

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
SEPTEMBER 26, 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. Garbowski** 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		Excused
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	
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	Present	
Dir. of Real Estate, Angelina Matese		Excused
Police Chief Craig Monahan	Present	
Auditor, Michael Cesaro	Present	
Municipal Clerk, Aileen Chiselko	Present	

**B.) PRESENTATIONS / PROCLAMATIONS**

- Certificate of Recognition – Team NJ Monroe Champions-USA Ball Hockey

**Cncl. Pres. Wolfe** invited the USA Ball Hockey Team NJ Coach Mike McGee to the podium. Coach McGee spoke about USA Ball Hockey Team NJ and how it began in Monroe Township. **Mayor DiLucia** and **Cncl. Pres. Wolfe** presented Alaina McGee (Captain), Ian Basilio (Asst. Captain), Jaxon Fretz, Brady Gabriel and Lindsey Graham with a Certificate of Recognition for USA Ball Hockey Team NJ - Monroe Champions.

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**B.) PRESENTATIONS / PROCLAMATIONS (cont'd)**

- Spotlight on Business – Professor Gatsby’s Heating & Cooling, Vincent Carbonar

**Vincent Carbonaro and Joseph Milching** of Professor Gatsby’s Heating & Cooling addressed the Mayor and Council. Professor Gatsby’s Heating & Cooling focuses on the customer’s experience to provide efficient service as quickly as possible. Mr. Milching noted, whatever service is needed, they try to do what is best for the customer, as they are not there to simply sell a new system; they are there to solve the problem, whether that be maintenance or repair. He expressed how proud they are to be one of the most thorough companies out there and explained some of the current sales and promotions they are offering. Mr. Carbonaro stated, Professor Gatsby’s Heating & Cooling is a family-owned business who treats all of their customers like family and love giving back to their customers. Mr. Milching and Mr. Carbonaro thanked Monroe Township and the Williamstown Chamber of Commerce for the opportunity to have their business spotlighted.

**C.) MATTERS FOR DISCUSSION – None**

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

**E.) QUESTIONS REGARDING ORDINANCES SCHEDULED**

**Cncl. Pres. Wolfe** spoke in reference to Ordinance O:21-2022, noting it was scheduled for First Reading for this evening’s Agenda during the previous Council Meeting; however, it needs to be presented to the Planning Board for recommendation at their next scheduled meeting of October 13, 2022, before it is scheduled for Second Reading at the Council Meeting of October 24, 2022.

**F.) APPROVAL OF MINUTES**

**Cncl. Vice-Pres. Fox** made a motion to approve the minutes as submitted of the Council Meeting of September 12, 2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council in attendance, with the exception of **Cncl. Falcone** and **Cncl. Garbowski**, who Abstained.

**G.) CORRESPONDENCE – None**

**H.) RESOLUTIONS**

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

**Cncl. Garbowski** made a motion to bracket for approval, by Consent Agenda, Resolutions R:190-2022 through R:194-2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council in attendance.

**CONSENT AGENDA RESOLUTIONS R:190-2022 THROUGH R:194-2022**

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

**R:190-2022** Resolution Certifying that the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, Has Reviewed the Schedule of Findings and Recommendations Section of the Report of Audit for the Year 2021

**R:191-2022** Resolution Approving the Bill List and Paid List for the Council Meeting of September 26, 2022

**R:192-2022** Resolution Adjusting Township of Monroe Tax Records

**R:193-2022** Resolution of the Township of Monroe Authorizing an Award of Contract to Aliano Brothers General Contractors, Inc. for the Pfeiffer Community Center Structural Repairs Bid

**R:194-2022** Resolution of the Township of Monroe Designating MJ Voorhees SS, LLC as the Redeveloper of Certain Property (Block 101, Lot 7) and Authorizing Execution of a Redeveloper's Agreement and Escrow Agreement with MJ Voorhees SS, LLC

**Cncl. Garbowski** made a motion to approve Resolutions R:190-2022 through R:194-2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council in attendance.

**I.) ORDINANCES**

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

**O:19-2022** An Ordinance of the Township of Monroe Adopting the Redevelopment Plan for the Commercial Redevelopment Area Pursuant to N.J.S.A. 40A:12A-14

**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:19-2022 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:19-2022 FOR SECOND READING  
AND PUBLIC HEARING –  
6 AYES (Falcone, Fox, Garbowski, McKinney, Valcourt, Wolfe), 1 ABSENT (O'Reilly)**

**Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent.** Ordinance **O:19-2022** was duly approved for Second Reading and Public Hearing.

**O:20-2022** An Ordinance of the Township Council of the Township of Monroe Authorizing the Acceptance of a Deed of Dedication for the Acquisition of Real Property Designated as a Portion of Lots 2, 3 & 7 in Block 3704, on the Official Tax Map of the Township of Monroe more commonly known as Spring Beauty Drive

**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:20-2022 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Vice-Pres. Fox** and unanimously approved by all members of Council in attendance.

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

**ROLL CALL VOTE TO APPROVE ORDINANCE O:20-2022 FOR SECOND READING  
AND PUBLIC HEARING –**

**6 AYES (Falcone, Fox, Garbowski, McKinney, Valcourt, Wolfe), 1 ABSENT (O'Reilly)**

**Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent.** Ordinance O:20-2022 was duly approved for Second Reading and Public Hearing.

**O:21-2022** An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 175-163.4 of the Code of the Township of Monroe, Entitled "Cannabis"

**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:21-2022 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:21-2022 FOR SECOND READING  
AND PUBLIC HEARING –**

**6 AYES (Falcone, Fox, Garbowski, McKinney, Valcourt, Wolfe), 1 ABSENT (O'Reilly)**

**Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent.** Ordinance O:21-2022 was duly approved for Second Reading and Public Hearing.

**O:22-2022** An Ordinance of the Township of Monroe Adopting the Redevelopment Plan for a Portion of the "Cross Keys Redevelopment Area" (Block 101, Lot 7) Pursuant to N.J.S.A. 40A:12A-14

**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. Fox** made a motion to approve Ordinance O:22-2022 for First Reading and Publication. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

**J.) NEW BUSINESS – None**

**K.) UNFINISHED BUSINESS**

**Cncl. Pres. Wolfe** explained, at the Council Meeting of September 12, 2022 three (3) Resolutions were approved and read into the minutes regarding the Stirling Glen Development. He was contacted by a resident who said there was some communication between the resident and the developer on September 8<sup>th</sup> regarding the handicap accessible rampways in the sidewalk portions. The resident does not believe the ramps were properly installed. Cncl. Pres. Wolfe spoke with the Township Engineer, Joseph Raday, about the resident's concerns. Mr. Raday is going to schedule a meeting with the resident and assured Cncl. Pres. Wolfe that the Maintenance Bonds for the development are in effect for two years.

**Cncl. Pres. Wolfe** spoke regarding the rumble strips that were installed on Whispering Woods Drive, noting the rumble strips were not the traditional strips, but are elevated paints and since their installation, he has received complaints about the noise being generated by the strips. He questioned the Director of Public Works, Mr. Mercado about the decision of the placing of the rumble strips. **Mr. Mercado** explained how it was decided that the placing of the rumble strips would be the best approach to help elevate the speeding issues at that location.

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**L.) REPORTS AND OTHER MATTERS**

**Mayor DiLucia** stated that at a previous Council Meeting a business owner and resident had raised an issue about the flags being placed on Main Street and that as a business owner, they were not given the opportunity to participate in purchasing a flag. The Mayor noted, he contacted the individuals who were producing the flags and asked them to hold the project in order to provide everyone an equal opportunity to have their business displayed on the flags. He had the flags posted on the Township's social media page and on the website and with forty (40) flags available, there were thirty-two (32) businesses who applied to have their business advertised on a flag to be displayed on Main Street. The business owner who raised an issue about not having the opportunity to advertise their business, did not apply for a flag. The Mayor invited anyone who would like their business advertised on one of the flags, to contact the Williamstown Chamber of Commerce. Mayor DiLucia explained, at the previous Council Meeting, even though it was not televised, he reported to Council about the anticipated rising costs to the employee healthcare. At the time, there was a rumor that the Township's health insurance was going to increase tremendously, in excess of 20%, noting that 20% on 4 million dollars is \$800,000.00, which is a tremendous increase to the tax burden, as it approaches a 4% increase in the tax burden. The way that the insurance is structured, there are two (2) classes, the active employees who are covered by the insurance and the in-active (the retirees) who are entitled to health insurance after twenty-five (25) years of service or if they were disabled during their course of employment. It has come out officially, through a committee of five (5) who have a fiduciary responsibility to ensure that the fund is solid, after receiving a recommendation from the actuaries, placed the increases at a 24% annual increase on the premiums for the active employees and a 16% annual increase for the inactive employees, which is a staggering number and creates a tremendous burden on the ability to pay that. The Mayor has commissioned the Human Resource Director and the Business Administrator to seek some brokers to go out and investigate the market to see whether the Township can obtain insurance at a cheaper rate. He noted, the Township is bound by the collective bargaining agreements that if the health insurance is changed during a period of a contract term, that the coverage has to be the same as the current coverage or better. He stated, even if the brokers are able to find comparable coverage at a lesser increase, it will still be a staggering increase. The Mayor explained that this is a timeliness matter, where notifications will need to be made to the State Plan, if the Township elects to be removed. He noted, ultimately, the taxpayers pay the cost and that the employees contribute towards their health insurance, with some employees paying more than \$10,000.00 annually for their insurance. He explained, the way the employee contribution is structured, is based on how much an employee makes; there is a chart that identifies a percent increase that they are responsible for towards the premium. The increase in the health insurance costs creates a problem for everyone, as it will also create a pay reduction for the employees. Mayor DiLucia spoke regarding those residents who are collecting social security, either through disability social security or because they have retired. He reported that the cost of living those residents annually receive this year is estimated to be between 9% and 10% above last years numbers, noting the official percentage will be determined at the end of the month, as the measuring period ended in July.

**Deputy Mayor DiLolle** attended the Craft Fair on Saturday, September 24<sup>th</sup>, noting it was a very well attended event.

**Director of Code Enforcement, Mr. Broderick** reported that there were one hundred twenty-five (125) permits issued to date for September with a value of over \$63,000.00.

**Director of Community Affairs, Ms. Derieux** reported, the Fall Arts and Crafts Festival was held on Saturday, September 24<sup>th</sup> and was very well attended with approximately eighty (80) vendors. The Decorate a Scarecrow on Main Street event will be held on Saturday, October 1<sup>st</sup> with the scarecrows being placed down Main Street, from the Pfeiffer Community Center to Church Street.

**Director of Parks & Recreation, Mr. Salvadori** informed everyone that the Fall Festival will be held on October 22<sup>nd</sup> from 10:00am to 2:00pm, followed by the Halloween Parade, which will begin at 7:00pm.

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

**Director of Public Works, Mr. Mercado** stated that the Fall Shredding Event will be held on October 1<sup>st</sup> from 9:00am to 12:00pm at the Public Works yard, located on Glassboro Road.

**Police Chief Monahan** attended ShopRite's "Help Bag Hunger Event", along with several police officers and Cncl. Vice-Pres. Fox. He reported, the Honor Flight will take place on Tuesday, October 4<sup>th</sup> at the Williamstown High School. The Honor Flight represents South Jersey veterans who take a bus ride from Williamstown High School to Washington DC and back. The Police Department will take part in the festivities, escorting the veterans to the Delaware Memorial Bridge in the morning and upon their return that evening, escorting them back to the high school.

**Cncl. Falcone** attended the Main Street Arts Festival on September 24<sup>th</sup>, noting it was great to see so many people in attendance. Cncl. Falcone spoke regarding the flags on Main Street, explaining her involvement with the town began when she served on the Main Street Committee and she was responsible for the flags the first time they were created and hung approximately five (5) years ago. She noted, currently there are thirty-two (32) flags that are hanging and help beautify the town, there are three (3) or four (4) on Main Street and three (3) left on Church Street that can still be purchased and installed. Cncl. Falcone noted, at the Veterans Point area, there are six (6) flags displayed and she would like to see those flags be military and/or veteran related, instead of them being businesses, because anytime an event is held there, the business flags need to be taken down and put back up after the event.

**Cncl. Valcourt** attended the Community Affairs Fall Craft Show on Saturday, noting it was very nice to see so many familiar faces and the children having a great time.

**Cncl. Vice-Pres. Fox** attended ShopRite's "Help Bag Hunger Event" with Chief Monahan and several other police officers. She thanked ShopRite for the really nice event, noting she is looking forward to participating again next year.

**Cncl. Pres. Wolfe** attended the last call for Sgt. Tom Pacilio, who retired from the Monroe Township Police Department. He congratulated Sgt. Pacilio and his family on his retirement. Cncl. Pres. Wolfe attended the Main Street Arts Festival on Saturday, noting it was a beautiful day and a well-attended event. The Fall Festival will take place on October 22<sup>nd</sup> from 10:00am to 2:00pm at Owens Memorial Park, followed by the Halloween Parade, which will begin sharply at 7:00pm beginning at the CVS parking lot on South Main Street and conclude in the area of the Pfeiffer Center. The Parks and Recreation Commission is working hard on the event and have rescheduled their monthly meeting to Wednesday, September 28<sup>th</sup>, where they will continue the preparations.

**M.) 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 in attendance.

**Marlene McMahan, 173 Palomino Place** addressed the Mayor and Council to ask if the County Commissioners have been invited to speak at a future Council Meeting regarding some issues the Township has had with the County, which were discussed at a prior meeting. **Solicitor Trimble** clarified that at a previous Council Meeting, he had given a report on the Fries Mill and Route 322 intersection and had requested that Council invite the County Business Administrator to a future Council Meeting in order to explain why it took twelve (12) years to get the intersection completed, and if it was the fault of the leadership of Monroe, that should be made clear and if it was not, that should also be made clear. Mrs. McMahan stated that it would be nice if a County representative could attend a meeting prior to the upcoming election. She noted that she has reached out to the County regarding some of her concerns with the new senior bus and the Route 322 and Fries Mill Road intersection; she has yet to hear back.

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**M.) GENERAL PUBLIC DISCUSSION (cont'd)**

**Walter Schaefer, 217 Hickory Lane** addressed the Mayor and Council to discuss his concerns with the roads located in Forest Hills, noting the front section has been blacktopped twice, once by the Township and once by the gas company and prior to that, the back section was completed; however, the center section has not been blacktopped. **Director of Public Works, Mr. Mercado** explained that every street within the Township has been evaluated and a list has been created listing the streets to be repaired in order, beginning with the worst, which will be on the next Monroe Road Program.

**Ryan Roberts, 1325 Janvier Road** presented a petition to save Grandison Terrace. He provided a history of how and why the petition was created and is being presented. He asked if Grandison was ever vacated and if a committee could be created to review all of the documents concerning Grandison Terrace to reveal the truth. **Solicitor Trimble** explained, if there is a request to vacate a road, usually that will require an escrow be put forth, to which Mr. Roberts clarified that he is not asking for the road to be vacated, he is asking if the road has ever been vacated. **Cncl. Pres. Wolfe** informed Mr. Roberts that he will research if the road was ever vacated and get back to him.

**Kelli Krause, 1407 Janvier Road** stated that she is an eighteen (18) year resident who owns a portion of Grandison Terrace. She explained the history behind the current neighbor dispute, noting that the situation is presently in front of an appellate court judge. **Solicitor Trimble** asked, during litigation, was any title work performed, to which Ms. Krause confirmed that the property in question is stated in her deed. **Cncl. Pres. Wolfe** asked when the appellate court will have their ruling, to which Ms. Krause explained it could possibly take a year for a decision to be given.

**Ryan Roberts** again approached Council and addressed the title insurance issue question that Solicitor Trimble posed to Ms. Krause. A discussion followed between Mr. Roberts and Solicitor Trimble.

**Anthony Fratterelli, 1241 Whispering Woods Drive** addressed the Mayor and Council to ask for the history on how the rumble strips were approved on Whispering Woods Drive and why the residents were not notified that the rumble strips were going to be installed. **Director of Public Works, Nicholas Mercado** explained that rumble strips are different than speed humps, as they are less invasive and after performing a lot of research with the Federal Highway Administration, he reached out to the Township Engineers who designed the parameters and discussed the findings with Lt. Burton in the Traffic Department and the conclusion was reached that the rumble strips would be the best method to alleviate the speeding issue. Mr. Fratterelli expressed his concerns with the speeding that still exists and offered suggestions on how to stop the speeding, other than the rumble strips. He expressed his concerns with the excessive noise that has been created by the rumble strips and asked that they be removed. **Cncl. Falcone** asked if rumble strips have been installed in other areas of the township, to which Mr. Mercado stated they have also been installed on Herbert Blvd. with no known complaints of noise. She questioned if there is any other material that can be used, to possibly insulate the strips to help cut down the decibel. Mr. Mercado explained that the more material used will make a bigger issue with the traffic, creating more of a bump, as the rumble strips are spaced out at certain intervals, which makes them more favorable to be effective in reducing the speeding. **Mayor DiLucia** addressed Mr. Fratterelli's concerns, noting the rumble strips were installed due to the speeding issue. He stated that Mr. Fratterelli came before him and Council with a problem, solutions to the problem were researched and a solution was installed, noting the authorization for the installation of the rumble strips comes from the people who are responsible for public safety, which is ultimately under the direction of the Administration. The Mayor said he will have someone visit the location with a decibel meter and if the noise is under the acceptable level of noise, the rumble strips will stay, and if the noise is above the acceptable level of noise, they will be removed.

**Nick Minosse, Gloucester County Representative Liaison to Monroe Township** addressed the Mayor and Council to notify that he forwarded Solicitor Trimble's request for the County Business Administrator to attend a future Township Council Meeting to the County

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**M.) GENERAL PUBLIC DISCUSSION (cont'd)**

Business Administrator, who has respectfully declined the invitation. He noted, any questions pertaining to the Fries Mill Road and Route 322 intersection can be forwarded to Commissioner Simmons.


At this time, **Mayor DiLucia** expressed his concern regarding the County Commissioners declining to attend a public meeting to explain to the Township residents their accusation against three (3) different Township Administrations of not cooperating with the County and for being at fault for the delay of the Fries Mill Road and Route 322 intersection.

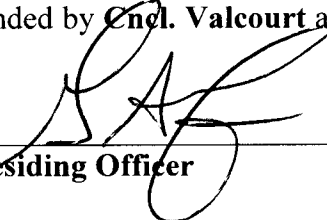
**Marlene McMahon, 173 Palomino Place** again addressed Council and stated that she has all of the County Commissioners' telephone numbers. She offered her own telephone number for the residents to contact her for the Commissioners' telephone numbers and suggested that all of the residents contact the Commissioners daily for answers.

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

**N.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Council Meeting of September 26, 2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council in attendance.

  
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**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 September 26, 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 \_\_\_\_\_ asc \_\_\_\_\_  
Approved as corrected \_\_\_\_\_

Date 10/10/2022  
Date \_\_\_\_\_