

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
DECEMBER 13, 2021**

A.) OPENING CEREMONIES

CALL TO ORDER

The Council Meeting of the Township of Monroe was called to order at 7 p.m. 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. Falcone 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		Excused
Cncl. Steven McKinney		Excused
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	Present	
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	Present	
Dir. of Public Works, Nicholas Mercado	Present	
Dir. of Real Estate, Angelina Matese	Present	(arrived @ 7:05pm)
Deputy Police Chief Gene Sulzbach	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

MAYOR'S APPOINTMENTS

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

Parks & Recreation Commission – Diana Salvadori – Unexpired Term 12/31/2023
(*Per Chapter 4-93.6 of the Code of the Township of Monroe, members of the Parks & Recreation Commission shall be appointed by the Mayor with advice and consent of Council. There was no advice and consent of Council and no Roll Call conducted. The Mayor's appointment is not authorized at this time.*)

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B.) MATTERS FOR DISCUSSION

Jamie Reynolds, Executive Director at the Diocesan Housing Services Corporation, addressed Council to explain and provide an update on the St. Mary's Redevelopment Project called The Mews at St. Mary. Resolutions R:236-2021, R:237-2021 and R:238-2021 which are on the Agenda for approval this evening will further the project. He explained, with Council and Administration's support, they have applied for funding from the Department of Housing and Urban Development for this project and have received notice in October that they have been awarded approximately \$8.4 million to proceed with the project. The funding in combination with some state funding will allow them to build a \$15 million, 75-unit senior housing project. Resolutions R:236-2021, R:237-2021 and R:238-2021 are basically "cleanup" resolutions, which are formally entering into a redevelopment agreement with the Township, designating the payment in lieu of tax for the project and approving the rendering for the project. Mr. Reynolds provided color copies of the renderings to the Mayor, the Solicitor and all of Council in attendance for their review. He explained the age requirements, the selection of applicant process and the income limits with regards to the rent prices. **Solicitor Trimble** advised that this project is part of the Township's Affordable Housing Plan and stressed the importance of the approval of this project in order to be in compliance with the Affordable Housing Plan. Mr. Reynolds explained that the entrance is designed to come in perpendicular off of Blue Bell Road, curving into the site, creating an "L" shaped building. The building is being set as far away to the neighboring residents as possible with a large wooded buffer between the building and the existing residents. A walking path has been created, which is shown on the renderings, from the building to Carroll Avenue at the request of the church, so that the residents will have walking access to the church directly from the site. He stated, there will be no cut-through vehicular traffic, only pedestrian traffic.

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. Vice-Pres. Wolfe spoke regarding Resolution R:239-2021. He noted that he is still waiting on responses from the Solicitor with regard to the contracts which were discussed at previous Council meetings. He is also waiting for a response from the Human Resources Department to discuss when the contracts took effect. Regarding the contract which is being voted on this evening in Resolution R:239-2021, he was advised that for title purposes, the Captain was promoted back in April of 2021 and for payroll purposes back in July of 2021. Cncl. Vice-Pres. Wolfe stated that Council did not authorize the signing of that agreement on July 2021, noting there was a current contract already in place from August of 2019. He expressed his concerns with the contract, how it was negotiated and the potential legal liability to the Township. Cncl. Vice-Pres. Wolfe encouraged all of Council to vote no on Resolution R:239-2021 on the basis of the contract not being done properly. **Solicitor Trimble** stated that he disagrees with half of what Cncl. Vice-Pres. Wolfe stated. Solicitor Trimble advised, if Cncl. Vice-Pres. Wolfe has information that there were unfair negotiations or if he thinks that this governing body has done something improperly and there is liability, that the appropriate place to discuss the matter is in closed session. He advised, he has not taken any action on this contract as Labor Council is involved and Labor Council will provide any legal advice regarding same. **Business Administrator, Jill McCrea** clarified the information that the Human Resources Department provided to Cncl. Vice-Pres. Wolfe and explained the negotiation and administrative process that is followed when promotions take place within the Police Department. **Mayor DiLucia** explained the process of negotiations, the Collective Bargaining Agreement and addressed Cncl. Vice-Pres. Wolfe's comments from this evening and in past meetings. A discussion followed between Cncl. Vice-Pres. Wolfe and Mayor DiLucia regarding the Captains contract, negotiations and the municipal budget. **Cncl. Valcourt** questioned the Mayor as to when the Captains began receiving the difference in pay as stated in the contract, if the discussions involved the Captains' position being dissolved if pay cut were not taken during negotiations and if there was already a contract already in place that was not set to expire until 2021, why were negotiations done prior to the end of the contract, to which Mayor DiLucia explained the negotiations process that took place with the Captains.

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

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E.) CORRESPONDENCE – None

G.) RESOLUTIONS

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

Cncl. Vice-Pres. Wolfe made a motion to bracket for approval, by Consent Agenda, Resolutions R:228-2021 through R:239-2021. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:228-2021 THROUGH R:239-2021

R:228-2021 Resolution of the Township Council of the Township of Monroe Transferring Funds for the Budget Year 2021

R:229-2021 Resolution and Notice of Council Meetings and Ordinance Committee Meetings of the Township of Monroe for the Year 2022

R:230-2021 Resolution Adjusting Township of Monroe Tax Records

R:231-2021 Resolution Approving the Bill List and Paid List for the Council Meeting of December 13, 2021

R:232-2021 Resolution of the Township of Monroe, County of Gloucester, State of New Jersey Supporting the Drive Sober or Get Pulled Over 2021 Year End Holiday Crackdown

R:233-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Guarantee in the Amount of \$29,242.53 for Holly Oaks Estates, Phase 1, Subdivision #1751 (Block 13001, Lots 9, 10, 11, 11.01, 12 & 13)

R:234-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Purchase of One (1) McNeilus XC 32 Cu. Yd. Rear Loader Refuse Collection System Under a National Cooperative Purchasing Agreement

R:235-2021 Resolution Authorizing the Execution of a Lease Agreement Between the Township of Monroe and the Board of Chosen Freeholders of the County of Gloucester for the 2022 Nutrition Project at the Pfeiffer Community Center

R:236-2021 Resolution of the Township of Monroe Authorizing Payment In Lieu of Taxes for The Mews at St. Mary, a 75-Unit Affordable Senior Housing Community

R:237-2021 Resolution of the Township Council of the Township of Monroe Authorizing and Approving a Redeveloper Agreement By and Between the Township of Monroe (“Township”) and the Diocesan Housing Services Corporation of The Diocese of Camden, Inc. (“Redeveloper”)

R:238-2021 Resolution of the Township of Monroe Referring the Orchard Drive Area as a Proposed Rehabilitation Area Designation for the Township of Monroe, County of Gloucester, to the Township of Monroe Planning Board

R:239-2021 Resolution of the Township Council of the Township of Monroe Authorizing the Mayor to Execute a Memorandum of Agreement Between the Township of Monroe and the Monroe Township Police Department Captains

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G.) RESOLUTIONS (cont'd)

Cncl. Vice-Pres. Wolfe made a motion to approve Resolutions R:228-2021 through R:239-2021 with the exception of Resolution R:239-2021, to which he is voting No. The motion was seconded by **Cncl. Valcourt** with the same stipulation that she is voting No on Resolution R:239-2021. **Cncl. Pres. O'Reilly** voted No on Resolution R:239-2021. **Cncl. Fox** expressed her concerns with the conflict regarding Resolution R:239-2021 and voted No on Resolution R:239-2021. **Cncl. Falcone** voted Yes on Resolution R:239-2021.

Mayor DiLucia believes that Council should Table Resolution R:239-2021 instead of voting it down; however, since they have already voted No, he asked for direction on what he is supposed to do with regards to payroll. He asked what is Council saying to the public today and what about the contract is unacceptable. **Cncl. Pres. O'Reilly** advised that the Mayor honor the existing contract which was negotiated and approved in 2019. A discussion ensued between Mayor DiLucia, Cncl. Pres. O'Reilly and Cncl. Vice-Pres. Wolfe regarding the Captains' contract and the negotiation process that took place. **Business Administrator, Jill McCrea** suggested speaking with the legal team tomorrow to receive advice on how to proceed with the issue at hand.

H.) ORDINANCES – None

I.) NEW BUSINESS – None

J.) UNFINISHED BUSINESS

Mayor DiLucia asked Cncl. Valcourt, the Economic Development Commission's Council Liaison, what is the situation with the Economic Development Commission, as he has not received any minutes or reports. **Cncl. Valcourt** advised that the Commission just approved their meeting minutes at their last meeting on November 15, 2021 and she will speak with the Chairperson to have those minutes made available.

K.) REPORTS AND OTHER MATTERS

Business Administrator, Ms. McCrea reported that the Township recently held its' second Land Sale of the year, which brought in approximately \$1.3 million in revenue. She explained between both Land Sales that were held in 2021, there was a total of \$1.5 million in revenue generated for the Township. Additionally, the Township should be able to anticipate an additional \$200,000.00 a year in added tax revenue from the sales. Ms. McCrea thanked the Director of Real Estate, Angie Matese, Tax Collector, Joanne Potopchuk, Municipal Clerk, Aileen Chiselko, Deputy Municipal Clerk, Jenn Harbison, Zoning Officer, Tara Nelms and the Solicitor's office for all of their help and hard work with the Land Sale.

Director of Code Enforcement, Mr. Broderick thanked the staff of the Construction, Housing and Code Offices for being efficient and professional in their everyday handling of the needs of the Township's residents, noting that their support is invaluable.

Director of Community Affairs, Ms. Derieux reported, on Friday, December 17th at 12:00pm there will be a Christmas luncheon and ugly sweater contest for the senior citizens. A LGBTQ event will also be held on Friday, December 17th from 7:00 to 9:00pm. The Holiday Bizarre will be held on Saturday, December 18th from 9:00am to 5:00pm, with visits during the day from the Grinch and over eighty (80) vendors both indoors and outdoors along with various food trucks.

Director of Finance, Ms. Boyer wished everyone a Merry Christmas and Happy New Year.

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K.) REPORTS AND OTHER MATTERS (cont'd)

Director of Parks & Recreation, Mr. Salvadori reported that on December 4th, the Parks and Recreation Commission held a Reverse Christmas Parade and it was a successful event. Mr. Salvadori thanked the Police Department for controlling the traffic along Main Street during the parade.

Director of Public Works, Mr. Mercado advised, the official start date of the Saturday openings for Public Works will commence on January 8, 2022 and will run through the entire year every Saturday, noting, they were able to come up with the funds needed due to some savings on the tipping fees.

Director of Real Estate, Ms. Matese reported, there were 138 properties total on the Land Sale, consisting of 98 on the private list and 40 on the public list. All of the properties were listed at minimum bids that were over \$830,000.00, with a total assessed value of \$5.6 million and the taxes on these properties represented a little over \$220,000.00. Of the 138 properties, 130 properties were sold at the Land Sale, which represents 94% of the properties, with 8 properties that were not sold or will be pulled due to notice issues. The total was \$1.355 million in revenue for the sold amount, which represents an assessed value of over \$5 million and taxes representing a little over \$18 million back to the Township. Ms. Matese thanked everyone involved with the Land Sale.

Cncl. Valcourt questioned if there are any updates available on Whitehall Road, asking when the project will be completed. **Director of Public Works, Nicholas Mercado** advised that the project will take a significant amount of time to complete, as the development is being completed in stages, however, he has reached out to the engineer to put some pressure on them on completing some of the much-needed repairs. Cncl. Valcourt wished everyone a Merry Christmas, Happy Holidays and a New Year. She invited the residents to get involved within the community by applying to join the various Boards and Commissions.

Cncl. Vice-Pres., Mr. Wolfe stated that he received a phone call from a resident concerning Pine Street in Timberlakes and the lack of speed limit signs, inquiring if one or two signs can be placed there, to which **Director of Public Works, Nicholas Mercado** noted he will look into the matter. Cncl. Vice-Pres. Wolfe attended the Firehouse Committee Meeting on November 23rd where they are progressing with the new Williamstown Firehouse. He congratulated Captain Eric Lewis on his retirement on November 24th, wishing him the best in the future. On December 1st, he attended the Parks & Recreation Commission Meeting where the Commission, who are all volunteers, dedicating a lot of their time to working the many events throughout the year, were preparing for the Reverse Christmas Parade on December 4th. The Reverse Christmas Parade on December 4th was very successful with approximately 80 cars. He thanked the Police Department for the escort down Main Street and the control of the traffic throughout the parade. The Williamstown High School Girls Volleyball team, who are State Champions, were in attendance at the parade and were recognized by the cars as they drove by. Cncl. Vice-Pres. Wolfe wished everyone a happy holiday season and urged everyone to be safe. Cncl. Vice-Pres. Wolfe expressed his condolences to the Colavita family, on the recent passing of Joe Colavita. Mr. Colavita was an employee of the Township for many years, a police dispatcher and involved with the Cecil Fire Department.

Cncl. Pres. O'Reilly attended the Reverse Christmas Parade, noting it was a successful event. He provided an update for the Historical Society on behalf of Cncl. McKinney who is not in attendance this evening. The Historical Society will be hosting an open house at the Ireland Hofer House and Hall Street School on December 18th from 10:00am to 3:30pm. Cncl. Pres. O'Reilly wished everyone a happy holiday.

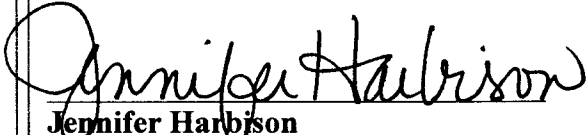
L.) GENERAL PUBLIC DISCUSSION

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

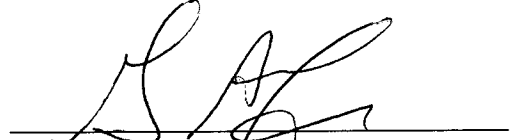
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M.) ADJOURNMENT

With nothing further to discuss, **Cncl. Valcourt** made a motion to adjourn the Council Meeting of December 13, 2021. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.




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 December 13, 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 1/24/2022
Date _____