

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
MAY 8, 2024**

A.) OPENING CEREMONIES

CALL TO ORDER

The Council Meeting of the Township of Monroe was called to order at 7:24 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. O'Reilly 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		Excused
Cncl. Vice-Pres. Donald Heverly		Excused
Cncl. Steven McKinney	Present	
Cncl. Patrick O'Reilly	Present	
Cncl. Pres. Chelsea Valcourt	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	
Captain Mark Burton	Present	
Municipal Clerk, Aileen Chiselko	Present	

B.) MATTERS FOR DISCUSSION – None

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – None

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED

Cncl. Pres. Valcourt questioned what prompted the mandatory direct deposit Ordinance, to which **Business Administrator, Mr. DeHart** explained that a law was passed in 2013 authorizing municipalities to be able to mandate direct deposit for all employees. He explained that by mandating direct deposit it provides a cost savings to the Township by not having to print

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
MAY 8, 2024**

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED (cont'd)

checks, noting there is already an electronic system in place where the employees are able to access their paystubs and copies of their paychecks.

E.) CORRESPONDENCE

- **Carnival Permit** – Our Lady of Peace Parish

Cncl. O'Reilly made a motion to approve the Carnival Permit for Our Lady of Peace Parish. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

F.) RESOLUTIONS

R:166-2024 Resolution Authorizing Closed Executive Session of the Township Council of the Township of Monroe to Discuss Matters Falling Within the Attorney-Client Privilege Pursuant to N.J.S.A. 10:4-12b(7)

Cncl. Fox made a motion to approve Resolution R:166-2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance.

At this time, **Cncl. Valcourt** advised that Council will be going into Closed Executive Session to discuss Resolution R:166-2024, relating to matters falling within the attorney-client privilege.

CLOSED EXECUTIVE SESSION

Council returned from Closed Executive Session and **Solicitor Graise** advised that no action was taken during the Closed Executive Session.

Cncl. Fox 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. Adams** made a motion to close the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

Cncl. Adams made a motion to bracket for approval, by Consent Agenda, Resolutions R:151-2024 through R:165-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:151-2024 THROUGH R:165-2024

R:151-2024 Resolution Approving the Bill List and Paid List for the Council Meeting of May 8, 2024

R:152-2024 Resolution Adjusting Township of Monroe Tax Records

R:153-2024 Resolution of the Township of Monroe, County of Gloucester, State of New Jersey, Calling for the Modernization of the Open Public Records Act (OPRA) and the Swift Passage of S-2930/A-4045

R:154-2024 Resolution of the Township Council of the Township of Monroe Authorizing the Solicitation of Bids for the 2023 Road Improvement Program

R:155-2024 Resolution of the Township Council of the Township of Monroe Authorizing the Solicitation of Bids for the Stormwater Improvements to Lois Drive East

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
MAY 8, 2024**

F.) RESOLUTIONS (cont'd)

R:156-2024 Resolution of the Township of Monroe Authorizing the Mayor to Execute Recreation & Open Space Inventory Prepared by the Township Engineer, Amending January 2024 ROSI (2024)

R:157-2024 Resolution of the Township of Monroe Releasing the Performance Guarantee Posted in the Amount of \$ \$224,139.90 for "Carriage Glen", Subdivision #1696, Sec. 5, Block 10301, Lot 16 and Substituting a Maintenance Guarantee in the Amount of \$93,476.33

R:158-2024 Resolution of the Township of Monroe Authorizing the Mayor to Execute a Shared Services Agreement with the County of Gloucester and the Township of Monroe (Family Movie Entertainment)

R:159-2024 Resolution Authorizing the Township of Monroe to Enter into a Contract with HERA Property Registry, LLC for Property Registration Services for the Township of Monroe for the Year 2024

R:160-2024 Resolution Authorizing the Township of Monroe to Enter into a Contract with the Conflict Public Defender for the Monroe Township Municipal Court for the Year 2024

R:161-2024 Resolution Authorizing the Township of Monroe to Enter into a Contract with the Conflict Municipal Prosecutor for the Monroe Township Municipal Court for the Year 2024

R:162-2024 Resolution of the Township of Monroe Authorizing the Mayor of the Township of Monroe to Enter into Developer's Agreement Among the Township of Monroe and Copart of Connecticut, Inc. Concerning Real Property Identified as Block(s) 5701, Lot(s) 5 & 9

R:163-2024 Resolution of the Township of Monroe Authorizing the Reduction of a Maintenance Guarantee for "Stirling Glen", Subdivision #1713, Phase 1, Sec. 2B, Block 14201, Lot 1

R:164-2024 Resolution of the Township of Monroe Authorizing the Reduction of a Maintenance Guarantee for "Stirling Glen", Subdivision #1713, Phase 1, Sec. 3, Block 14201, Lot 1

R:165-2024 Resolution of the Township Council of the Township of Monroe Awarding Energy and Gas Supply Contracts for the 7 Month Term of June 1, 2024 Through December 31, 2024

Cncl. Adams made a motion to approve, by Consent Agenda, Resolutions R:151-2024 through R:165-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

G.) ORDINANCES

O:19-2024 An Ordinance of the Township of Monroe Mandating Direct Deposit for Municipal Employees in the Township of Monroe, Gloucester County, 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. Fox made a motion to approve Ordinance O:19-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:20-2024 An Ordinance Amending Chapter 175, Land Management, and Chapter 245, Soil Removal, of the Code of the Township of Monroe, County of Gloucester and State of New Jersey

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
MAY 8, 2024**

G.) 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. O'Reilly made a motion to approve Ordinance O:20-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

O:21-2024 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. Fox made a motion to approve Ordinance O:21-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:22-2024 An Ordinance of the Township Council of the Township of Monroe, to Amend Chapter 226 of the Code of the Township of Monroe, Entitled "Parks and Playgrounds"

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. Fox made a motion to approve Ordinance O:22-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:23-2024 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 74 of the Code of the Township of Monroe, Entitled "Fees"

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. Fox made a motion to approve Ordinance O:23-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:24-2024 An Ordinance of the Township Council of the Township of Monroe to Adopt the User Handbook 2024 For 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. Fox made a motion to approve Ordinance O:24-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:25-2024 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"

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. Fox made a motion to approve Ordinance O:25-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
MAY 8, 2024**

G.) ORDINANCES (cont'd)

O:26-2024 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 15.01

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. Fox made a motion to approve Ordinance O:26-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:27-2024 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, 2348 Sunnyhill Avenue, Block 9209, Lot 15 (Amending O:32-2023)

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. Fox made a motion to approve Ordinance O:27-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:28-2024 An Ordinance of the Township Council of the Township of Monroe, County of Gloucester Establishing Chapter 263 of the Code of the Township of Monroe Entitled "Tree Removal and Replacement"

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. Fox made a motion to approve Ordinance O:28-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:29-2024 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 175 of the 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. Fox made a motion to approve Ordinance O:29-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

O:30-2024 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. Fox made a motion to approve Ordinance O:30-2024 for First Reading and Publication. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

**MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
MAY 8, 2024**

H.) NEW BUSINESS

Cncl. Fox spoke regarding the permitting of the banners, asking Council if they agree with the amendments of allowing banners with the requirements of a maximum of two (2) signs per year for ninety (90) days, with a size no larger 24 square feet, to which all members in attendance agreed.

I.) UNFINISHED BUSINESS – None

J.) REPORTS AND OTHER MATTERS

Director of Code Enforcement, Mr. Sebastian noted that at the previous Council Meeting, **Cncl. Garbowski** had mentioned some dilapidated homes located on the Black Horse Pike. He reported that the Construction Official has gone out to the area and four (4) homes have been sited for repair or demolition, noting the homes have thirty (30) days to correct the issues or be sited to proceed to court.


K.) GENERAL PUBLIC DISCUSSION

Cncl. Fox made a motion to open the General Public Discussion. The motion was seconded by **Cncl. McKinney** and unanimously approved by all members of Council in attendance. With no one wishing to speak, **Cncl. Fox** 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. Fox** made a motion to adjourn the Council Meeting of May 8, 2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance.

Respectfully submitted,



Aileen Chiselko
Municipal Clerk



Chelsea Vallet
Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Meeting of May 8, 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 Asc
Approved as corrected _____

Date 6/26/2024
Date _____