

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
SEPTEMBER 11, 2023**

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., Carolann Fox** 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., Carolann Fox 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. Adams led the Assembly in the Pledge of Allegiance to Our Flag. **Cncl. Heverly** offered the Invocation.

At this time, **Cncl. Pres., Carolann Fox** asked everyone to remain standing for a moment of silence in honor of those who lost their lives twenty-two (22) years ago on September 11th.

ROLL CALL

Cncl. Denise Adams	Present	
Cncl. Ronald Garbowski		Excused
Cncl. Donald Heverly	Present	
Cncl. Steven McKinney	Present	
Cncl. Patrick O'Reilly	Present	
Cncl. Vice-Pres. Chelsea Valcourt	Present	
Cncl. Pres. Carolann Fox	Present	
Mayor Gregory A. Wolfe	Present	
Deputy Mayor, Joseph Kurz	Present	
Solicitor, Michael Ierino	Present	
Business Administrator, James V. DeHart, III	Present	
Dir. of Code Enforcement, William Sebastian	Present	
Dir. of Community Affairs, Donna Park	Present	
Dir. of Community Development, Joseph Marino	Present	
Dir. of Parks & Recreation, Brian Cope	Present	
Dir. of Public Safety, Jon Rumpf	Present	
Dir. of Public Works, Marvin Dilks	Present	
Dir. of Real Estate, Jennifer Pesotski	Present	
Chief Financial Officer, Lorraine Boyer	Present	
Police Chief Craig Monahan	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

B.) MAYOR'S APPOINTMENTS

Mayor Wolfe made the following appointments:

Planning Board – Timothy Brown – Unexpired Term 12/31/2024
Planning Board – Alternate #1 – Sherri Kennedy – Unexpired Term 12/31/2024
Planning Board – Alternate #2 – Russell Young – Unexpired Term 12/31/2023

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- C.) **MATTERS FOR DISCUSSION** – None
- D.) **QUESTIONS REGARDING RESOLUTIONS SCHEDULED** – None
- E.) **QUESTIONS REGARDING ORDINANCES SCHEDULED** – None
- F.) **CORRESPONDENCE** – None
- G.) **RESOLUTIONS**

Cncl. Pres. Fox advised that Resolution R:230-2023 has been removed from this evening's Council Meeting, noting the matter will be addressed at the next scheduled Council Meeting on September 25th.

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

Cncl. Vice-Pres. Valcourt made a motion to bracket for approval, by Consent Agenda, Resolutions R:225-2023 through R:229-2023. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:225-2023 THROUGH R:229-2023

R:225-2023 Resolution Approving the Bill List and Paid List for the Council Meeting of September 11, 2023

R:226-2023 Resolution Adjusting Township of Monroe Tax Records

R:227-2023 Resolution of the Township of Monroe Authorizing the Mayor to Execute a Side Letter Agreement Between the Township of Monroe and Monroe Township Supervisors Association

R:228-2023 Resolution of the Township of Monroe Authorizing the Mayor to Execute a Side Letter Agreement Between the Township of Monroe and United Food & Commercial Workers Union Local 360

R:229-2023 Resolution of the Township of Monroe Authorizing the Mayor to Execute a Shared Services Agreement with the Gloucester County Improvement Authority and the Township of Monroe for the Use of a Large Stage for the Arts and Crafts Fall Festival

Cncl. Vice-Pres. Valcourt made a motion to approve, by Consent Agenda, Resolutions R:225-2023 through R:229-2023. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

I.) **ORDINANCES**

Cncl. Vice-Pres. Valcourt 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. Adams** and unanimously approved by all members of Council in attendance. With no one wishing to speak on the Ordinance for Second Reading, **Cncl. Adams** made a motion to close the Public Hearing. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

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I.) ORDINANCES (cont'd)

O:31-2023 An Ordinance of the Township Council of Monroe Granting an Access Easement to Kellie A. Ayres and Authorizing Execution of Access Easement Agreement

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

Cncl. O'Reilly made a motion to approve Ordinance O:31-2023 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:31-2023 FOR SECOND READING
AND PUBLIC HEARING –**

6 AYES (Adams, Fox, Heverly, McKinney, O'Reilly, Valcourt), 1 ABSENT (Garbowski)

Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent. Ordinance **O:31-2023** was duly approved for Second Reading and Public Hearing.

O:32-2023 An Ordinance of the Township Council of the Township of Monroe Providing for the Implementation of the "Five Year Tax Exemption and Abatement Law" Pursuant to N.J.S.A. 40a:21-1 Et Seq. and Approving Property Tax Agreement Between the Township of Monroe and Keith Mayo, 2352 Sunnyhill Avenue, Block 9209, Lot 15

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. O'Reilly made a motion to approve Ordinance O:32-2023 for First Reading and Publication. The motion was seconded by **Cncl. Vice-Pres. Valcourt** and unanimously approved by all members of Council in attendance.

O:33-2023 Bond Ordinance Authorizing the Acquisition of Various Capital Equipment and the Completion of Various Capital Improvements In and For the Township of Monroe, County of Gloucester, New Jersey; Appropriating the Sum of \$4,260,000 Therefor; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Township of Monroe, County of Gloucester, New Jersey, in the Aggregate Principal Amount of up to \$4,047,000; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

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. Valcourt made a motion to approve Ordinance O:33-2023 for First Reading and Publication. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

O:34-023 An Ordinance of the Township Council of the Township of Monroe Repealing Ordinance O:22-2023

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. Adams made a motion to approve Ordinance O:34-2023 for First Reading and Publication. The motion was seconded by **Cncl. Pres. Fox** and unanimously approved by all members of Council in attendance.

O:35-2023 An Ordinance of the Township Council of the Township of Monroe to Amend Section 175-163.4 of the Code of the Township of Monroe, Entitled "Cannabis"

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I.) ORDINANCES (cont'd)

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. Adams made a motion to approve Ordinance O:35-2023 for First Reading and Publication. The motion was seconded by **Cncl. Pres. Fox** and unanimously approved by all members of Council in attendance.

O:36-2023 An Ordinance of the Township Council of the Township of Monroe, County of Gloucester Establishing Chapter 243 of the Code of the Township of Monroe, Entitled "Rent Leveling"

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. Valcourt made a motion to approve Ordinance O:36-2023 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

I.) NEW BUSINESS – None

J.) UNFINISHED BUSINESS – None

K.) REPORTS AND OTHER MATTERS

Mayor Wolfe noted, twenty-two (22) years ago on this date, our country was brutally attacked. He asked that everyone please keep those who lost their lives that day in their thoughts and prayers, as well as their families along with those who suffered illnesses due to their response there that day, as they continue to suffer from those illnesses. He along with the Director of Public Safety, Jon Rumpf and Sgt. Brian Reeve responded to the incident on September 11th. He thanked Jon Rumpf for his service and leadership throughout their careers. Mayor Wolfe expressed his condolences to the Gabbianelli family, asking that everyone please keep them in their thoughts and prayers on the passing of Former Mayor Michael Gabbianelli earlier today. He read aloud a statement prepared by the Gabbianelli family.

Chief Financial Officer, Ms. Boyer thanked everyone involved in the rescue efforts of September 11th. She extended her prayers for everyone involved and suffered loss due to the tragedy. Ms. Boyer expressed her sincere condolences to the Gabbianelli family.

Police Chief Monahan acknowledged Mayor Wolfe and Director of Public Safety, Jon Rumpf for their service on September 11th. He expressed his condolences to the Gabbianelli family. Chief Monahan reported that two (2) K9s will be starting in the academy this month to begin their training, noting the officer/handlers for the K9s will be Officer Donald Farnelli and Officer Cody Henderickson.

Cncl. Pres. Fox reported, the Senior Commission will be hosting a Mystery Dinner Theatre, The Roaring Funnies, on October 25th and tickets are currently on sale every Wednesday through October 11th. She noted, the event is for residents 55 and older and advised if anyone has any questions regarding the event, they can contact the Pfeiffer Community Center.

L.) GENERAL PUBLIC DISCUSSION

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

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L.) GENERAL PUBLIC DISCUSSION (cont'd)

Michael Scott, President of the Monroe Township Youth Basketball League, addressed the Mayor and Council to express the leagues need for a designated place that they can call home.

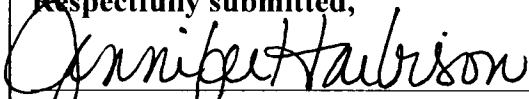
Jack Highsmith, Vice President of the Monroe Township Youth Basketball League, thanked the Mayor, Council and the Parks and Recreation Department for all of their help with providing and updating the outdoor spaces for the league to utilize. Mr. Highsmith explained why the league desperately needs a dedicated place of their own. **Mayor Wolfe** suggested that a meeting be scheduled with the Youth Basketball Organization, the Director of Parks and Recreation and himself to discuss a possible plan.

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

M.) ADJOURNMENT

With nothing further to discuss, **Cncl. Heverly** made a motion to adjourn the Council Meeting of September 11, 2023. The motion was seconded by **Cncl. Vice-Pres. Valcourt** and unanimously approved by all members of Council in attendance.

Respectfully submitted,



**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 September 11, 2023, 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 2/14/2024
Date _____