

**MINUTES  
REORGANIZATION MEETING  
TOWNSHIP OF MONROE  
JANUARY 4, 2024**

**A.) OPENING CEREMONIES**

The Reorganization Meeting of the Monroe Township Council of the Township of Monroe was called to order by **Township Clerk, Aileen Chiselko** at 7:00 pm in the Courtroom of the Municipal Complex, located at 125 Virginia Avenue, Williamstown, New Jersey 08094.

This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (*N.J.S.A. 10:4-6 thru 10:4-21*). Notices were 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 was posted on the bulletin board at the Municipal Complex.

**SALUTE TO THE FLAG AND INVOCATION**

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

**B.) ROLL CALL**

Cncl. Denise Adams	Present	
Cncl. Carolann Fox	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Donald Heverly	Present	
Cncl. Steven McKinney	Present	
Cncl. Patrick O'Reilly	Present	
Cncl. Chelsea Valcourt	Present	
Mayor Gregory A. Wolfe	Present	
Deputy Mayor, Joseph Kurz	Present	
Solicitor, Louis Cappelli, Jr.	Present	
Business Administrator, James V. DeHart, III	Present	
Dir. of Code Enforcement, William Sebastian	Present	(arrived @ 7:03pm)
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		Excused
Dir. of Real Estate, Jennifer Pesotski	Present	
Chief Financial Officer, Lorraine Boyer	Present	
Police Chief Craig Monahan	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	
Municipal Clerk, Aileen Chiselko	Present	

**C.) NOMINATION & ELECTION OF PRESIDENT OF COUNCIL**

**Cncl. Garbowski** made a motion to open nominations for President of Council. The motion was seconded by **Cncl. Heverly** and unanimously approved by all members of Council.

**Cncl. Adams** nominated **Cncl. Chelsea Valcourt** as President of Council. The nomination was seconded by **Cncl. Fox**. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations for President of Council. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council with the exception of **Cncl. Valcourt** who Abstained from voting.

**ROLL CALL VOTE ON NOMINATION OF CNCL. CHELSEA VALCOURT  
AS PRESIDENT OF COUNCIL**  
**6 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly), 1 ABSTAIN (Valcourt)**

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**C.) NOMINATION & ELECTION OF PRESIDENT OF COUNCIL (cont'd)**

**Tally: 6 Ayes, 0 Nays, 1 Abstain, 0 Absent.** Nomination of **Cncl. Chelsea Valcourt** as President of Council was duly approved.

**Municipal Clerk, Aileen Chiselko** administered the Oath of Office to **Cncl. Pres., Chelsea Valcourt** while her mom, Debra Valcourt-Sherman, held the Bible and members of her family looked on.

**Former Cncl. Pres. Carolann Fox** presented the incoming **Cncl. Pres., Chelsea Valcourt** with the gavel Mary Mazza-Duffy donated in 2001 to all future Council Presidents.

**Municipal Clerk, Aileen Chiselko** turned the meeting over to **Cncl. Pres., Chelsea Valcourt**.

**D.) NOMINATION & ELECTION OF VICE-PRESIDENT OF COUNCIL**

**Cncl. Garbowski** made a motion to open nominations for Vice-President of Council. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**Cncl. Adams** nominated **Cncl. Carolann Fox** as Vice-President of Council. The nomination was not seconded.

**Cncl. Fox** nominated **Cncl. Donald Heverly** as Vice-President of Council. The nomination was seconded by **Cncl. O'Reilly**. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations for Vice-President of Council. The motion was seconded by **Cncl. Heverly** and unanimously approved by all members of Council with the exception of **Cncl. Heverly** who Abstained from voting.

**ROLL CALL VOTE ON NOMINATION OF CNCL. DONALD HEVERLY  
AS VICE-PRESIDENT OF COUNCIL  
6 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly), 1 ABSTAIN (Heverly)**

**Tally: 6 Ayes, 0 Nays, 1 Abstain, 0 Absent.** Nomination of **Cncl. Donald Heverly** as Vice-President of Council was duly approved.

**Mayor Wolfe** administered the Oath of Office to **Cncl. Vice-Pres., Donald Heverly** while his wife, Alicia, held the Bible and members of his family looked on.

At this time, **Cncl. Pres. Valcourt** called for a brief 5-minute recess to allow families to take pictures.

**E.) MAYOR'S APPOINTMENTS**

**Mayor Wolfe**, pursuant to his authority, made the following appointments:

**Boards & Commissions**

Environmental Commission		
Alternate #1	<u>Eric Fooder</u>	1-Year Term 12/31/24
Library Board		
(Advice & Consent of Council)		
	<u>Joyce Samoyan</u>	5-Year Term 12/31/28
Mayor's Proxy	<u>Allison Munch</u>	1-Year Term 12/31/24

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**E.) MAYOR’S APPOINTMENTS (cont’d)**

**ROLL CALL VOTE ON THE MAYOR’S APPOINTMENTS TO  
THE LIBRARY BOARD, WHICH REQUIRE ADVICE AND CONSENT OF COUNCIL  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O’Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Mayor’s appointments to the Library Board were duly approved by Council.

**Municipal Alliance Commission  
(Advice & Consent of Council)**

<u>Stephanie Dungee</u>	Unexpired Term	12/31/24
<u>Joseph Fisona</u>	3-Year Term	12/31/26
<u>Sherrie Kennedy</u>	3-Year Term	12/31/26
<u>Marc DiFrancesco</u>	3-Year Term	12/31/26

**ROLL CALL VOTE ON THE MAYOR’S APPOINTMENTS TO  
THE MUNICIPAL ALLIANCE COMMISSION, WHICH REQUIRE  
ADVICE AND CONSENT OF COUNCIL  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O’Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Mayor’s appointments to the Municipal Alliance Commission were duly approved by Council.

**Open Space Advisory Committee**

	<u>Tushar Patel</u>	3-Year Term	12/31/26
	<u>Michael Silvestro</u>	3-Year Term	12/31/26
Alternate #1	<u>Leonard Ziegler</u>	3-Year Term	12/31/26

**Parks & Recreation Commission  
(Advice & Consent of Council)**

<u>Leonard Ziegler</u>	Unexpired Term	12/31/25
<u>Bernie Blatt Burkert</u>	5-Year Term	12/31/28
<u>Anthony Derieux</u>	5-Year Term	12/31/28
<u>Jacqueline Derieux</u>	5-Year Term	12/31/28
<u>Tara Price</u>	5-Year Term	12/31/28
<u>William Wright, III</u>	5-Year Term	12/31/28
<u>Linda Desantis</u>	5-Year Term	12/31/28
<u>Albert Rossi</u>	5-Year Term	12/31/28

**ROLL CALL VOTE ON THE MAYOR’S APPOINTMENTS TO  
THE PARKS & RECREATION COMMISSION, WHICH REQUIRE  
ADVICE AND CONSENT OF COUNCIL  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O’Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Mayor’s to the Parks & Recreation Commission were duly approved by Council.

**Planning Board**

Class II	<u>Joseph Marino</u>	1-Year Term	12/31/24
Class IV	<u>Cornelius “Obie” Obrien</u>	4-Year Term	12/31/27

**Rent Leveling Board  
(Advice & Consent of Council)**

	<u>Eric Fooder</u>	1-Year Term	12/31/24
	<u>Rosemary Dillole</u>	1-Year Term	12/31/24
	<u>Gina Renee Burton</u>	2-Year Term	12/31/25
	<u>John Romano</u>	2-Year Term	12/31/25
	<u>Rick Coe</u>	3-Year Term	12/31/26
Alternate #1	<u>Joseph Fisona</u>	2-Year Term	12/31/25

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**E.) MAYOR’S APPOINTMENTS (cont’d)**

**ROLL CALL VOTE ON THE MAYOR’S APPOINTMENTS TO  
THE RENT LEVELING BOARD, WHICH REQUIRE  
ADVICE AND CONSENT OF COUNCIL  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O’Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Mayor’s appointments to the Rent Leveling Board were duly approved by Council.

Seniors Commission

<u>Florence Schauer</u>	Unexpired Term	12/31/24
<u>Corine Stark</u>	3-Year Term	12/31/26

**F.) RESOLUTIONS**

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

**Cncl. Garbowski** made a motion to bracket for approval, by Consent Agenda, Resolutions R:01-2024 through R:14-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

**CONSENT AGENDA RESOLUTIONS R:01-2024 THROUGH R:14-2024**

**R:01-2024** Resolution Adopting Temporary Budget Appropriations for the Year 2024 for the Township of Monroe

**R:02-2024** Resolution Authorizing Interlocal Services Participation Between the Township of Monroe and the County of Gloucester for Cooperative Purchasing for the Year 2024

**R:03-2024** Resolution Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40A:11-12a

**R:04-2024** Township of Monroe Cash Management Plan

**R:05-2024** Resolution Authorizing the Chief Financial Officer to Refund Certain Escrow Balances and Various Other Revenues on Deposit with the Township of Monroe for the Year 2024

**R:06-2024** Resolution Authorizing the Tax Collector to Include Municipal Liens from Various Departments of the Township of Monroe in the Annual Tax Sale

**R:07-2024** Resolution Designating Official Publications of the Township of Monroe, County of Gloucester

**R:08-2024** Resolution Authorizing Use of U.S. Government General Services Administration Supply Schedules for Reprographic Equipment or Services Pursuant to N.J.S.A. 40A:11-12b and N.J.A.C. 5:34-9.6

**R:09-2024** Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964”

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

**R:10-2024** Resolution of the Township Council of the Township of Monroe to Affirm the Township of Monroe's Civil Rights Policy with Respect to All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, and Members of the Public that Come into Contact with Municipal Employees, Officials and Volunteers

**R:11-2024** Resolution of the Township Council of the Township of Monroe Designating the Appointment of a Records Custodian at the Monroe Township Library for the Purposes of Open Public Records and Litigation Matters

**R:12-2024** Resolution of the Township Council of the Township of Monroe Transferring Funds for the Budget Year 2023

**R:13-2024** Resolution Approving the Bill List and Paid List for the Council Meeting of January 4, 2024

**R:14-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of Bids and Sale of Certain Municipal Properties and Delegating Execution of Related Contracts and Deeds Following the December 13, 2023 Land Sale

**Cncl. Fox** made a motion to approve Resolutions R:01-2024 through R:14-2024. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

**Cncl. Garbowski** made a motion to open nominations for Boards and Commissions – Resolutions R:15-2024 through R:29-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

**R:15-2024** Resolution Appointing Member to the Monroe Township Board of Health (3-Year Term – December 31, 2026)

**Cncl. Vice-Pres. Heverly** made a motion to approve Resolution R:15-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Sherrie Kennedy** as a member to the Monroe Township Board of Health. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF SHERRIE KENNEDY  
AS MEMBER TO THE MONROE TOWNSHIP BOARD OF HEALTH  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Sherrie Kennedy** was duly approved as a member to the Monroe Township Board of Health.

**R:16-2024** Resolution Appointing an Alternate Member to the Monroe Township Board of Health (3-Year Term – December 31, 2026)

**Cncl. Fox** made a motion to approve Resolution R:16-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Stephanie Dungee** as an alternate member to the Monroe Township Board of Health. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

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

**ROLL CALL VOTE TO APPROVE NOMINATION OF STEPHANIE DUNGEE AS AN  
ALTERNATE MEMBER TO THE MONROE TOWNSHIP BOARD OF HEALTH  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Stephanie Dungee was duly approved as an alternate member to the Monroe Township Board of Health.

**R:17-2024** Resolution Appointing Member to the Monroe Township Economic Development Commission (3-Year Term – December 31, 2026)

**Cncl. Garbowski** made a motion to approve Resolution R:17-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Michelle Schwaiger** as a member to the Monroe Township Economic Development Commission. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF MICHELLE SCHWAIGER  
AS MEMBER TO THE MONROE TOWNSHIP  
ECONOMIC DEVELOPMENT COMMISSION  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Michelle Schwaiger was duly approved as a member to the Monroe Township Economic Development Commission.

**R:18-2024** Resolution Appointing Member to the Monroe Township Economic Development Commission (3-Year Term – December 31, 2026)

**Cncl. Garbowski** made a motion to approve Resolution R:18-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Albert Rossi** as a member to the Monroe Township Economic Development Commission. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF ALBERT ROSSI  
AS MEMBER TO THE MONROE TOWNSHIP  
ECONOMIC DEVELOPMENT COMMISSION  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Albert Rossi was duly approved as a member to the Monroe Township Economic Development Commission.

**R:19-2024** Resolution Appointing Member to the Monroe Township Economic Development Commission (3-Year Term – December 31, 2026)

**Cncl. Garbowski** made a motion to approve Resolution R:19-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Gina Renee Burton** as a member to the Monroe Township Economic Development Commission. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

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

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF GINA RENEE BURTON  
AS MEMBER TO THE MONROE TOWNSHIP  
ECONOMIC DEVELOPMENT COMMISSION  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Gina Renee Burton** was duly approved as a member to the Monroe Township Economic Development Commission.

**R:20-2024** Resolution Appointing Alternate #1 Member to the Monroe Township Economic Development Commission (1-Year Term – December 31, 2024)

**Cncl. Garbowski** made a motion to approve Resolution R:20-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Bruce Rice** as Alternate #1 Member to the Monroe Township Economic Development Commission. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF BRUCE RICE  
AS ALTERNATE #1 MEMBER TO THE MONROE TOWNSHIP  
ECONOMIC DEVELOPMENT COMMISSION  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Bruce Rice** was duly approved as Alternate #1 Member to the Monroe Township Economic Development Commission.

**R:21-2024** Resolution Appointing Alternate #2 Member to the Monroe Township Economic Development Commission (1-Year Term – December 31, 2024)

**Cncl. Garbowski** made a motion to approve Resolution R:21-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Mike Lawrence** as Alternate #2 Member to the Monroe Township Economic Development Commission. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Pres. Valcourt** made a motion to close nominations. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF MIKE LAWRENCE  
AS ALTERNATE #2 MEMBER TO THE MONROE TOWNSHIP  
ECONOMIC DEVELOPMENT COMMISSION  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Mike Lawrence** was duly approved as Alternate #2 Member to the Monroe Township Economic Development Commission.

**R:22-2024** Resolution Appointing Member to the Monroe Municipal Utilities Authority (5-Year Term – January 31, 2029)

**Cncl. Garbowski** made a motion to approve Resolution R:22-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

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

**Cncl. Fox** nominated **Andrew Schwaiger** as a member to the Monroe Municipal Utilities Authority. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF ANDREW SCHWAIGER  
AS MEMBER TO THE MONROE MUNICIPAL UTILITIES AUTHORITY  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Andrew Schwaiger** was duly approved as a member to the Monroe Municipal Utilities Authority

**R:23-2024** Resolution Appointing Member to the Monroe Township Open Space Advisory Committee (3-Year Term – December 31, 2026)

**Cncl. Garbowski** made a motion to approve Resolution R:23-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Tracy Lavin** as a member to the Monroe Township Open Space Advisory Committee. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF TRACY LAVIN  
AS MEMBER TO THE MONROE TOWNSHIP  
OPEN SPACE ADVISORY COMMITTEE  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Tracy Lavin** was duly approved as a member to the Monroe Township Open Space Advisory Committee.

**R:24-2024** Resolution Appointing Member to the Monroe Township Open Space Advisory Committee (3-Year Term – December 31, 2026)

**Cncl. Garbowski** made a motion to approve Resolution R:24-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Mark Kozachyn** as a member to the Monroe Township Open Space Advisory Committee. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Vice-Pres. Heverly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF MARK KOZACHYN  
AS MEMBER TO THE MONROE TOWNSHIP  
OPEN SPACE ADVISORY COMMITTEE  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Mark Kozachyn** was duly approved as a member to the Monroe Township Open Space Advisory Committee.

**R:25-2024** Resolution Appointing Alternate #2 Member to the Monroe Township Open Space Advisory Committee (3-Year Term – December 31, 2026)



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

**Cncl. Garbowski** made a motion to approve Resolution R:25-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Marc DiFrancesco** as an alternate #2 member to the Monroe Township Open Space Advisory Committee. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Vice-Pres. Heverly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF MARC DIFRANCESCO  
AS ALTERNATE #2 MEMBER TO THE MONROE TOWNSHIP  
OPEN SPACE ADVISORY COMMITTEE**

**7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Marc DiFrancesco** was duly approved as Alternate #2 Member to the Monroe Township Open Space Advisory Committee.

**R:26-2024** Resolution Appointing Member of Council to the Monroe Township Planning Board (Class III) (1-Year Term – December 31, 2024)

**Cncl. Garbowski** made a motion to approve Resolution R:26-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council with the exception of **Cncl. O'Reilly** who Abstained from voting.

**Cncl. Fox** nominated **Cncl. Patrick O'Reilly** as a member of Council to the Monroe Township Planning Board (Class III). **Cncl. Adams** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF CNCL. PATRICK O'REILLY  
AS MEMBER OF COUNCIL TO THE  
MONROE TOWNSHIP PLANNING BOARD (CLASS III)**

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

**Tally: 6 Ayes, 0 Nay, 1 Abstain, 0 Absent.** **Cncl. Patrick O'Reilly** was duly approved as a member of Council to the Monroe Township Planning Board (Class III).

**R:27-2024** Resolution Appointing Member to the Monroe Township Zoning Board of Adjustment (4-Year Term – December 31, 2027)

**Cncl. Garbowski** made a motion to approve Resolution R:27-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Frank Seidenberg** as a member to the Monroe Township Zoning Board of Adjustment. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF FRANK SEIDENBERG  
AS MEMBER TO THE MONROE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

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

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Frank Seidenberg** was duly approved as a member of to the Monroe Township Zoning Board of Adjustment.

**R:28-2024** Resolution Appointing Member to the Monroe Township Zoning Board of Adjustment (4-Year Term – December 31, 2027)

**Cncl. Garbowski** made a motion to approve Resolution R:28-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Bruce Rice** as a member to the Monroe Township Zoning Board of Adjustment. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF BRUCE RICE  
AS MEMBER TO THE MONROE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Bruce Rice** was duly approved as a member of to the Monroe Township Zoning Board of Adjustment.

**R:29-2024** Resolution Appointing Alternate #2 Member to the Monroe Township Zoning Board of Adjustment (2-Year Term – December 31, 2025)

**Cncl. Garbowski** made a motion to approve Resolution R:29-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council.

**Cncl. Fox** nominated **Eric Fooder** as Alternate #2 Member to the Monroe Township Zoning Board of Adjustment. **Cncl. O'Reilly** seconded the nomination. No other nominations were made.

**Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE NOMINATION OF ERIC FOODER  
AS ALTERNATE #2 MEMBER TO THE MONROE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** **Eric Fooder** was duly approved as Alternate #2 Member of to the Monroe Township Zoning Board of Adjustment.

**R:30-2024** Resolution Appointing Members to the Ordinance Committee and Naming Chairperson for the Year 2024

**Cncl. Pres. Valcourt** named **Cncl. Denise Adams** as the Chairperson of the Ordinance Committee for year 2024.

**Cncl. Garbowski** made a motion to approve Resolution R:30-2024. The motion was seconded by **Cncl. Vice-Pres. Heverly** and unanimously approved by all members of Council.

**R:31-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Contract Signing for Architect Services for Construction of the New Williamstown Fire Station with Robbie Conley Architect, LLC

**Cncl. Garbowski** made a motion to approve Resolution R:31-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council with the exception of **Cncl. McKinney**, who Abstained from voting.

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

**R:32-2024** Resolution Authorizing the Township of Monroe to Enter into a Contract with the Auditor of the Township of Monroe for the Year 2024

**Cncl. Garbowski** made a motion to approve Resolution R:32-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

**R:33-2024** Resolution Authorizing the Township of Monroe to Enter into a Contract with the Solicitor of the Township of Monroe for the Year 2024

**Cncl. Garbowski** made a motion to approve Resolution R:33-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

**R:34-2024** Resolution Authorizing the Township of Monroe to Enter into a Contract with the Municipal Engineer of the Township of Monroe for the Year 2024

**Cncl. Garbowski** made a motion to approve Resolution R:34-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council with the exception of **Cncl. Adams** who Abstained from voting.

**R:35-2024** Resolution Authorizing the Township of Monroe to Enter into a Contract with the Public Defender of the Municipal Court of the Township of Monroe for the Year 2024

**Cncl. Garbowski** made a motion to approve Resolution R:35-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**R:36-2024** Resolution Authorizing the Township of Monroe to Enter into a Contract with the Prosecutor of the Municipal Court of the Township of Monroe for the Year 2024

**Cncl. Garbowski** made a motion to approve Resolution R:36-2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

**G.) 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. Heverly** and unanimously approved by all members of Council. With no one 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. O'Reilly** and unanimously approved by all members of Council.

**O:50-2023** Ordinance of the Township of Monroe, County of Gloucester, New Jersey Cancelling Certain Funded and Unfunded Appropriation Balances Heretofore Provided for Capital Improvements and Reappropriating Such Funded and Unfunded Appropriation Balances for Other Capital Projects

**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:50-2023 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:50-2023 FOR SECOND READING  
AND PUBLIC HEARING –**

**7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

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G.) ORDINANCES (cont'd)

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Ordinance O:50-2023 was duly approved for Second Reading and Public Hearing.

**O:51-2023** Ordinance of the Township of Monroe, County of Gloucester, New Jersey Replacing Chapter 230 of the Code of the Township of Monroe, Entitled “Peddling And Soliciting”

**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:51-2023 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:51-2023 FOR SECOND READING  
AND PUBLIC HEARING –  
7 AYES (Adams, Fox, Garbowski, Heverly, McKinney, O'Reilly, Valcourt)**

**Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent.** Ordinance O:51-2023 was duly approved for Second Reading and Public Hearing.

**O:01-2024** Calendar Year 2024 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14)

**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. Garbowski** made a motion to approve Ordinance O:01-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

H.) COUNCIL PRESIDENT LIAISON APPOINTMENTS TO BOARDS / COMMISSIONS 2024

Board of Education	<u>Cncl. Chelsea Valcourt</u>
Board of Health	<u>Cncl. Denise Adams</u>
Economic Development Commission	<u>Cncl. Denise Adams</u>
Environmental Protection Commission	<u>Cncl. Steven McKinney</u>
Historical Society	<u>Cncl. Steven McKinney</u>
JIF Safety Committee	<u>Cncl. Steven McKinney</u>
Library Board	<u>Cncl. Ronald Garbowski</u>
Local Emergency Management Council	<u>Cncl. Patrick O'Reilly</u>
Municipal Alliance Commission	<u>Cncl. Denise Adams</u>
Municipal Utilities Authority Board	<u>Cncl. Carolann Fox</u>
Open Space Advisory Committee	<u>Cncl. Chelsea Valcourt</u>
Parks & Recreation Commission	<u>Cncl. Donald Heverly</u>

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**H.) COUNCIL PRESIDENT LIAISON APPOINTMENTS TO BOARDS / COMMISSIONS 2024 (cont'd)**

Planning Board	<u>Cncl. Patrick O'Reilly</u>
Rent Leveling Board	<u>Cncl. Carolann Fox</u>
Seniors Commission	<u>Cncl. Carolann Fox</u>
Sports Advisory Board	<u>Cncl. Donald Heverly</u>
United Veterans	<u>Cncl. Ronald Garbowski</u>
Zoning Board of Adjustment	<u>Cncl. Donald Heverly</u>

**I.) COUNCIL PRESIDENT APPOINTMENTS TO COMMITTEES 2024**

Administration	<u>Cncl. Patrick O'Reilly</u> <u>Cncl. Carolann Fox</u> <u>Cncl. Denise Adams</u>
Community Affairs	<u>Cncl. Donald Heverly</u> <u>Cncl. Chelsea Valcourt</u> <u>Cncl. Steven McKinney</u>
Education	<u>Cncl. Chelsea Valcourt</u> <u>Cncl. Carolann Fox</u> <u>Cncl. Ronald Garbowski</u>
Finance/Municipal Budget Review	<u>Cncl. Patrick O'Reilly</u> <u>Cncl. Chelsea Valcourt</u> <u>Cncl. Donald Heverly</u>
Law/Tax Abatement	<u>Cncl. Patrick O'Reilly</u> <u>Cncl. Denise Adams</u> <u>Cncl. Donald Heverly</u>
Public Safety	<u>Cncl. Steven McKinney</u> <u>Cncl. Patrick O'Reilly</u> <u>Cncl. Ronald Garbowski</u>
Public Works	<u>Cncl. Ronald Garbowski</u> <u>Cncl. Steven McKinney</u> <u>Cncl. Carolann Fox</u>
Redevelopment Planning/COAH	<u>Cncl. Denise Adams</u> <u>Cncl. Donald Heverly</u> <u>Cncl. Carolann Fox</u>

**J.) GENERAL PUBLIC DISCUSSION**

**Cncl. Garbowski** made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Fox** 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. O'Reilly** and unanimously approved by all members of Council.

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**K.) MAYOR'S COMMENTS**

**Mayor Wolfe** requested that Council hold a Special Council Meeting on January 31, 2024 at 6:00pm or 6:30pm, noting the reason for the meeting would be to hold a Public Hearing for a grant application that the Township has applied for. The Township is working on securing a 75% matching grant through Green Acres, with a grant award of anywhere between a half million to a million dollars and will be used for a state-of-the art, all-inclusive park for children with special needs, with a target area for the park to be located directly behind the Pfeiffer Community Center. The park will be the first of its kind anywhere in Gloucester County and one of the first in the State of New Jersey. The Township has partnered with a local non-profit organization, Finn's Friends, to work on a concept plan for the park. The Mayor explained what is required from the Township in order to complete the grant application process. **Cncl. Heverly** made a motion to schedule a Special Council Meeting on January 31, 2024 at 6:00pm. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council. Mayor Wolfe reported that on December 13<sup>th</sup>, Monroe Township hosted a Land Sale, which provided approximately \$389,000 in sales, which is a total assessed value of properties of approximately 1.3 million dollars which will result in \$50,000.00 in new tax revenue each and every year. On December 13<sup>th</sup>, he attended a wall breaking ceremony at Complete Care, a new health care facility, specializing in men's health, but is open to everyone, that is being built on Marsha Avenue. On December 14<sup>th</sup>, he attended the Planning Board Meeting, where it was business as usual. On December 15<sup>th</sup>, he attended a breakfast at the Monroe Township Free Public Library for their employees and volunteers. Mayor Wolfe stated that the Library is a hidden gem in the township and encouraged everyone to visit. On December 16<sup>th</sup>, he attended the Town Hall Style Meeting at the library along with Assemblyman, Senator Elect Paul Moriarty, which was scheduled at the request of the residents of Sunny Estates, where they discussed the recently passed Rent Leveling Ordinance, as well as the Anchor Program and some other programs that greatly benefit the residents. He thanked Senator-Elect Paul Moriarty, Assemblyman-Elect Dan Hutchinson and Assemblyman-Elect Cody Miller for attending the meeting and for working with the community members. On December 20<sup>th</sup>, he hosted a Holiday Drop-In in his office for the Township employees. Mayor Wolfe reported with deep sadness the passing of Matthew Parks, one of the township's sanitation employees. The Mayor congratulated Ninette Orbachewski on her retirement after working for the township for 21 years and Emmanuel "Manny" Tursi on his retirement after working in the custodial staff for 22 years, wishing both of them well in their retirement. The Mayor congratulated all of the professionals that were appointed this evening, noting he is looking forward to continuing to work with them in 2024. He congratulated all of the newly reappointed and new members of the Boards and Commissions, noting that these positions are volunteer positions and thanked everyone appointed for their service. Mayor Wolfe advised, appointments were made earlier this evening for the newly established Rent Leveling Board, noting he is excited to get this started. He congratulated newly appointed Cncl. Pres. Councilwoman Chelsea Valcourt, Cncl. Vice-Pres. Councilman Donald Heverly and Ordinance Chairperson Councilwoman Denise Adams, noting he is looking forward to working with them in the upcoming year. The Mayor wished everyone a happy and prosperous New Year.

**L.) COUNCIL COMMENTS**

**Cncl. Fox** attended the Senior Winter Luncheon on December 19<sup>th</sup>, thanking the Department of Community Affairs, Seniors Commission and everyone involved in the event, as it was a wonderful event for the seniors. She congratulated Cncl. Pres. Valcourt, Cncl. Vice-Pres. Heverly and Ordinance Chairperson Cncl. Adams on their new appointments for 2024. Cncl. Fox stated, it was a pleasure serving as Council President in 2023, noting it was a very gratifying experience and she is very proud to have been a part of all that was accomplished.

**Cncl. Garbowski** noted, he is hopeful that everyone enjoyed a safe holiday with their families. He congratulated Cncl. Pres. Valcourt, Cncl. Vice-Pres. Heverly and Cncl. Adams on their appointments, wishing them the best of luck in the coming year.

**Cncl. Vice-Pres. Heverly** wished everyone a very happy new year. He thanked Council for their confidence in appointing him as Council Vice-President for 2024. He wished Cncl.

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**L.) COUNCIL COMMENTS (cont'd)**

Pres. Valcourt the very best of luck in the upcoming year, congratulated Cncl. Adams, and noted he is looking forward to working with everyone in 2024.

**Cncl. McKinney** congratulated Cncl. Pres. Valcourt, Cncl. Vice-Pres. Heverly, and Cncl. Adams.


**Cncl. O'Reilly** congratulated Cncl. Pres. Valcourt, Cncl. Vice-Pres. Heverly, and Cncl. Adams, noting he is looking forward to a productive 2024.

**Cncl. Pres. Valcourt** noted, she hopes that everyone had a very safe and jolly holiday season. She wished everyone good luck and success in the new year. Cncl. Pres. Valcourt thanked Council for the opportunity to serve as Council President alongside Cncl. Vice-Pres. Heverly and Ordinance Chairperson, Cncl. Adams, noting she is looking forward to another year of working with Council, Administration and the community.

**M.) ADJOURNMENT**

**Cncl. Garbowski** made a motion to adjourn the Reorganization Meeting of January 4, 2024. The motion was seconded by **Cncl. Vice-Pres. Heverly** and unanimously approved by all members of Council.

**Respectfully submitted,**

  
Aileen Chiselko, RMC  
Municipal Clerk

  
Presiding Officer

*These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Reorganization Meeting of January 4, 2024 and serve as only a synopsis of the proceedings. The official tape may be heard in the Office of the Township Clerk upon proper notification, pursuant to the Open Public Records Act.*

Approved as submitted asc Date 3/13/2024  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_