

**AGENDA  
TOWNSHIP OF MONROE  
COUNCIL MEETING  
JUNE 26, 2024**

*(immediately following the 6:30pm Ordinance Committee Meeting)*

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

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.

**SALUTE TO THE FLAG** – Cncl. Carolann Fox

**INVOCATION**

**ROLL CALL**

**B.) MAYOR’S APPOINTMENTS**

**C.) MATTERS FOR DISCUSSION**

- MJ Voorhees SS, LLC – Assignment of Redevelopment Agreement
- Cable Television Ascertainment Report

**D.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**E.) QUESTIONS REGARDING ORDINANCES SCHEDULED**

**F.) APPROVAL OF MINUTES**

- Closed Executive Session – January 24, 2024
- Council Meeting – May 8, 2024
- Council Meeting – May 22, 2024

**G.) CORRESPONDENCE** – None

**H.) RESOLUTIONS**

**R:177-2024** Resolution Approving the Bill List and Paid List for the Council Meeting of June 26, 2024

**R:178-2024** Resolution Adjusting Township of Monroe Tax Records

**R:179-2024** Resolution of the Township Council of the Township of Monroe Amending Resolution R:168-2024 Adjusting Township of Monroe Tax Records for Block 603, Lot 27

**R:180-2024** Resolution of the Township Council of the Township of Monroe Voiding the Land Sale of Block 9505, Lot 26, and Authorizing the Refund of \$700.00 to Lewis Nothstein

**R:181-2024** Resolution Authorizing the Renewal of Certain Plenary Retail Consumption, Plenary Retail Consumption with Broad Package Privilege, Plenary Retail Distribution and Club Licenses Within the Township of Monroe, County of Gloucester, State of New Jersey for the Years 2024-2025 License Term

**R:182-2024** 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:183-2024** Resolution Authorizing the Transfer of 2023-2024 Junkyard License from Thomas Gabrysiak to Junkyard Near Me

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

**R:184-2024** Resolution of the Township Council of the Township of Monroe Establishing a Date and Time for a Public Auction for the Lease of Monroe Township Owned Properties for Farming Purposes for the Years 2025 to 2027

**R:185-2024** Resolution of the Township Council of the Township of Monroe In Support of the Location and Operation of a Class 5 Cannabis Retail Facility by Dragon Pit, LLC

**R:186-2024** Resolution of the Township Council of the Township of Monroe In Support of the Location and Operation of a Class 5 Cannabis Retail Facility by Herb's Wellness, LLC

**R:187-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Auction Website

**R:188-2024** Resolution Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 Click It or Ticket

**R:189-2024** Resolution Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 Aggressive Driving 2024 Crackdown

**R:190-2024** Resolution Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 Clean Communities Grant

**R:191-2024** Resolution Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 2023 TRICO JIF Safety Incentive Program

**R:192-2024** Resolution of the Township of Monroe Canceling Grant Receivable and/or Appropriation Balance

**R:193-2024** Resolution of the Township of Monroe Canceling Grant Receivable and/or Appropriation Balance

**R:194-2024** Resolution of the Township of Monroe for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for Improvements to Karen Drive

**R:195-2024** Resolution of the Township of Monroe Authorizing the Mayor of the Township of Monroe to Enter Into Municipal Services Agreement Among the Township of Monroe and Blaze Mill Homeowners Association, Inc. c/o Associa Mid-Atlantic Concerning Real Property Identified as Block(s) 14101 & 141.0602, Lot(s) 1 & 1.01

**R:196-2024** Resolution Approving the Assignment of the Redevelopment Agreement Between Monroe Township and MJ Voorhees SS, LLC to 440 Berlin Cross Keys Rd LLC

**R:197-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$1,366,264.80 for Monroe Development Associates, LLC, Site Plan #517-SP, Block 2201, Lot 11 (Residential Subdivision)

**R:198-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$95,100.00 for Monroe Development Associates, LLC, Site Plan #517-SP, Block 2201, Lot 11 (Residential Subdivision) (Landscape Buffer)

**R:199-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Guarantee in the Amount of \$48,739.62 for Monroe Development Associates, LLC, Site Plan #517-SP, Block 2201, Lot 11 (Residential Subdivision)

**R:200-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$124,670.40 for Barclay Glen South, Site Plan #465-ASP, Block 101, Lot 2.01 (Landscape Buffer)

**R:201-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Guarantee in the Amount of \$101,620.01 for Barclay Glen South, Site Plan #465-ASP, Block 101, Lot 2.01

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

**R:202-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Reduction of a Performance Guarantee for Malaga Road Tract (A/K/A Malaga Meadows), Section 1, Subdivision #1828 (Block 2702, Lots 11, 15, 17, 40 and 41)

**R:203-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Reduction of a Performance Guarantee for Malaga Road Tract (A/K/A Malaga Meadows), Section 2, Subdivision #1828 (Block 2702, Lots 11, 15, 17, 40 and 41)

**R:204-2024** Resolution of the Township of Monroe Authorizing the Mayor to Execute an Agreement for Leasing a Postage Meter

**R:205-2024** 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)

**R:206-2024** Resolution Appointing Member to the Monroe Township Zoning Board of Adjustment

**R:207-2024** Resolution Appointing Alternate #1 Member to the Monroe Township Zoning Board of Adjustment

**R:208-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Performance Guarantee in the Amount of \$24,000.00 for NJSH Route 322 & Tuckahoe Road (CR 555), Site Plan #488-SP, Block 13901, Lot 1 (Landscape Buffer)

**R:209-2024** Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Guarantee in the Amount of \$18,404.40 for NJSH Route 322 & Tuckahoe Road (CR 555), Site Plan #488-SP, Block 13901, Lot 1

**R:210-2024** Resolution of the Township of Monroe Releasing the Performance Guarantee Posted in the Amount of \$ \$429,699.00 for “Woodview Townhomes”, Subdivision #1829, Sec. 1, Block 12901, Lot 18 and Substituting a Maintenance Guarantee in the Amount of \$64,454.85

**R:211-2024** Resolution of the Township of Monroe Authorizing Issuance of Renewal of Soil Removal Mining Permit to Sahara Sand of Franklin, Inc.

**R:212-2024** 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 Lydia Security Monitoring, Inc. Concerning Real Property Identified as Block(s) 13901, Lot(s) 28.02

**I.) ORDINANCES**

**O:31-2024** An Ordinance of the Township of Monroe Authorizing the Execution of an Easement Agreement and other related documents with Octagon Towers, LLC to Complete the Closing of the Easement Acquisition **(Second Reading & Public Hearing)**

**O:32-2024** 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” *(Pending Council President and Ordinance Committee Chairperson Approval)* **(First Reading & Publication)**

**O:33-2024** 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 Monroe Development Associates, LLC, 848 Sicklerville Road, Block 2201, Lots 5, 6, 7, and 8 *(Pending Council President and Ordinance Committee Chairperson Approval)* **(First Reading & Publication)**

**O:34-2024** 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 Denise Knight, Block 9801, Lot 30 *(Pending Council President and Ordinance Committee Chairperson Approval)* **(First Reading & Publication)**

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**I.) ORDINANCES *(cont'd)***

**O:35-2024** 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” *(Pending Council President and Ordinance Committee Chairperson Approval)* **(First Reading & Publication)**

**O:36-2024** 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” *(Pending Council President and Ordinance Committee Chairperson Approval)* **(First Reading & Publication)**

**O:37-2024** An Ordinance of the Township Council of the Township of Monroe, County of Gloucester Establishing Chapter 244 of the Code of the Township of Monroe Entitled “Privately-Owned Salt Storage” *(Pending Council President and Ordinance Committee Chairperson Approval)* **(First Reading & Publication)**

**J.) NEW BUSINESS**

**K.) UNFINISHED BUSINESS**

**L.) REPORTS AND OTHER MATTERS**

**M.) GENERAL PUBLIC DISCUSSION**

**N.) ADJOURNMENT**