

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
OCTOBER 24, 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		Excused
Cncl. Vice-Pres. Carolann Fox	Present	
Cncl. Ronald Garbowski		Excused
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		Excused
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	
Deputy Municipal Clerk, Jennifer Harbison	Present	

**B.) PRESENTATIONS / PROCLAMATIONS**

- Certificate of Recognition – Viola's Place

**Mayor DiLucia** and **Cncl. Pres. Wolfe** presented Viola's Place with a Certificate of Recognition for their work providing assistance and a safe haven for women and children who are victims of domestic violence.

At this time, **Cncl. Pres. Wolfe** advised that the Public Works Presentation – Reorganization of Sanitation & Recycling Routes will be pulled from this evening's Agenda at the request of Public Works and will be rescheduled to the next scheduled Council Meeting of November 14, 2022.

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

- Public Works Presentation – Pfeiffer Community Center Recreational Parks

**Township Engineer, Joe Raday** provided a review of the proposed concept plan for the Pfeiffer Community Center, noting the area in question consists of approximately the three (3) acres located behind the Pfeiffer Community Center building adjacent to the basketball courts. The improvements consist of an eight (8) foot wide pedestrian path around the perimeter of the complex, a concrete sidewalk, an ornamental fence, two (2) 40 x 50 pavilions, picnic tables, gazebo, park grills, tot lot, fitness stations, three (3) splash pads, bollard lighting, parking lot lights, seventy-seven (77) parking spaces and also a 1,000 square foot building expansion for the food pantry, along with a seat wall adjacent to the tot lots for the parents. Costs for some of the improvements are approximately \$50,000 for the tot lot, \$300,000 for the three (3) splash pads, \$150,000 each for the pavilions, \$42,000 for the fitness stations, \$175,000 for the stormwater improvements to the complex, with a total approximate cost of \$2.2 million for the entire project. Permits included for the project will include Pinelands approvals, soil erosion, water and sewer permits, local jurisdiction, County and the Planning Board. **Cncl. O'Reilly** asked about the plans for the existing tot lot that branches off from Oak Street, to which Mr. Raday advised the tot lot will be relocated and the area will serve as an open grass area and possibly used for some of the stormwater improvements. **Cncl. O'Reilly** asked if this project would have any impact with the potential opportunity in the future with a possible expansion of the Dinovi building, to which Mr. Raday stated, the project will have no impact on the Dinovi building. **Cncl. O'Reilly** questioned if grants for the project have been researched, to which Mr. Raday explained that the project will be eligible for Green Acres Funding. **Cncl. Valcourt** questioned, if there is access to a water supply for the residents to utilize while visiting the park. **Director of Community Affairs, Brandee Derieux** stated there are water fountains inside the Pfeiffer Community Center, which is open daily from 8:00am to 4:30pm and open throughout the evening, when it is rented. Mr. Raday said, there are currently no water fountains listed on the concept plan of the complex but they can certainly be added. **Director of Public Works, Nicholas Mercado** advised, currently there is ample water supply at the property, noting this is the beginning of the concept plan and there will be changes and revisions made. He stated, he wanted to present the plan to Council now as the project is progressing, noting they have been working on this plan for a couple years and it has begun to come to fruition due to the basketball courts needing renovations. Mr. Mercado spoke regarding the proposed concept plan for the Pfeiffer Community Center, noting in creating this plan, they have tried to keep in mind what the Pfeiffer Community Center was designed for, which is the community's families. **Cncl. McKinney** asked if the plan includes any renovations to the existing building, to which Mr. Raday advised, just the proposed addition.

**C.) MATTERS FOR DISCUSSION**

- MJ Voorhees-Cross Keys Block 101, Lot 7 – Escrow Agreement/Resolution R:194:2022

**Cncl. Pres. Wolfe** explained that the Redevelopment Attorney never included the escrow information in the packet to Council at the previous Council Meeting, noting the Resolution was passed and he wanted to make all of Council aware of the escrow information.

**D.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. Valcourt** spoke regarding Resolution R:208-2022, asking if there is a plan for replacement and if there is not a plan, does that mean that the Township has to leave the State plan. **Mayor DiLucia** explained, the State Plan has very recently instituted a 24% increase and upon receipt of that information, the Administration went out and aggressively researched plans that were equal or better than the current plan, which is a requirement under the Collective Bargaining Agreement, when researching new plans with a less expensive premium. The Mayor noted, he attended a meeting with an Insurance Company who offered a plan under the current insurance company, Horizon, with an estimated rate increase of 11% above the current cost,

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**D.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)**

which is an approximate savings of 12% less than the state increase. He spoke regarding the rate for the active employees and the inactive, retired, employees, noting he needs to inquire if the new company is going to place both groups of employees under the same 11% rate or if it will be a blended rate. He stated, there is a meeting scheduled with another broker this week for an additional proposal. Mayor DiLucia explained, Resolutions are not binding, but Resolution R:208-2022 will provide the Township with the ability to provide the required sixty (60) days-notice to the State by November 1, 2022 if a finalization is reached with another insurance company. The goal is to remove the Township from the State plan as quickly as possible and to save as much money over what would be paid in the State program. Mayor DiLucia stated that it is going to affect the Township employees, no matter what, as they make a contribution to the health insurance and whatever increase the health insurance is will also increase the employees' contribution.

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

**F.) APPROVAL OF MINUTES**

**Cncl. Vice-Pres. Fox** made a motion to approve the minutes as submitted of the Council Meeting of October 10, 2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council in attendance.

**G.) CORRESPONDENCE – None**

**H.) RESOLUTIONS**

**Cncl. Valcourt** made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Vice-Pres. Fox** and unanimously approved by all members of Council. With no one wishing to speak, **Cncl. Vice-Pres. Fox** 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 in attendance.

**Cncl. Vice-Pres. Fox** made a motion to bracket for approval, by Consent Agenda, Resolutions R:201-2022 through R:208-2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council in attendance.

**CONSENT AGENDA RESOLUTIONS R:201-2022 THROUGH R:208-2022**

**R:201-2022** Resolution Approving the Bill List and Paid List for the Council Meeting of October 24, 2022

**R:202-2022** Resolution Adjusting Township of Monroe Tax Records

**R:203-2022** Resolution Authorizing the Place-To-Place Transfer for the Reduction of Premises for Club License 0811-31-015-001 Mater Christi Home Assn. Council #3352

**R:204-2022** Resolution of the Township Council of the Township of Monroe Approving the Corrective Action Plan for the 2021 Annual Municipal Audit

**R:205-2022** Resolution of the Township Council of the Township of Monroe Authorizing the Purchase of Two (2) Labrie 33 (31+2) Cu. Yd R/H Automizer Automated Refuse Collection System Mounted on a 2021 Autocar Model ACX64 Chassis 66,000lb GVW Under a National Cooperative Purchasing Agreement

**R:206-2022** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Reduced Performance Guarantee, in the Form of a Cash Bond, in the Amount of \$223,375.20 for Holly Oaks Estates, Phase 2, Subdivision #1751 (Block 13001, Lots 9, 10, 11, 11.01, 12 & 13)

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

**R:207-2022** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety and Stabilization Guarantee, in the Form of a Cash Bond, in the Amount of \$22,541.36 for Holly Oaks Estates, Phase 2, Subdivision #1751 (Block 13001, Lots 9, 10, 11, 11.01, 12 & 13)

**R:208-2022** Resolution of the Township of Monroe, County of Gloucester, State of New Jersey, to Terminate all Participation Under the State Health Benefits Program (SHBP) and School Employees' Health Benefits Program (SEHBP)

**Cncl. Vice-Pres. Fox** made a motion to approve Resolutions R:201-2022 through R:208-2022. The motion was seconded by **Cncl. Valcourt** and unanimously approved by all members of Council in attendance.

**I.) ORDINANCES**

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

**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

**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. Fox** made a motion to approve Ordinance O:22-2022 for Second Reading and Public Hearing. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:22-2022 FOR SECOND READING  
AND PUBLIC HEARING –  
5 AYES (Fox, McKinney, O'Reilly, Valcourt, Wolfe), 2 ABSENT (Falcone, Garbowski)**

**Tally: 5 Ayes, 0 Nay, 0 Abstain, 2 Absent.** Ordinance **O:22-2022** was duly approved for Second Reading and Public Hearing.

**J.) NEW BUSINESS – None**

**K.) UNFINISHED BUSINESS – None**

**L.) REPORTS AND OTHER MATTERS**

**Director of Community Affairs, Ms. Derieux** announced the winners for the Scarecrows Down Main Street Contest, first place is the Flying Scarecrow, second place is the Day of the Dead Scarecrow, third place is the Karate Guy Scarecrow and the Singing Owl Scarecrow. She advised, a Senior Luncheon is scheduled for this Friday, October 28<sup>th</sup> from 12:30pm to 2:00pm at the Pfeiffer Community Center and the annual Trunk or Treat will take place on Friday evening from 6:00pm to 8:00pm at the Mary Mazza Duffy Fields. The Puppy Parade will be held on Saturday, October 29<sup>th</sup> beginning at 10:00am at the Pfeiffer Community Center. Ms. Derieux is excited to announce that beginning in November, there will be country line dancing lessons offered every other Wednesday and Friday nights at the Pfeiffer Community Center for adults only and will be free of charge.

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

**Director of Parks & Recreation, Mr. Salvadori** reported that on Saturday, October 22<sup>nd</sup>, the Harvest Festival was held at Owens Memorial Park and it was a great turnout, noting they went through nine hundred (900) pumpkins in under four (4) hours. The Halloween Parade was held later than evening and it was once again a great success. Mr. Salvadori thanked the ROTC for all of their help during the festival and parade, the veterans who rode on the Hometown Heroes float which led the parade, all of the Township workers who came out all day to help, the Parks & Recreation Commission members and the Police Department. Mr. Salvadori attended the Sports Advisory Board meeting on October 17<sup>th</sup>.

**Director of Public Safety, Mr. Kurz** recognized and commended both of the volunteer fire departments, Williamstown Fire Department and Cecil Fire Department for a job well done hosting the Fire Prevention Night on October 14<sup>th</sup>.

**Director of Public Works, Mr. Mercado** thanked the Public Works employees, the Sanitation Department, the Highway Department and Parks and Recreation, who did a great job, working the long distracting hours till approximately 11:30pm at the Harvest Festival and the Halloween Parade.

**Police Chief Monahan** attended the Gloucester County Police Awards Banquet where officers throughout the county were honored for their bravery, incidents of courage and outstanding performance in their duties for the year 2021. Sergeant Donny Darcangelo, Detective Bruce Maute and Patrolman Brandon Campbell received Exceptional Duty Awards. Patrolman Nick Iacovone, Patrolman Roy Pierson, and Patrolman Brandon Campbell received Lifesaving Awards. Investigator Mike Matkowsky and Patrolman Brandon Campbell received Notorious Service Awards. Retired Chief Dave Dailey, retired Deputy Chief Michael Rebecca, retired Captain Eric Lewis, retired Sergeant Ed Morris, and Officer Max Janosfsky received Honorable Discharge Awards for their retirement. Retired Lieutenant Bob Voight and retired Police Chief Charles Zielke who passed away last year, were awarded Last Call. Chief Monahan congratulated all of the officers for the outstanding performance in their job. On Saturday, October 22<sup>nd</sup>, he attended the Halloween Parade, noting it was a job well done by everyone involved.

**Cncl. McKinney** attended the Environmental Protection Commission Meeting on October 17<sup>th</sup>, noting the bike rack project the Commission was working on has transitioned to an Eagle Scout project. The Commission is working with the Boy Scouts of America and the Eagle Scout candidate to take over the project and have it completed.

**Cncl. O'Reilly** thanked the Parks and Recreation for the Halloween Parade and the Public Works employees for the tremendous job with the clean up after the event.

**Cncl. Valcourt** reported, she had the pleasure of visiting the new Pandora Diner, which took the place of Peter's Diner, noting she looks forward to seeing them continue to flourish in the town.

**Cncl. Vice-Pres. Fox** thanked Parks and Recreation, Community Affairs and Public Works for all their help and hard work contributing to the Halloween Parade. Cncl. Vice-Pres. Fox attended the Honor Flight on October 4<sup>th</sup> at the High School, noting it was an amazing, heart warming event. She wished everyone a safe and fun Halloween.

**Cncl. Pres. Wolfe** attended the Honor Flight on October 4<sup>th</sup> at the High School, which was an amazing and humbling event being able to see the veterans receive the proper notice and recognition they deserve. On September 28<sup>th</sup>, he attended the Parks and Recreation Commission Meeting, as well as on October 12<sup>th</sup>, where the members were preparing for the Harvest Festival and the Halloween Parade. He expressed his appreciation to the Road Department for doing an amazing job with the cleanup after the events, and to the members of the Parks and Recreation Commission who are all volunteers and appointed by the Mayor's Office, who dedicate countless hours to the Township with not only the Harvest Festival and the Halloween Parade but to all of the various events hosted by the Commission throughout the year, the Police Department, Fire

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

Responders, EMS, Williamstown Fire Department, Cecil Fire Department who are out during all of the events, and the Parks and Recreation employees, who worked all day helping with the event. On October 11<sup>th</sup>, he attended the Holiday City Day Out which is a great safety, informational sharing day for the Holiday City residents. On October 17<sup>th</sup>, he attended the Sports Advisory Board Meeting, where it was business as usual. On October 19<sup>th</sup>, he attended the Ribbon Cutting Ceremony for Inspira Life, located at the end of Main Street by the CVS. Inspira Life is a great new addition to the town, they are State funded through the PACE Program and they service all of the elderly community by providing services and care with at-home services and in-facility services. Cncl. Pres. Wolfe congratulated all of the Police Officers and their families for receiving the awards, noting they are well-deserved.

**M.) GENERAL PUBLIC DISCUSSION**

**Cncl. Valcourt** made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Vice-Pres. Fox** and unanimously approved by all members of Council in attendance.

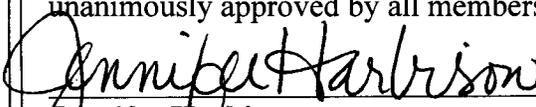
**Anthony Fratterelli, 1241 Whispering Woods Drive** addressed Council and the Mayor to express his concerns with the noise and decibel levels coming from the rumble strips that were installed in front of his property, asking what the acceptable decibels levels are. He spoke regarding the New Jersey Department of Transportation brochure on calming traffic, noting it is stated that rumble strips are an annoyance to residents and do not help speed control. Mr. Fratterelli suggested other ways to slow the speeding in the area instead of the rumble strips. **Mayor DiLucia** spoke in reference to the history of the initial speeding complaints and the steps taken to address the complaints. Mr. Fratterelli provided Cncl. Pres. Wolfe with his copy of the New Jersey Department of Transportation brochure for review.

**Daniel Palmieri, 1245 Whispering Woods Drive** addressed Council and the Mayor to express his concerns with the excessive speeding on Whispering Woods Drive and the constant noise coming from the rumble strips. He provided several examples of speeding incidents that have happened on Whispering Woods Drive within the last few years. Mr. Palmieri believes the only way to slow down or stop the speeding is to install a stop sign and designate the area at the bike path entrance as a crosswalk. **Mayor DiLucia** advised that if in fact the Township is allowed to install stop signs then they will install stop signs. He noted, he is willing to do anything to alleviate the problem and the rumble strips were installed in good faith to try and alleviate the problem which instead created an additional problem. **Cncl. Pres. Wolfe** suggested that the Council Public Safety Committee meet to research the suggestions and try to create a solution to the speeding issue. Mr. Palmieri commended the Police Department for all of their assistance throughout the years.

With no one else wishing to speak, **Cncl. Vice-Pres. Fox** 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. Valcourt** made a motion to adjourn the Council Meeting of October 24, 2022. The motion was seconded by **Cncl. Vice-Pres. Fox** and unanimously approved by all members of Council in attendance.

  
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**Jennifer Harbison**  
Deputy Municipal Clerk

  
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**Presiding Officer**

