

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
NOVEMBER 13, 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. O'Reilly led the Assembly in the Pledge of Allegiance to Our Flag. **Cncl. Heverly** offered the Invocation.

ROLL CALL

Cncl. Denise Adams	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Donald Heverly	Present	
Cncl. Steven McKinney		Excused
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, Sandra Graise	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		Excused
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	
Municipal Clerk, Aileen Chiselko	Present	

B.) MATTERS FOR DISCUSSION

- NJ Department of Agriculture Survey of Gypsy Moth Egg Masses – Report of Survey

Business Administrator, Jim DeHart reported that the Gypsy Moth Study has been completed. The Department of Agriculture did not find any levels of concern, so they have recommended that no treatments are needed, but they will continue monitoring and if anything is found in the future, it will be taken care of.

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – None

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D.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

E.) CORRESPONDENCE – None

F.) RESOLUTIONS

Cncl. Garbowski made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Vice-Pres. Valcourt** 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. Adams** and unanimously approved by all members in attendance.

Cncl. Garbowski made a motion to bracket for approval, by Consent Agenda, Resolutions R:272-2023 through R:286-2023. The motion was seconded by **Cncl. Vice-Pres. Valcourt** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:272-2023 THROUGH R:286-2023

R:272-2023 Resolution of the Township Council of the Township of Monroe Transferring Funds for the Budget Year 2023

R:273-2023 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 2022

R:274-2023 Resolution Approving the Bill List and Paid List for the Council Meeting of November 13, 2023

R:275-2023 Resolution Adjusting Township of Monroe Tax Records

R:276-2023 Resolution of the Township Council of the Township of Monroe Appointing an Emergency Management Coordinator

R:277-2023 Resolution of the Township Council of the Township of Monroe Authorizing a Lien be Placed on Various Properties for Failure to Comply with Chapter 295 of the Code of the Township of Monroe

R:278-2023 Resolution of the Township of Monroe, County of Gloucester, Accepting an Emergency Management Agency Assistance Program Grant

R:279-2023 Resolution of the Township of Monroe Authorizing the Mayor to Sign a Contract with Samsara, Inc. for the Township's Fleet Tracking Program

R:280-2023 Resolution of the Township of Monroe Authorizing the Mayor to Sign an Affordability Assistance Program Request for Assistance Grant through Triad Housing Programs for Camille Pritchett

R:281-2023 Resolution of the Township of Monroe Releasing the Cash Bond Performance Guarantee Posted for "Autumn Lake Winery", Subdivision #1769, Block 9801, Lots 7.01 & 7.07

R:282-2023 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$18,225.30 for Williamstown (Black Horse Pike) DG, LLC (Dollar General), Site Plan #522, Block 612, Lot 2

R:283-2023 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Guarantee in the Amount of \$10,107.56 for Williamstown (Black Horse Pike) DG, LLC (Dollar General), Site Plan #522, Block 612, Lot 2

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F.) RESOLUTIONS (cont'd)

R:284-2023 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Stormwater Management Maintenance Guarantee in the Amount of \$2,621.63 for Williamstown (Black Horse Pike) DG, LLC (Dollar General), Site Plan #522, Block 612, Lot 2

R:285-2023 Resolution of the Township of Monroe to Support the Submission of an Application for the FY2024 New Jersey Department of Transportation Safe Routes to School Improvements to Radix Road

R:286-2023 Resolution of the Township Council of the Township of Monroe Authorizing the Solicitation of Qualifications/Proposals for Municipal Professional Services for the Year 2024

Cncl. Garbowski made a motion to approve, by Consent Agenda, Resolutions R:272-2023 through R:286-2023. The motion was seconded by **Cncl. Vice-Pres. Valcourt** and unanimously approved by all members of Council in attendance.

G.) ORDINANCES

O:44-2023 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 230 of the Code of the Township of Monroe, Entitled "Peddling and Soliciting"

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:44-2023 for First Reading and Publication. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

O:45-2023 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 104 of the Code of the Township of Monroe, Entitled "Buildings"

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:45-2023 for First Reading and Publication. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

O:46-2023 An Ordinance of the Township Council of the Township of Monroe, Establishing Chapter 126 of the Code of the Township of Monroe Entitled, "Business Insurance Registration"

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:46-2023 for First Reading and Publication. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

O:47-2023 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 267 of the Code of the Township of Monroe, Entitled "Vehicles and Traffic"

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.

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G.) ORDINANCES (cont'd)

Cncl. Garbowski made a motion to approve Ordinance O:47-2023 for First Reading and Publication. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

O:48-2023 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 141 of the Code of the Township of Monroe, Entitled "Fire Prevention"

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:48-2023 for First Reading and Publication. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

O:49-2023 An Ordinance of the Township Council of the Township of Monroe to Adopt the User Handbook for the Monroe Township Parks & Recreation within the Township of Monroe

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:49-2023 for First Reading and Publication. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

H.) NEW BUSINESS – None

I.) UNFINISHED BUSINESS – None

J.) REPORTS AND OTHER MATTERS

Police Chief Monahan reported that on October 23rd, he had the honor and the privilege to attend the 43rd Annual Gloucester County Police Awards Banquet, where thirty-seven (37) Monroe Township Police Officers were honored with awards. He informed everyone that the Police Department is once again participating in No Shave November and Double Down December. Chief Monahan reported that the Police Department is very busy and have recently hit 51,000 calls for service for the year.

Cncl. Garbowski expressed his gratitude to all of the veterans and hometown heroes for their service to our nation and to the community. He wished everyone a happy, healthy and safe Thanksgiving.

Cncl. Heverly congratulated the Monroe Township Police Department, welcomed back Municipal Clerk, Aileen Chiselko and wished everyone a Happy Thanksgiving.

Cncl. Pres. Fox expressed her gratitude to all of the veterans, thanked Police Chief Monahan and wished everyone a Happy Thanksgiving. Cncl. Pres. Fox wished Cncl. Heverly a happy birthday.

K.) GENERAL PUBLIC DISCUSSION

Cncl. Heverly made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

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K.) GENERAL PUBLIC DISCUSSION (cont'd)

Kathy McCrea, 114 Dorian Drive expressed her concerns with the streets in Sunny Estates not being complete, the consistent rent increases with no explanation, and how the owner of Sunny Estates does not maintain the property.

Mayor Wolfe explained that Council passed the Rent Leveling Ordinance, which is in effect. He advised that beginning January 1st, if there is a rent increase that is over 2%, the Township will impose fines to the landowner, as per the Ordinance. The Mayor stated, the Township will pursue fines in accordance with the Ordinance, if the landowners impose a rent increase of more than 2%.

Pat Gushea, 17 Corona Drive expressed her concerns with how the residents of Sunny Estates are required to mail in their rent payments, the cost of stamps instead of being allowed to pay directly at the office, and the consistent rent increases with no explanation of the increase.

Deborah Ricci, 5 Lydian Drive expressed her concerns with the rent increase she received. **Solicitor Graise** advised the Rent Leveling Board will have to review the rent increases and determine the course of action upon review.

Mary Bentley, 118 Dorian Drive expressed her concerns with the new rent increase that she received, how it was broken down into different segments, and how the landlord does not maintain the property.

William Kerr, 6 Gibson Lane expressed his concerns with how the roads in Sunny Estates took over sixteen (16) years to be completed and the amount of the current rent increase.

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


L.) ADJOURNMENT

With nothing further to discuss, **Cncl. Vice-Pres. Valcourt** made a motion to adjourn the Council Meeting of November 13, 2023. The motion was seconded by **Cncl. Heverly** and unanimously approved by all members of Council in attendance.

Respectfully submitted,



Aileen Chiselko
Municipal Clerk



Chelsea Valant
Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Meeting of November 13, 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 Asc
Approved as corrected _____

Date 2/28/2024
Date _____