

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
APRIL 10, 2024**

A.) OPENING CEREMONIES

CALL TO ORDER

The Council Meeting of the Township of Monroe was called to order at 6:55 p.m. by **Cncl. Pres., Chelsea Valcourt** 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., Chelsea Valcourt 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. Fox** offered the Invocation.

ROLL CALL

Cncl. Denise Adams	Present	
Cncl. Carolann Fox	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Vice-Pres. Donald Heverly	Present	
Cncl. Steven McKinney		Excused
Cncl. Patrick O'Reilly	Present	
Cncl. Pres. Chelsea Valcourt	Present	
Mayor Gregory A. Wolfe		Excused
Deputy Mayor, Joseph Kurz	Present	
Solicitor, Louis Cappelli, Jr.	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		Excused
Dir. of Public Works, Marvin Dilks	Present	
Dir. of Real Estate, Jennifer Pesotski	Present	
Chief Financial Officer, Lorraine Boyer	Present	
Police Chief Ryan Borkowski	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

At this time, **Cncl. Pres. Valcourt** informed everyone that she will delaying and moving the "Presentations / Proclamations" portion of the meeting, in order to allow all those to be present additional time to arrive.

B.) MATTERS FOR DISCUSSION – None

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – None

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

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E.) APPROVAL OF MINUTES

Cncl. Fox made a motion to approve the minutes as submitted of the Council Meeting of February 28, 2024, Closed Executive Session of February 28, 2024 and Council Meeting of March 13, 2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance with the exception of **Cncl. Garbowski** who Abstained from voting on the Council Meeting Minutes of February 28, 2024 and Closed Executive Session Minutes of February 28, 2024.

F.) CORRESPONDENCE – None

G.) RESOLUTIONS

Cncl. Garbowski 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. 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 of Council in attendance.

Cncl. Garbowski made a motion to bracket for approval, by Consent Agenda, Resolutions R:125-2024 through R:134-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:125-2024 THROUGH R:134-2024

R:125-2024 Resolution Approving the Bill List and Paid List for the Council Meeting of April 10, 2024

R:126-2024 Resolution of the Township Council of the Township of Monroe Authorizing the Waiver of All Application Fees, Construction Fees and Other Associated Permit Fees in Conjunction with Carnival Permits for the Applicant, Our Lady of Peace Parish, within the Township of Monroe

R:127-2024 Resolution Authorizing the Transfer of 2023-2024 Junkyard License from Auto Express to Cheepy Auto Salvage

R:128-2024 Resolution of the Township Council of the Township of Monroe Authorizing the Waiver of Zoning Board Fees for Integrity Commercial I LLC and the Property 2916 South Black Horse Pike – Block 5601 Lot 4 for a Use Variance Application to Propose More than One Principal Use at the Property

R:129-2024 Resolution of the Township Council of the Township of Monroe in Support of Establishing a No Stopping or Standing Regulation Along Route NJ 42 Within the Corporate Limits of the Township of Monroe

R:130-2024 Resolution of the Township Council of the Township of Monroe, Gloucester County, Authorizing the Mayor to Execute a Settlement Agreement Between the Township of Monroe and Mazzanti, Inc.

R:131-2024 Resolution Authorizing the Issuance of a Request for Proposal (“RFP”) for Electricity and Natural Gas Supply Services

R:132-2024 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$364,441.92 for The Greens, Subdivision #1854, Phase 3, Block 14801, Lot 12

R:133-2024 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$22,740.00 for The Greens, Subdivision #1854, Phase 3, Block 14801, Lot 12 (*Landscape Buffer*)

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G.) RESOLUTIONS (cont'd)

R:134-2024 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$27,260.17 for The Greens, Subdivision #1854, Phase 3, Block 14801, Lot 12 (*Safety and Stabilization*)

Cncl. Garbowski made a motion to approve, by Consent Agenda, Resolutions R:125-2024 through R:134-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

R:135-2024 Resolution of the Township of Monroe Authorizing the Reading of the 2024 Municipal Budget by Title Only

Cncl. Garbowski made a motion to approve Resolution R:135-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

R:136-2024 Public Hearing of 2024 Municipal Budget 6:30PM
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Cncl. Garbowski made a motion to approve Resolution R:136-2024. 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 2024 Municipal Budget, **Cncl. Garbowski** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

R:137-2024 Adoption of 2024 Municipal Budget

Cncl. Garbowski made a motion to approve Resolution R:137-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE RESOLUTION R:137-2024 –
ADOPTION OF THE 2024 MUNICIPAL BUDGET**
6 AYES (Adams, Fox, Garbowski, Heverly, O'Reilly, Valcourt), 1 ABSENT (McKinney)
Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent. Resolution R:137-2024 was duly approved.

H.) ORDINANCES

O:14-2024 An Ordinance Fixing the Salaries of Officers and Employees of the Township of Monroe, in the County of Gloucester, State of New Jersey

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:14-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

O:15-2024 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 \$5,278,500 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 \$5,014,575; 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.

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H.) ORDINANCES (cont'd)

Cncl. Garbowski made a motion to approve Ordinance O:15-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

O:16-2024 An Ordinance of the Township Council of the Township of Monroe to Amend 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:16-2024 for First Reading and Publication. The motion was seconded by **Cncl. Pres. Valcourt** and unanimously approved by all members of Council in attendance.

O:17-2024 An Ordinance of the Township Council of the Township of Monroe, Amending the Monroe Township Municipal Code to Establish Chapter 137, Entitled "Restricted Areas in Buildings Where Municipal Operations are Conducted Limited to Authorized Employees Only to Protect and Safeguard Public Records Containing Confidential Information"

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:17-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

O:18-2024 An Ordinance of the Township of Monroe, County of Gloucester, State of New Jersey, Amending Chapter 175 of the Township Code of the Township of Monroe, Entitled "Land Management"

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:18-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

I.) PRESENTATIONS / PROCLAMATIONS

- Medal Presentation (Gloucester County Veterans Affairs)

Commissioner Denice DiCarlo, Director of Gloucester County Veterans Affairs, Bob Jonas, Commissioner Frank DiMarco and Commissioner Joanne Gattinelli presented Debra Valcourt-Sherman a Certificate of Commendation, along with a Bronze Star Medal, Purple Heart Medal with Bronze Oakleaf Cluster, European African Middle Eastern Campaign Medal with three (3) Bronze Service Stars, World War II Victory Medal, Combat Infantry Badge First Support, World War II Honorable Service Label Pin, and Gloucester County Medal for her grandfather, James R. Campbell, who served as a Private First Class in the United States Army during World War II.

J.) NEW BUSINESS – None

K.) UNFINISHED BUSINESS – None

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L.) REPORTS AND OTHER MATTERS

Business Administrator, Mr. DeHart spoke on behalf of Mayor Wolfe, thanking the Budget Committee from Council, Chief Financial Officer Lorraine Boyer, and all of the Department Heads for all of their hard work with the preparation of the Municipal Budget. He stated, for the last five (5) years there has been a 0% tax increase and they know that cannot last forever, noting a lot of work went into the preparations this year in order to keep it at a manageable number. Mr. DeHart advised that Monroe Township's average home valued at approximately \$207,000 will receive a \$52 a year increase, and a home valued at approximately \$300,000 home will receive a \$78 a year increase, which will be less than a \$20 quarterly increase. He noted, they believe this is a fair increase, especially since the taxes have not been increased in the past five (5) years.

Director of Community Affairs, Mrs. Park reminded everyone that the Main Street Arts and Crafts Festival will take place this Saturday, April 13th from 10:00am to 3:00pm. She reported that the 80's themed dance for the special needs students will take place on Friday, April 19th from 6:30pm to 8:30pm at the Pfeiffer Community Center.

Cncl. Pres. Valcourt thanked the Gloucester County Veterans Affairs for attending and honoring her great-grandfather at this evening's Council Meeting.

M.) 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 in attendance.

Jerry Lodge, 1464 N. Tuckahoe Road addressed Council to provide them with an update on the buffer, which was removed between his property and Hamilton Greene. He noted that he has been advised that a violation has been issued and the issue is going to be corrected. He spoke regarding the new issue of children being on his property now that the buffer has been removed. Mr. Lodge asked that the correction plan be made a priority and that he and his husband, Mr. Groves be involved with the meetings held to create the corrective plan, to which **Solicitor Cappelli** agreed was a reasonable request.

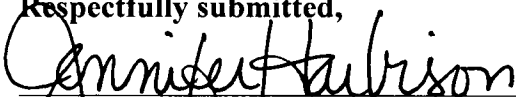
Glenn Groves, 1464 N. Tuckahoe Road thanked Council and Business Administrator Mr. DeHart for all of their support. Mr. Groves expressed his concerns with the removal of the buffer between his property and Hamilton Greene, explaining how he believes this was a negligent mistake. He spoke in reference to the safety concerns with the gates to the drainage basins being open at Hamilton Greene, advising that upon reporting the issue it was quickly rectified. Mr. Groves asked for confirmation that Business Administrator Mr. DeHart is his point of contact with any concerns, to which **Business Administrator Mr. DeHart** confirmed.

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.

N.) ADJOURNMENT

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Council Meeting of April 10, 2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

Respectfully submitted,



Jennifer Harrison
Deputy Municipal Clerk



Chelsea Valcourt
Presiding Officer

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These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Meeting of April 10, 2024, 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 4/24/2024
Date _____