

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
AUGUST 23, 2021**

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 in the rear of the meeting room. If anyone would like to address Council, please sign-in and raise your hand and you will be asked to come forward to the microphone. 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	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		Excused
Deputy Mayor, Joseph DiLolle	Present	
Solicitor, Katrina Register	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	Present	
Dir. of Parks & Recreation, Brent Salvadori	Present	
Dir. of Public Safety, Joseph Kurz		Excused
Dir. of Public Works, Nicholas Mercado	Present	
Dir. of Real Estate, Angelina Matese		Excused
Police Chief Craig Monahan	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

PRESENTATIONS / PROCLAMATION

- People Making a Difference Community Award – Lead the Way's Proclamation

Scott Whyte, Lead the Way, presented Bobby Cimino with the Lead the Way 2021 People Making a Difference in Our Community Award in honor of individuals who have made a positive impact in the Williamstown Community.

- Robert A Hennessy Citizen Award – Mayor's Proclamation

Cncl. Vice-Pres. Wolfe presented Bobby Cimino with the 2021 Robert A. Hennessy Citizen Award in recognition of his dedicated service to the community.

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B.) MATTERS FOR DISCUSSION – None

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - None

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None

E.) APPROVAL OF MINUTES

Cncl. Fox made a motion to approve the minutes as submitted of the Council Meeting of July 26, 2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council with the exception of Cncl. Garbowski who Abstained.

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. Garbowski** made a motion to close the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Vice-Pres. Wolfe** and unanimously approved by all members of Council.

Cncl. Garbowski made a motion to bracket for approval, by Consent Agenda, Resolutions R:154-2021 through R:165-2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

CONSENT AGENDA RESOLUTIONS R:154-2021 THROUGH R:165-2021

R:154-2021 Resolution of the Township Council of the Township of Monroe Approving the Corrective Action Plan for the 2020 Annual Municipal Audit

R:155-2021 Resolution Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 Clean Communities Grant

R:156-2021 Resolution Authorizing the Chief Financial Officer to Close Bank Account “Township of Monroe Recreation Trust Background Investigations”

R:157-2021 Resolution of the Township of Monroe, County of Gloucester, State of New Jersey Supporting the Drive Sober or Get Pulled Over 2021 Statewide Labor Day Crackdown

R:158-2021 Resolution of the Township Council of the Township of Monroe Authorizing a Lien Be Placed on Various Properties for Failure to Comply with Chapter 295 of the Code of the Township of Monroe

R:159-2021 Resolution of the Township of Monroe Authorizing Cancellation of Monroe Township Abandoned Property, Zoning and Emergency Cleanup/Call Out Charges on Various Township-Owned Properties

R:160-2021 Resolution of the Township Council of the Township of Monroe Authorizing an Extension of the Period of Time for Payment of Real Estate Taxes for the Third Quarter of 2021 for the Township of Monroe

R:161-2021 Resolution Adjusting Township of Monroe Tax Records

R:162-2021 Resolution Approving the Bill List and Paid List for the Council Meeting of August 23, 2021

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G.) RESOLUTIONS (cont'd)

R:163-2021 Resolution of the Township Council of the Township of Monroe Authorizing a Taxpayer's Agreement Concerning Delinquent Taxes Between the Township of Monroe and St. Matthews Baptist Church for Block 15101, Lot 14

R:164-2021 Resolution of the Township of Monroe Authorizing the Application to Hazardous Discharge Site Remediation Fund (HDSRF) for the HDSRF PA/SI/RI Grant to Perform Remedial Investigation for the Monroe Sanitary Landfill

R:165-2021 Resolution of the Township of Monroe Authorizing the Mayor of the Township of Monroe to Enter into Developer's Agreement Between the Township of Monroe and N.W.D. Development, LLC Concerning Real Property Identified as Block 14801, Lot 12

Cncl. Garbowski made a motion to approve Resolutions R:154-2021 through R:165-2021. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

H.) ORDINANCES

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

O:16-2021 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 39 of the Code of the Township of Monroe, Entitled "Fire Department"

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

Cncl. Vice-Pres. Wolfe made a motion to approve Ordinance O:16-2021 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:16-2021 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:16-2021** was duly approved for Second Reading and Public Hearing.

O:17-2021 An Ordinance of the Township of Monroe, County of Gloucester, State of New Jersey, Amending Chapter 175 of the Township Code of the Township of Monroe, Entitled "Land Management"

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

Cncl. Vice-Pres. Wolfe made a motion to approve Ordinance O:17-2021 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:17-2021 FOR SECOND READING
AND PUBLIC HEARING –**

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

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H.) ORDINANCES (cont'd)

Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent. Ordinance **O:17-2021** was duly approved for Second Reading and Public Hearing.

O:18-2021 An Ordinance of the Township Council of the Township of Monroe Authorizing the Sale of Township Owned Land

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

Cncl. Vice-Pres. Wolfe made a motion to approve Ordinance O:18-2021 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:18-2021 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:18-2021** was duly approved for Second Reading and Public Hearing.

O:19-2021 An Ordinance Providing for the Implementation in the Township of Monroe of the "Five Year Tax Exemption and Abatement Law" Pursuant to *N.J.S.A. 40A:21-1 et seq.* and Approving Property Tax Agreement Among the Township of Monroe, The Hovbros Greens, LLC & N.W.D. Development, L.L.C for Portion of Block 14801, Lot 12

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. Vice-Pres. Wolfe made a motion to approve Ordinance O:19-2021 for First Reading and Publication. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

I.) NEW BUSINESS / COMMITTEE REPORTS

Cncl. Garbowski asked if Council can begin receiving a status report from the Redevelopment Committee. **Redevelopment Chair, Cncl. Valcourt** agreed to begin preparing a quarterly status report for distribution to Council.

J.) UNFINISHED BUSINESS

Cncl. Valcourt questioned the status of having the Council Meetings livestreamed. **Cncl. Pres. O'Reilly** noted, this was a project he had previously been working on with the Clerk's Office and the IT Department that has fallen off of the radar, however, he will follow up with Administration and the IT Department to make this project a priority.

K.) REPORTS

Director of Code Enforcement, Mr. Broderick reported, there was a fire at South State Auto Parts on August 2, 2021. It was a multi-alarm fire and despite adverse conditions, such as lack of water and junk cars parked in the access road, the Fire Department is to be commended for the excellent, professional, and efficient job they did in controlling and extinguishing the fire before it spread throughout the remainder of the scrap yard. He along with the Fire Department, Fire Marshall, Zoning Officer, Construction Official, and Emergency Management performed a site inspection the day after the fire, where numerous and various violations of the fire code, building code, and electrical code were observed, written up and presented to the owner to be

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K.) REPORTS (cont'd)

resolved within two (2) weeks. The owner has since been making concerted efforts to resolve the violations and is under the observation by the above departments.

Director of Parks & Recreation, Mr. Salvadori attended the Parks and Recreation Commission Meeting on August 18th. The Commission discussed plans for the Halloween Parade and Fall Festival which will be held on October 23, 2021 with a rain date for the Parade of October 24, 2021, there will be no rain date for the Fall Festival. Mr. Salvadori noted, he spoke with the Girl Scout who is applying for her Eagle Scout Badge and she will begin construction on the gazebo at Owens Park on September 4th. He thanked the Zoning Department for helping to get everything approved.

Police Chief Monahan advised that retired Lieutenant Bob Voight passed away suddenly on August 7th. He commended the Police Department for the tremendous showing and outpouring at the service, with the Honor Guard performing the ceremony and a 21-Gun Salute. Chief Monahan noted, earlier this month, five (5) new recruits started the Gloucester County Police Academy, however one of the new recruits had to unfortunately withdraw due to an injury.

Cncl. Falcone attended the National Night Out, which is an annual community building campaign that promotes police and community on August 3rd. The 5th Annual Arts and Crafts Fair will be held on Saturday, September 18th from 10:00am to 2:00pm on Main Street. Currently, they have approximately sixty (60) vendors scheduled for the event. Cncl. Falcone wished everyone a safe and happy rest of their summer.

Cncl. Fox noted, her mom had passed away on August 5th. She thanked Council and everyone that reached out to her and her family, expressing their condolences and prayers.

Cncl. Garbowski advised that the next Ordinance Committee Meeting is scheduled for September 1, 2021. He recommended, if anyone has anything to be brought forth for the meeting, that it be submitted to the Ordinance Committee Secretary by Friday, August 27, 2021.

Cncl. McKinney attended the MMUA meeting on August 18th where normal business was conducted and they approved Form A for the Wawa at Route 322 and Tuckahoe Road.

Cncl. Valcourt spoke regarding the status of some of the redevelopment projects that the committee has been working on, noting they are currently working on Tax Abatements and researching how Pilots may work for the town.

Cncl. Vice-Pres. Wolfe extended his condolences to the Voight and Weimer families on the passing of retired Lieutenant Bob Voight. He asked that with the summer winding down and schools opening soon, that everyone please be mindful of the school buses and the children at their bus stops. Cncl. Vice-Pres. Wolfe attended the Parks and Recreation Commission Meeting on August 18th where they were preparing for the Fall Festival that will be held on October 23rd from 10:00am to 2:00pm at Owens Park. The Halloween Parade will follow the Fall Festival, beginning at 7:00pm, traveling from the CVS parking lot down Main Street ending at Church Street.

Cncl. Pres. O'Reilly reported that the Planning Board has re-initiated the Monroe Master Plan, as the current Master Plan dates back to 2004. The Planning Board is in the process of revising the Master Plan and has an aggressive target date of December 31, 2021, to present it to Council. He noted, the Master Plan addresses many things, first and foremost, it looks at commercial districts, areas where the town and various stakeholders see the need for more businesses and things of that nature.

L.) GENERAL PUBLIC DISCUSSION

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

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L.) GENERAL PUBLIC DISCUSSION (cont'd)

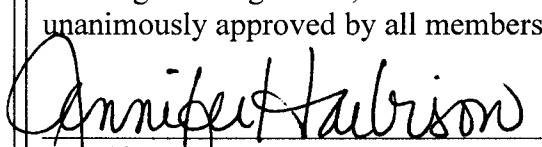
Anthony Fratterelli, 1241 Whispering Woods Drive addressed Council to follow up on his concerns relating to the speeding on Whispering Woods Drive that he brought before Council at the June 28, 2021 Council Meeting. Mr. Fratterelli noted, a speed sign was placed at the crosswalk of the bike path, however he did not feel that the sign was very visible. He asked Council for their assistance to resolve the speeding issue. **Cncl. Vice-Pres. Wolfe** stated, there has been Police activity at the crosswalk of the bike path on Whispering Woods Drive and the idea has been discussed of possibly purchasing solar speed signs to be permanently installed there but they are still working on solutions. **Chief Monahan** advised, the zero-tolerance sign was posted for two (2) weeks, followed by enforcement. He said, once the sign board was posted, speeds did come down, however, he is not aware of the exact number of tickets that were issued, but he will forward that information to Cncl. Vice-Pres. Wolfe. Cncl. Vice-Pres. Wolfe asked Mr. Fratterelli to provide his email address and once he receives the information from Chief Monahan, he will forward it to him.

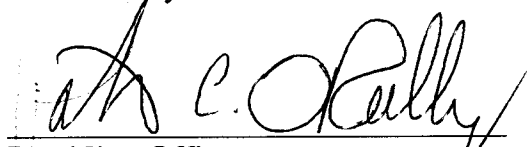
Jack Luby, 1664 Silver Birch Road addressed Council to express his concerns about the Forest Hills Development. He thanked SJ Gas for repairing and repainting many of the gas lights throughout Forest Hills and reminded everyone that the gas lights are owned by the Township and not by SJ Gas. Mr. Luby explained what happened to the front entrance of Forest Hills and asked Council for their help to get the issues resolved and bring back the front entrance to the way it once was. Mr. Luby spoke regarding the streets throughout Forest Hills, noting they need to be cleaned and repaired, as some of the roads are in really bad shape. Mr. Luby spoke in reference to the seven (7) acres of park/recreation space located within the Forest Hills development, noting that the residents are unable to get to 80% of it because of fallen trees and debris. He asked that the trees be removed and the space be cleaned up, so that it can be a usable space for the residents of Forest Hills. **Director of Public Works, Nicholas Mercado** advised that he will contact SJ Gas Company about cleaning the streets and noted that the Township has worked out an agreement with SJ Gas to mill and replace, curb to curb the affected streets throughout the development.

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

M.) ADJOURNMENT

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Council Meeting of August 23, 2021. The motion was seconded by **Cncl. Vice-Pres. Wolfe** and unanimously approved by all members of Council.


Jennifer Harbison
Deputy Municipal Clerk


Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Meeting of August 23, 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 9/13/2021
Date _____