

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
MARCH 28, 2022**

**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., Gregory Wolfe** 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., Gregory Wolfe** 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. O'Reilly** led the Assembly in the Pledge of Allegiance to Our Flag. **Cncl. Vice-Pres. Fox** offered the Invocation.

**ROLL CALL**

Cncl. Katherine Falcone	Present	
Cncl. Vice-Pres. Carolann Fox	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Steven McKinney	Present	
Cncl. Patrick O'Reilly	Present	
Cncl. Chelsea Valcourt	Present	
Cncl. Pres. Gregory Wolfe	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	(arrived@ 7:12pm)
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		Excused
Dir. of Real Estate, Angelina Matese	Present	
Deputy Police Chief Gene Sulzbach	Present	
Municipal Clerk, Aileen Chiselko	Present	

**B.) MATTERS FOR DISCUSSION – None**

**C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – None**

**D.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None**

**E.) APPROVAL OF MINUTES**

**Cncl. Vice-Pres. Fox** made a motion to approve the minutes as submitted of the Council Meeting of January 24, 2022, Closed Executive Session of January 24, 2022 (Collective Bargaining Agreement), Closed Executive Session of January 24, 2022 (Potential Litigation –

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
MARCH 28, 2022**

**E.) APPROVAL OF MINUTES (cont'd)**

Land Sale Bid) and Closed Executive Session of January 24, 2022 (Potential Litigation – Victory Lakes Dam Restoration). The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council with the exception of Cncl. Falcone, 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. Valcourt** 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. O'Reilly** and unanimously approved by all members of Council.

**Cncl. Garbowski** made a motion to bracket for approval, by Consent Agenda, Resolutions R:96-2022 through R:103-2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

**CONSENT AGENDA RESOLUTIONS R:96-2022 THROUGH R:103-2022**

**R:96-2022** Resolution of the Township Council of the Township of Monroe Transferring Funds for the Budget Year 2021

**R:97-2022** Resolution Adjusting Township of Monroe Tax Records

**R:98-2022** Resolution Approving the Bill List and Paid List for the Council Meeting of March 28, 2022

**R:99-2022** Resolution of the Township of Monroe, County of Gloucester, State of New Jersey, Supporting the 2022 Udrive. Utext. Upay. Distracted Driving Crackdown April 1 – 30, 2022

**R:100-2022** A Resolution of the Township Council of the Township of Monroe Authorizing the Adoption of the 2022 Gloucester County, New Jersey Hazard Mitigation Plan Update

**R:101-2022** Resolution of the Township of Monroe Authorizing the Reduction of an Irrevocable Standby Letter of Credit for Stirling Glen #1713, Sec. 4B (Block 14201, Lot 1)

**R:102-2022** Resolution of the Township Council of the Township of Monroe Authorizing the Waiver of Zoning Board Fees for a Bulk Variance Application for 300 Bon Aire Drive

**R:103-2022** Resolution of the Township Council of the Township of Monroe Amending Resolution R:46-2022 to Remove Block 14301, Lot 47

**Cncl. Garbowski** made a motion to approve Resolutions R:96-2022 through R:103-2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council.

**H.) ORDINANCES**

**Cncl. Garbowski** 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. Fox** and unanimously approved by all members of Council.

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
MARCH 28, 2022**

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

**Mark Kozachyn, 97 Sykesville Road** addressed Council in reference to Ordinance O:06-2022, asking why the budget is being increased by \$1.3 million. **Business Administrator, Jill McCrea** explained this Ordinance is a procedural matter of business, relating to cost of living adjustments, which is adopted annually by all municipalities prior to the adoption of the budget. Ms. McCrea suggested that Mr. Kozachyn speak to the CFO, Lorraine Boyer, for further information pertaining to this Ordinance.

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

**O:05-2022** An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 4 of the Code of the Township of Monroe, Entitled "Administrative Code"

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

**Cncl. Garbowski** made a motion to approve Ordinance O:05-2022 for Second Reading and Public Hearing. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:05-2022 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:05-2022** was duly approved for Second Reading and Public Hearing.

**O:06-2022** Calendar Year 2022 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

**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. Garbowski** made a motion to approve Ordinance O:06-2022 for First Reading and Publication. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council.

**I.) NEW BUSINESS**

**Cncl. McKinney** spoke on behalf of the Environmental Protection Commission. The Commission is interested in having a bike rack installed at the municipal building to provide an incentive for the residents to ride their bikes as opposed to drive their cars. The estimated total cost for the bike rack would be less than \$1,000.00. He asked Council if they would be in support of this project. **Cncl. O'Reilly** suggested, first verifying that the Environmental Protection Commission has the money in their budget and then moving forward from there. **Cncl. McKinney** noted that the Commission also spoke regarding installing water fountains along the bike path. **Cncl. O'Reilly** said, it has previously been discussed to possibly place a watering station at the Sykes Lane parking lot. He noted, there is water that goes along the bike trail; however, it would be a matter of tapping into the supply and how it would be monitored. **Cncl. McKinney** said, it would have to be placed at a heavy traffic area, to discourage vandalism. He expressed his concerns with the potential cost of tapping into the water supply. He asked **Cncl. Falcone**, Liaison to the MMUA Board, if she could speak with the MMUA regarding the cost of one tap point at possibly Tuckahoe Road and the bike path and go from there, to which she agreed.

**J.) UNFINISHED BUSINESS – None**

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
MARCH 28, 2022**

**K.) REPORTS AND OTHER MATTERS**

**Mayor DiLucia** reported that he had the pleasure of attending the St. Patrick's Day luncheon for the senior residents at the Pfeiffer Community Center; it was a well-attended event. He thanked all of the volunteers who made the luncheon a success. He attended the Candy Bar Bingo for the youth of the town, which was another successful, well-attended event. He noted, during the event, a parent collected contributions to help fund the event, which was not necessary, but very much appreciated. Mayor DiLucia explained that the expenses for such events either come out of the budget or from the money that is collected when he performs wedding ceremonies. He explained, any money collected from the weddings, he donates back to the Pfeiffer Community Center to help pay for the various events held for the residents. The Mayor reported, he is currently in contract negotiations with the Police Union, as their contract expired the end of last year and he is hopeful that the negotiations will be finalized shortly. The Captains' Union has contacted him to begin negotiations. He is scheduled to meet with the Supervisors' Union in April and Local 360, who represents the largest portion of the employees. He explained the many difficulties with contract negotiations. Mayor DiLucia stated, within the last few months, he has met with many developers, noting that approximately three (3) years ago, a decision was made to encourage developers to bring ratable to the town, as opposed to rooftops. In order to have a sensible budget, there needs to be a good balance between ratable and rooftops and he believes that the town has achieved that with most of the developers coming in being non-residential. The Mayor thanked the Planning and Zoning Boards for doing a great job working with the developers. He also thanked Administrative Clerk, Ninette Orbaczewski and Zoning Officer, Tara Nelms, for all of their hard work with the developers and applications. Mayor DiLucia reported, the December Land Sale is still being finalized. He thanked everyone involved with the Land Sale for all of their hard work.

**Deputy Mayor DiLolle** attended the senior's St. Patrick's Day luncheon, which was a great event. He thanked Director of Community Affairs, Brandee Derieux for putting it together.

**Solicitor Trimble** reported that his firm continues to work hard for Monroe Township. They are working to finalize the Land Sale transactions and the letters were sent out last week to every bidder advising them of whether they were approved and accepted by Council, a request of payments was made, and once the payments are received, the Deeds will be sent to be recorded. Last week, he and Municipal Clerk, Aileen Chiselko, conducted the public auction for the lease of Township-owned properties; the Fera and Kiryk properties were bid on for 2-year leases and the bids received exceeded \$10,000.00. Solicitor Trimble thanked Mrs. Chiselko for her assistance.

**Director of Code Enforcement, Mr. Broderick** reported that construction permitting is beginning to ramp up: so far this month, the Construction Office has received and processed 1,018 permits.

**Director of Community Affairs, Ms. Derieux** informed, on Saturday, April 2<sup>nd</sup>, 10:00am to 1:00pm, the Department of Community Affairs will hold the Township's first Autism Awareness Day, for all special-needs children in the community. There will be an Easter Egg Hunt, bouncy houses, games, fun and prizes for the children and their families. Ms. Derieux reported, the Candy Bar Bingo was a very successful event, with over 150 people in attendance. The St. Patrick's Day Senior Luncheon was a fun event and the next luncheon will be held on April 14<sup>th</sup> from 12:30pm to 2:00pm. The Arts and Crafts Festival will be held on Saturday, April 23<sup>rd</sup> from 10:00am to 3:00pm. Ms. Derieux encouraged everyone who has any questions or who would like to get involved, to call her at 856-728-9841; she is open to every type of suggestion.

**Director of Parks & Recreation, Mr. Salvadori** stated, the Annual Easter Egg Hunt will be held on Saturday, April 9<sup>th</sup>, beginning at 12:00pm at Owens Memorial Park, with a rain date of April 10<sup>th</sup>. The Music Festival will be held on Saturday, June 4<sup>th</sup>, 5:00pm to 10:30pm, at Owens Memorial Park. Mr. Salvadori reported that prior to the pandemic, the Parks and Recreation Commission would plan their events well in advance and since the pandemic, they are only able to plan events within six (6) weeks of the event date, which does not afford the Commission the time to properly prepare. He stated that the Commission is looking for sponsors for their events and any interested sponsors can visit the Monroe Township Parks & Recreation Commission's website at [www.mtprnj.org](http://www.mtprnj.org) for more information.

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
MARCH 28, 2022**

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

**Director of Public Safety, Mr. Kurz** reported, the Williamstown Fire Department project is moving forward with bids expected to go out for demolition and construction. On Saturday, April 2<sup>nd</sup>, the Office of Emergency Department will be conducting their live drive at Cross Keys Airport, where they will be simulating an aircraft accident and will be using all of the emergency disciplines, Police, Fire and EMS. The Office of Emergency Department welcomes the Mayor and Council to attend the drill, which will begin at 8:30am. Mr. Kurz reported that the Williamstown Fire Department lost a very senior member of the Department, Mr. William Gallagher, who served with the Fire Department for 57 years. Mr. Gallagher was also an educator in the Township for 37 years and served in the Monroe Township Police Reserve. Mr. Kurz expressed his condolences to the Gallagher family, noting arrangements for his funeral services will be announced shortly.

**Director of Real Estate, Ms. Matese** reported, she is preparing for the next Land Sale to be scheduled later this year, potentially in September.

**Cncl. Falcone** spoke regarding cannabis, noting that recreational cannabis was stalled this month due to the State not making sure that the medical patients received the product first, there does not seem to be enough left to go around, being short approximately 100,000 tons of medical marijuana; these patients need to be served first, before recreational marijuana be available. There are eight (8) medical marijuana dispensaries located in New Jersey with one (1), The Botanist, being in Monroe Township. Once the shortage of cannabis is resolved, The Botanist will be able to dispense the recreational marijuana. The earliest date for recreational sales will be mid-May. The cannabis industry is projected to bring in 19,000 jobs to the State of New Jersey and any sales from the product itself will be given to the municipality at the rate of 2% of the gross revenue, which is injected back into the budget. Cncl. Falcone attended the St. Patrick's Day Senior Luncheon, as one of the volunteers serving the lunch, noting it was a fun event.

**Cncl. Garbowski** met with the Library Board and the Board of Health. The Board of Health has requested the opportunity to comment and review the Trap, Neuter and Release Ordinance, which is currently being worked on by the Ordinance Committee.

**Cncl. McKinney** reported that the Environmental Protection Commission held its reorganization meeting on March 21<sup>st</sup>; the appointed Chairperson is Dan Kozak, Vice-Chairperson is Anthony Bundi, the Liaison to the Open Space Advisory Committee is Anthony Bundi and the Liaison to the Planning Board is Dan Kozak. The Commission asked him to bring forward the bike rack project and the potential water fountain project. There are openings to serve on the Commission, if anyone is interested, please complete a Citizen Leadership Form. Cncl. McKinney expressed his condolences to the Gallagher family on the passing of Mr. Gallagher.

**Cncl. O'Reilly** stated, after speaking with several school administrators, he was asked to provide a public service announcement with regards to the disruption, which is happening at the high school and middle school, due to the installation of the solar panels. Cncl. O'Reilly reported that the construction should be completed within the next three (3) weeks, which will allow for some normalcy to return and then it is up to Atlantic City Electric to complete their portion. He stated, the project will continue for a few more months; however, the heavy lifting should be wrapping up within the next couple of weeks.

**Cncl. Valcourt** attended the Economic Development Committee's Reorganization Meeting, where they elected Brian McBride as the Chairperson and Christine Feggans as the Vice-Chairperson. The Committee's next meeting is scheduled to be held on April 25<sup>th</sup> at 6:00pm.

**Cncl. Vice-Pres. Fox** stated that, unfortunately, a few Council Members did not receive an invitation to the St. Patrick's Day Senior Luncheon; however, she heard that it was a very nice luncheon. Cncl. Vice-Pres. Fox expressed her condolences to the Gallagher family. She noted,

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
MARCH 28, 2022**

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

she had the honor of working with Mr. Gallagher for several years and he is a gentleman that will be very much missed.

**Cncl. Pres. Wolfe** attended the Parks and Recreation Commission Meeting on March 9<sup>th</sup>. The Easter Egg Hunt will be held at Owen's Memorial Park on Saturday, April 9<sup>th</sup> from 12:00pm to 2:00pm, with the children being separated by age category. He asked that everyone bring their own cameras or phones to take pictures with the Easter Bunny. The rain date for the event will be Sunday, April 10<sup>th</sup>. The Parks and Recreation Commission is also working hard to prepare for the Township's Music Appreciation Day, also known as the Music Festival, on June 4<sup>th</sup>, with more information to follow. Cncl. Pres. Wolfe encourage anyone who would like to sponsor the event to visit [www.mtprnj.org](http://www.mtprnj.org) for more information.

At this time, **Director of Community Affairs, Brandee Derieux** addressed Cncl. Vice-Pres. Fox with regards to her not receiving an invitation to the St. Patrick's Day Senior Luncheon. Ms. Derieux explained that she does not provide individual invitations, but does publicly announce the events during Council Meetings.

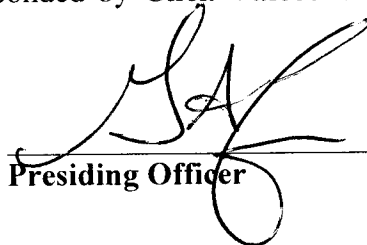
**L.) GENERAL PUBLIC DISCUSSION**

**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. With no one wishing to speak, **Cncl. Garbowski** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Vice-Pres. Fox** 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 March 28, 2022. 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 March 28, 2022 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 4/25/22  
Date \_\_\_\_\_