

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
OCTOBER 11, 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. Fox 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, Katrina Register	Present	
Business Administrator, Jill McCrea	Present	
Dir. of Code Enforcement, Joseph Broderick	Present	
Dir. of Community Affairs, Brandee Derieux		Excused
Dir. of Finance, Lorraine Boyer	Present	
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	
Police Chief Craig Monahan	Present	
Municipal Clerk, Aileen Chiselko	Present	

B.) MATTERS FOR DISCUSSION – None

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – None

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

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E.) APPROVAL OF MINUTES

Cncl. Fox made a motion to approve the minutes as submitted of the Council Meeting of September 13, 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

- **Used Car Dealership – Approval Certificate**
Discount Trailer Sales / Labby Parhar, LLC – 1946 N. Black Horse Pike

Municipal Clerk, Aileen Chiselko advised that the Zoning Officer has deemed the paperwork to be in order. **Cncl. Garbowski** made a motion to approve the Used Car Dealership Approval Certificate for Discount Trailer Sales / Labby Parhar, LLC. The motion was seconded by **Cncl. Vice-Pres. Wolfe** and unanimously approved by all members of Council.

G.) 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. 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:187-2021 through R:194-2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

CONSENT AGENDA RESOLUTIONS R:187-2021 THROUGH R:194-2021

R:187-2021 Resolution Adjusting Township of Monroe Tax Records

R:188-2021 Resolution Approving the Bill List and Paid List for the Council Meeting of October 11, 2021

R:189-2021 Resolution Authorizing a Lease Agreement Between the County of Gloucester and the Township of Monroe

R:190-2021 Resolution of the Township Council of the Township of Monroe, County of Gloucester, to Execute a Grant Application on Behalf of the Municipal Alliance Program

R:191-2021 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:192-2021 Resolution of the Township Council of the Township of Monroe Accepting Land Sale Bids from Township Owned Property, Authorizing and Ratifying a Contract for Sale Regarding Same Pursuant to N.J.S.A. 40A:12-13(a) and Authorizing the Solicitor to Prepare Deeds of Conveyance

R:193-2021 Resolution of the Township of Monroe Releasing the Performance Guaranty Posted in the Amount of \$599,745.00 for “Stirling Glen”, Subdivision #1713, Phase 1, Sec. 1, Block 14201, Lot 1 and Substituting a Maintenance Guaranty in the Amount of \$245,693.78

R:194-2021 Resolution of the Township of Monroe Authorizing a Partial Release of the Cash Bond Performance Guaranty Posted for “Autumn Lake Winery”, Site Plan #SP-469, Block 9801, Lot 7.07 and Substituting a Cash Bond Maintenance Guaranty in the Amount of \$1,282.50 (Landscape Buffer)

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G.) RESOLUTIONS (cont'd)

Cncl. Garbowski made a motion to approve Resolutions R:187-2021 through R:194-2021. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

H.) ORDINANCES

O:20-2021 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 262-10 of the Code of the Township of Monroe, Entitled "Towing Rates"

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:20-2021 for First Reading and Publication. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

O:21-2021 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 280-3 of the Code of the Township of Monroe, Entitled "Animal Control"

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:21-2021 for First Reading and Publication. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

O:22-2021 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 280 of the Code of the Township of Monroe, Entitled "Animal Control (**First Reading & Publication**)"

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:22-2021 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 – None

J.) UNFINISHED BUSINESS

Cncl. Vice-Pres. Wolfe spoke regarding the letter that the Mayor had presented to Council to be forwarded to Senator Madden and Commissioner Damminger regarding the intersection of Route 322 and Fries Mill Road. **Cncl. Vice-Pres. Wolfe** expressed his support of the project, agreeing that it should not be done at any cost to the residents. After the previous Council Meeting, **Cncl. Vice-Pres. Wolfe** reached out to both Senator Madden and Commissioner Damminger's offices and was able to speak with Senator Madden, who was very responsive to the project. Senator Madden assured **Cncl. Vice-Pres. Wolfe** that this project will not cost the Monroe Township taxpayers any additional money, this project is a top priority and at no time has he spoken to the Township's Administration regarding any questions or concerns with the project, however, he recognized the meeting with Mayor DiLucia and **Cncl. Garbowski** when the Mayor first took office. Senator Madden advised that he received the Mayor's letter and would provide a response. **Cncl. Vice-Pres. Wolfe** questioned if the Senator's response had been received. **Mayor DiLucia** advised he had not received a response from Senator Madden directly, but he had received a response from one of his associates, which he believed to be very

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J.) UNFINISHED BUSINESS (cont'd)

vague and filled with misquotes and misinformation. The Mayor advised that he will reply to the response confirming that the Township will not be paying for the project. He noted, he is happy that, after the action taken by himself and Council, sending the Resolution along with the letter, has gotten the State and County's attention. **Mayor DiLucia** spoke regarding his experience with the project during his time serving on Council and as Mayor and how the response that he received is not, in his opinion, an accurate description of what has taken place over the years. The Mayor stated that he has never denied to meet with the County and State Officials in reference to the project. There was never any question that he would sit down and meet with the officials; the question was that the officials wanted the Township to pay \$600,000.00 towards a project that is a State and County road, which he will not put on the taxpayers. He noted, he was made aware earlier today that there is not just \$7.5 million set aside for the project but \$9.5 million. Mayor DiLucia expressed his frustrations with the project. A discussion ensued between Cncl. Vice-Pres. Wolfe and Mayor DiLucia regarding the project and the communications with the State and County. **Cncl. Garbowski** stated, he will be pleased to see this project completed before his term in office expires.

K.) REPORTS

Director of Parks & Recreation, Mr. Salvadori attended the Sports Advisory Board meeting on October 4th. He advised that the Parks and Recreation Commission meeting will be held on October 12th, where they will be putting together the candy bags for the Halloween Parade. He invited anyone interested in helping to attend the meeting on October 12th. The Fall Festival will be from 10:00 a.m. to 2:00 p.m. and the Halloween Parade will begin at 7:00 p.m. on Saturday, October 23, 2021.

Police Chief Monahan stated that October kicks off Breast Cancer Awareness Month and in support, the members of the Police Department will be seen wearing pink shirts under their uniforms. On October 4th, the Gloucester County Police Awards Committee held their 41st Annual Awards for 2019 and 2020, which had been delayed due to the pandemic. Chief John McKeown, Deputy Chief Steve Farrell, Captain Steve Boyd, Sergeant Anthony Cannonica, Chief James DeHart and Lieutenant Mike Doran received Honorable Discharge Awards for their retirement. Detective Kevin Bielski, Sergeant Matthew Buerklin, Officer Mike Fitzgibbon and Sergeant Lee Harris received the Medal of Honor and Lifesaving Valor Award due to the shooting in Logan Township. Officer Nick Iacovone, Detective Kevin Bielski, Officer Mike Fitzgibbon, Officer Josh Sheppard, Officer Don Farnelli and Sergeant Bill Yorio received Lifesaving Awards for 2019 and 2020. Officer Don Farnelli, Officer Andrew Sharp, Detective Mike Prus, Officer Nick Marchisello, Officer Mike Fitzgibbon and Officer Bill Pintozzi received Notorious Service Awards. Detective Kristyn Armstrong, Detective Kevin Bielski, and Detective Don Darcangelo received Exceptional Duty Awards. Officer Vince Leonetti, Officer Nick Marchisello, Detective Bruce Maute, Sergeant Andy Pease, Sergeant Mike Gabbianelli, Officer Ray Massey, Officer Taj Lumanog, Officer Mike Fitzgibbon and Sergeant Jules Maiorano received Distinguished Service Awards. Officer Nick Marchisello received the K9 Deployment Award. Last Call and Honor Roll were given to the families of the 2019-2020 retired officers, John Shue, Richard Livingston, Sam Spera and James Rambo, who passed away. Chief Monahan stated, the Monroe Officers were well represented at the Gloucester County Police Awards this year. On October 6th, the Police Department hosted the "Coffee with a Cop", which was very well received by the public.

Cncl. McKinney reported that the Historical Society has met and is looking for guidance from Council with regards to a historic train station. The Historical Society has been given information that the original train station used to be located where the Williamstown Firehouse currently is and now the train station is displayed in Woodstown and before they begin validating that the train station does in fact belong to Williamstown and gathering the expenses to relocate it, they would like to know if Council would be supportive in further research and transporting of the station. Cncl. McKinney noted, he will assess the train station, take measurements and pictures to provide to Council for discussion. **Solicitor Register** advised that Council should be presented with the information and polled in a public forum at a future in-person meeting.

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K.) REPORTS (cont'd)

Cncl. Valcourt reported, Administration met with Mr. Paparone to discuss the Smithfield project, which is a project that consists of 173 single-family lots, 177 age-restricted single-family lots and approximately 50,000 square feet of commercial space, located on Glassboro-Cross Keys Road. Mr. Paparone requested and met with the Redevelopment Committee to recommend that the commercial rehab area be extended to include Mr. Paparone's portion of the property. **Cncl. Valcourt** asked Council for their thoughts on Mr. Paparone's request. **Mayor DiLucia** stated, he has a meeting scheduled with the developers, where he will be discussing the possibility of having the developers make a greater commitment on the commercial piece. He believes, further discussion regarding the request should be held until after his meeting with the developers. **Cncl. Valcourt** spoke regarding some complaints that she has seen on a social media platform in reference to the Kimberly West tot lot and pieces of the play equipment being broken. **Director of Parks & Recreation, Brent Salvadori** said he will visit the tot lot and see what is broken and what needs to be repaired.

Cncl. Vice-Pres. Wolfe congratulated all of the Police Officers regarding their various awards, noting the job they do does not go unnoticed.

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.

President of Monroe Township Youth Basketball, Tré Hailey, Treasurer, Kelly O'Brien, Business Manager, Jack Highsmith and Coaching Director, Tony Lanteigne addressed Council to request that Council put aside some funds to have the basketball courts at the Pfeiffer Community Center redone for the Monroe Township Youth Basketball Program. Currently, the league is only able to use Owens Park, which the Monroe Township Hockey program uses that for the majority of their space. Mr. Hailey explained, they are in the process of obtaining some quotes to have the courts at the Pfeiffer Community Center redone, noting the courts in their current state are unsafe for anyone to use. He noted, there are between 400-500 children participating in the program and the league would like to be able to get the summer program back up and running and use the courts at the Pfeiffer Community Center. **Cncl. Pres. O'Reilly** asked at what facility does the league currently practice and play at, to which Mr. Hailey advised, the league is using the school gyms, however, in the summer they do not have access to the school gyms. The Monroe Township Youth Basketball League does not have its own space, whereas most of all of the other youth sports organizations do have their own facilities. **Director of Parks & Recreation, Brent Salvadori** explained the funds are not available in the Parks & Recreation budget. He spoke regarding the possibility of revising the tennis courts at Owens Park and using them for basketball. **Mayor DiLucia** suggested that the league obtain written estimates on exactly what they would like to see done at the Pfeiffer Community Center and once they have the estimates, schedule a meeting with the Mayor to discuss options to have the project completed.

Jennifer Longo, 603 Sherman Court, a crossing guard for Monroe Township, addressed the Mayor and Council on behalf of herself and all of the crossing guards to express their concerns with the Collective Bargaining Side Letter Agreement dated July 2, 2020 and the lack of benefits they feel they have received. Ms. Longo stated that after receiving a copy of the Side Letter Agreement through the Open Public Records Act, she learned that at no time was a Resolution presented to Council for approval of the agreement. **Mayor DiLucia** spoke regarding the process of how and when the crossing guards became part of Local 360 and also spoke regarding the Collective Bargaining Side Letter Agreement dated July 2, 2020, which was a clarification of the Collective Bargaining Agreement. Crossing guards, **Kelly Steich** and **Elaine Pintozzi** addressed the Mayor regarding their concerns with the Collective Bargaining Side Letter Agreement and the lack of negotiations regarding their new contracts. A discussion ensued between the crossing guards and Mayor DiLucia. **Cncl. Vice-Pres. Wolfe** asked the Solicitor for clarification that all contracts must come before Council in form of a Resolution. **Solicitor Register** advised, her understanding of the matter is that the Side Letter Agreement

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L.) GENERAL PUBLIC DISCUSSION (cont'd)

was interpreting the existing contract and recommended at this point that she confer with the Business Administrator and the Mayor to look into the matter further. She recommended that the crossing guards go back to the Mayor's recommendation of following up with their union representative and have their representative contact the Mayor. **Mayor DiLucia** explained, the agreement did not go to Council, because it was a clarification of an existing contract, where provisions were clarified and it did not change the contract. He noted that he is more than willing to negotiate with the union on the terms of the contract, as it is about to expire. **Cncl. Vice-Pres. Wolfe** asked Solicitor Register to clarify whether the agreement needs to come before Council in the form of a Resolution, to which Solicitor Register noted, she will look into the matter and report back to Council. The Mayor stated, he interpreted it to not be a contract change, but an interpretation/clarification of an existing contract and he did what he was required to do legally, however, he is more than happy to put it before Council for their decision. **Solicitor Register** stated, it is a contract interpretation issue and she will confer with the Mayor and Business Administrator to look into the matter further and report back to Council.

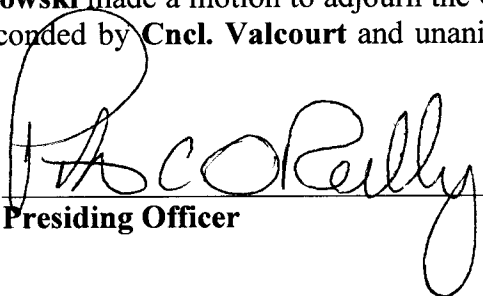
With no one else wishing to speak, **Cncl. Garbowski** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Vice-Pres. Wolfe** and unanimously approved by all members of Council.

M.) ADJOURNMENT

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Council Meeting of October 11, 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 Council Meeting of October 11, 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 11/11/2021
Date _____