the schools and the mega-watt usage

Municipal Clerk, Mrs. Chiselko congratulated Dawn Farrell on her retirement, noting she has worked with Mrs. Farrell for 23 years and she will be truly missed.

L.) <u>GENERAL PUBLIC DISCUSSION</u>

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

Anthony Fratterelli, 1241 Whispering Woods Drive addressed Council to express his concerns with the speeding on Whispering Woods Drive which has been going on for years and has gotten way out of hand. He explained, a few years ago, he filed a petition for speed humps,

L.) <u>GENERAL PUBLIC DISCUSSION</u> (cont'd)

attended Council Meetings and asked for help, however, it all fell on deaf ears. Cncl. Vice-Pres. Wolfe spoke regarding the roadside parking that takes place on Whispering Woods Drive leading up to the bike path entrance, noting the danger crossing over the bike path due to the obstruction of view. Cncl. Vice-Pres. Wolfe suggested creating a "no parking" Ordinance for that location. Cncl. Pres. O'Reilly asked if there are stop signs at the bike path crossing and asked if there are no stop signs, could they be placed there, to which Chief Monahan confirmed there are no signs there. Director of Public Safety, Mr. Kurz suggested having the Police Department place the digital sign at the crossing on Whispering Woods Drive, to which Chief Monahan agreed. Solicitor Trimble spoke in reference to the placement of new speed humps being illegal, explaining that the engineers have advised against speed humps. He suggested consulting with the Engineer to further discuss the situation. Cncl. Vice-Pres. Wolfe assured Mr. Fratterelli that they will speak with the Engineer and come up with a plan for some type of enforcement.

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

M.) ADJOURNMENT

With nothing further to discuss, **Cncl. Valcourt** made a motion to adjourn the Council Meeting of June 28, 2021. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

Chiselko

Aileen Chiselko Municipal Clerk

esiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Meeting of June 28, 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 ______

Date 7/26/2021 Date _____