

**MINUTES  
COUNCIL MEETING  
TOWNSHIP OF MONROE  
JUNE 26, 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. Fox** led the Assembly in the Pledge of Allegiance to Our Flag and 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	Present	
Cncl. Patrick O'Reilly		Excused
Cncl. Pres. 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	
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		Excused
Dir. of Real Estate, Jennifer Pesotski	Present	
Chief Financial Officer, Lorraine Boyer	Present	
Deputy Police Chief John McBride	Present	
Municipal Clerk, Aileen Chiselko	Present	

**B.) MAYOR'S APPOINTMENTS**

**Mayor Wolfe** made the following appointments:

**Seniors Commission – Dora Theresa Moore – Unexpired Term 12/31/25  
Rent Leveling Board – Alternate #2 – Daniel W. Klahn – 2-Year Term 12/31/25**

**ROLL CALL VOTE ON THE MAYOR'S APPOINTMENT OF DANIEL W. KLAHN AS  
ALTERNATE #2 TO THE RENT LEVELING BOARD,  
WHICH REQUIRES ADVICE AND CONSENT OF COUNCIL  
6 AYES (Adams, Fox, Garbowski, Heverly, McKinney, Valcourt), 1 ABSENT (O'Reilly)**

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**B.) MAYOR'S APPOINTMENTS (cont'd)**

**Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent.** Mayor's appointment of Daniel W. Klahn as Alternate #2 to the Rent Leveling Board was duly approved by Council.

**C.) MATTERS FOR DISCUSSION**

- MJ Voorhees SS, LLC – Assignment of Redevelopment Agreement

**Solicitor Cappelli** spoke regarding the Redevelopment Agreement for MJ Voorhees SS, LLC to develop a public storage facility, advising that under the terms of the agreement, the Township cannot unreasonably withhold the transfer of said agreement to another company to develop the property. He explained that his firm has researched the new entity, Prime Development, Inc., who is purchasing the property, noting they are a national developer who have performed a lot of commercial development and are financially secure. Solicitor Cappelli stated, he sees no reason to deny them the transfer of the Redevelopment Agreement.

- Cable Television Ascertainment Report

**Solicitor Cappelli** advised that this matter will be discussed during the Closed Executive Session.

**D.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – None**

**E.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None**

**F.) APPROVAL OF MINUTES**

**Cncl. Fox** made a motion to approve the minutes as submitted of the Closed Executive Session of January 24, 2024, Council Meeting of May 8, 2024 and Council Meeting of May 22, 2024. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance with the exception of **Cncl. Garbowski** and **Cncl. Vice-Pres. Heverly** who Abstained from voting on the Council Meeting Minutes of May 8, 2024.

**G.) CORRESPONDENCE – None**

**H.) RESOLUTIONS**

**Cncl. Garbowski** made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Fox** 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:177-2024 through R:205-2024 and Resolutions R:208-2024 through R:212-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**CONSENT AGENDA RESOLUTIONS R:177-2024 THROUGH R:205-2024 AND  
RESOLUTIONS R:208-2024 THROUGH R:212-2024**

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

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

**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

**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

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

**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

**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

**Cncl. Garbowski** made a motion to approve Resolution R:206-2024. The motion was seconded by **Cncl. Vice-Pres. Heverly** and unanimously approved by all members of Council in attendance.

**Cncl. Garbowski** made a motion to open nominations for a Member to the Monroe Township Zoning Board of Adjustment. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance

**Cncl. Adams** nominated Julia Fasano as a Member to the Monroe Township Zoning Board of Adjustment. **Cncl. Garbowski** 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 in attendance.

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

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

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

**Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent.** Julia Fasano was duly approved as a 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

**Cncl. Garbowski** made a motion to approve Resolution R:207-2024. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**Cncl. Garbowski** made a motion to open nominations for an Alternate #1 Member to the Monroe Township Zoning Board of Adjustment. The motion was seconded by **Cncl. Adams** and unanimously approved by all members of Council in attendance

**Cncl. Adams** nominated Sam DeBlase as Alternate #1 Member to the Monroe Township Zoning Board of Adjustment. **Cncl. Garbowski** 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 in attendance.

**ROLL CALL VOTE TO APPROVE NOMINATION OF SAM DEBLASE  
AS ALTERNATE #1 MEMBER TO THE MONROE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

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

**Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent.** Sam DeBlase was duly approved as 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

**Cncl. Garbowski** made a motion to approve, by Consent Agenda, Resolutions R:177-2024 through R:205-2024 and Resolutions R:208-2024 through R:212-2024. The motion was seconded by **Cncl. Vice-Pres. Heverly** and unanimously approved by all members of Council in attendance.

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**I.) ORDINANCES**

**Cncl. Garbowski** made a motion to open the meeting to the public for the Ordinance listed on the agenda for Second Reading. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance. 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. Fox** and unanimously approved by all members of Council in attendance.

**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:** 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:31-2024 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:31-2024 FOR SECOND READING  
AND PUBLIC HEARING –  
6 AYES (Adams, Fox, Garbowski, Heverly, McKinney, Valcourt), 1 ABSENT (O’Reilly)**

**Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent.** Ordinance **O:31-2024** was duly approved for Second Reading and 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”

**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:32-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**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

**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:33-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**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

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

**Cncl. Garbowski** made a motion to approve Ordinance O:34-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**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"

**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. Vice-Pres. Heverly** made a motion to approve Ordinance O:35-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**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"

**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:36-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**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"

**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:37-2024 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

**J.) NEW BUSINESS – None**

**K.) UNFINISHED BUSINESS – None**

**L.) REPORTS AND OTHER MATTERS**

**Mayor Wolfe** attended the Memorial Day Service at Holiday City on May 25<sup>th</sup>. On Monday, May 27<sup>th</sup>, the Township held its annual Memorial Day Parade on Main Street. He extended his appreciation to the Police Department and Fire Department for their involvement with the parade and commended the American Legion and the VFW for putting on the parade along with the Department of Community Affairs. On May 29<sup>th</sup>, he attended the monthly Gloucester County Mayor's Meeting. The Mayor congratulated Detective Lieutenant Dan Riggins on his well-deserved retirement, noting his final call was held on Tuesday, May 28<sup>th</sup>. The Township Appreciation Day was held on June 1<sup>st</sup>, noting it was a fantastic event, thanking Director of Parks and Recreation, Brian Cope and Director of Community Affairs, Donna Park for all of their hard work with the event. Mayor Wolfe spoke regarding some of the hurdles that Mr. Cope and Mrs. Park faced leading up to the event, thanking the Mayor of Bellmawr for allowing Monroe Township to borrow Bellmawr's stage for the event at the last hour. On June 5<sup>th</sup>, due to a family emergency, he was unable to attend the Thirty Mayors Thirty Developers Event hosted at Rowan University; however, Business Administrator, Jim DeHart and his aide,

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**L.) REPORTS AND OTHER MATTERS (cont'd)**

Michelle Carbonara attended the event in his absence. The event brought together Mayors from all different communities as well as developers looking to conduct business in those various towns. On June 7<sup>th</sup>, he requested a meeting with the Commissioner of the New Jersey Department of Transportation to discuss why the Township is still seeing delays in the Route 322 and Fries Mill Road project and he happily reported that after his discussions, the project will be placed as a top priority. He explained, there were some stormwater management issues with the project along with concerns that the State had with the DEP; however, after discussing the issues with the developer, the project is now a top priority and residents should begin to see movement within the next couple months. On June 9<sup>th</sup>, the Mayor attended an event at Our Lady of Peace Parish, where the choir was recognized for fifty (50) years of dedicated service, and Mr. Jon Agresta was recognized for seventy-five (75) years of dedicated service in Music Ministry to St. Mary's Church, as well as Our Lady of Peace Parish. On June 14<sup>th</sup>, he attended the American Red Cross Fire Safety Event, which was organized by the Office of Emergency Management, noting that the Monroe Township Police Department, Williamstown Fire Department, and the Cecil Fire Department were in attendance. On June 17<sup>th</sup>, he attended the Williamstown High School Graduation, congratulating all of the graduating seniors. Mayor Wolfe stated that the Township recently adopted an Ordinance recognizing Juneteenth as a holiday and the Township employees were given June 19<sup>th</sup> off. On June 19<sup>th</sup>, he attended a Phillies game with a large number of the Township employees. The Mayor reported that he officiated one (1) wedding in June and attended many business meetings with developers and prospective businesses. He suggested that everyone be on the lookout for the next edition of the Township newsletter, which will be available on the Township's website and at the Municipal Building, Public Library, Pfeiffer Community Center, and Public Works. Mayor Wolfe wished a Happy Father's Day to all of the fathers.

**Business Administrator, Mr. DeHart** attended the Thirty Mayors Thirty Developers Event with Michelle Carbonara, Amy Gallagher from the Planning Department and the Zoning Officer, Tara Nelms. He noted, there were a lot of questions asked about Monroe Township and he is now corresponding with those developers who expressed interest in Monroe Township. Mr. DeHart advised that a new audio system has been installed, noting the few items that still need to be completed.

**Director of Code Enforcement, Mr. Sebastian** reported, for the month of May, the Construction Department has performed 239 building inspections, 71 fire inspections, 202 electrical inspections, 130 plumbing inspections, 31 mechanical inspections, and 14 pool inspections for a total of 687 inspections. The Housing Department has performed 558 inspections; new this year, they have started the yearly inspections of rental apartments and there has been an increase in property maintenance requirements and the Zoning Department had 168 applications reviewed, for a grand total of 1,413 inspections for the month of May and year-to-date, 5,161 inspections.

**Director of Community Affairs, Mrs. Park** reported that the Pride Dance was held on June 21<sup>st</sup> at the Pfeiffer Community Center. On June 25<sup>th</sup>, seniors filled two (2) buses for a trip to Ocean City, enjoying time on the boardwalk, lunch and shopping. The Puppy Parade will be held on June 29<sup>th</sup> at the Dog Park, beginning at 11:00am. Splash Day will be held on August 10<sup>th</sup> from 12:00pm to 4:00pm at the Pfeiffer Community Center. Mrs. Park stated, the food giveaway will continue every month, noting during the month, they have fed seven hundred fifty-three (753) families.

**Director of Parks & Recreation, Mr. Cope** reported, the Annual Music Festival was a huge success, with a great turnout. He commended the Parks and Recreation Commission, a group of volunteers, who put in over fourteen (14) hours in one day to run the festival from start to finish. He thanked the Monroe Township Police and Fire Departments, Office of Emergency Management, the Parks and Recreation office, especially Joe Bruno, Anne Bracarello, and Tiffany Carney, Mayor Wolfe and Council for all of their continued support for all of their events, along with the sponsors, Pierson Construction, White Horse RV, and Newfield Bank. Mr. Cope invited everyone on behalf of the Parks and Recreation Department, to join Mayor Wolfe, members of Council and the Parks and Recreation Department to the Ribbon Cutting and



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**L.) REPORTS AND OTHER MATTERS (cont'd)**

Grand Opening of a new tennis court and four (4) new pickleball courts on Tuesday, July 2<sup>nd</sup> at 2:00pm at Owens Memorial Park. **Mayor Wolfe** reported that there were no issues at the Music Festival, noting that in today's time it is not the "norm", thanking the Police Department for their involvement with the event. He spoke regarding the St. Mary's Carnival, noting that the Chief of Police and his command staff have created a plan along with Our Lady of Peace Parish to prevent any issues from arising at the carnival. He noted, the Township is hopeful that there will not be any issues, stating they will tolerate people entering Monroe Township and trying to destroy it.

**Chief Financial Officer, Ms. Boyer** wished everyone a Happy 4<sup>th</sup> of July.

**Cncl. Adams** informed everyone that on July 18<sup>th</sup> from 6:00pm to 9:00pm, the Economic Development Commission will be sponsoring Melodies on Main, an event for the community to come out and support local businesses on Main Street, noting the event will feature the local band, Sugar Rush Rocks. She noted, the Commission is hoping that this will become a third Thursday event during warm weather and she invited everyone to attend.

**Cncl. Fox** attended the Holiday City Memorial Day Service on May 25<sup>th</sup> along with Mayor Wolfe and a few other members of Council. On May 27<sup>th</sup>, she attended the Memorial Day Parade. On June 13<sup>th</sup>, she attended the Seniors Commission meeting, which they are working on a lot of future events. On June 19<sup>th</sup>, she attended the MMUA meeting, noting there is nothing new to report at this time. On June 24<sup>th</sup>, she attended the Rent Leveling Board meeting, noting there is nothing new to report at this time. On June 17<sup>th</sup>, she had the pleasure, along with the Mayor and other members of Council, to attend the Williamstown High School Class of 2024 graduation. Cncl. Fox congratulated all of the graduates and wished them the best of luck in the future. Cncl. Fox wished everyone a safe and Happy 4<sup>th</sup> of July.

**Cncl. Garbowski** congratulated Detective Lieutenant Riggins on his retirement. He wished everyone a safe and Happy 4<sup>th</sup> of July.

**Cncl. McKinney** reported that the Historical Society hosted and completed school tours for over four hundred (400) middle school students, which was made possible by an all-volunteer staff and guides. They also hosted a successful antique roadshow at the Pfeiffer Community Center.

**Cncl. Vice-Pres., Mr. Heverly** wished everyone a Happy 4<sup>th</sup> of July.

**Cncl. Pres., Miss Valcourt** extended her congratulations to everyone involved with the Music Festival, noting it is her favorite event of the year and this year's event, specifically the fireworks, were some of the best that she has ever attended. She wished everyone a safe and Happy 4<sup>th</sup> of July.

**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 North Tuckahoe Road**, addressed the Mayor and Council to provide an update on the buffer removal matter next to his property, noting he has offered to assist with the plants and shrubbery chosen in the replacement plan. He thanked Council and Business Administrator, Mr. DeHart for their help with this matter and requested that he be provided with a copy of the third and final updated replacement plan when it is available.

**Stu Gerstein, 116 Castlebay Drive** along with **Joe DiBruno** representing the Stirling Glen Homeowner's Association, specifically the Board of Trustees, addressed the Mayor and Council to express their concerns with the stormwater basins located within the Stirling Glen Development, which do not function properly. **Solicitor Cappelli** advised that he will speak

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**M.) GENERAL PUBLIC DISCUSSION (cont'd)**

with the Township Engineer regarding the stated concerns. **Business Administrator, Mr. DeHart** said, he meets with the Township Engineer monthly and they are aware of the stated concerns and that the basins are not functioning properly and are addressing same with developers for the project.

**Mark Kozachyn, 987 Sykesville Road** addressed the Mayor and Council to express a public safety concern with the walking path located at Clayton Road and Railroad Avenue, noting that it is very dark with no light at the crossing area. Mr. Kozachyn expressed his concerns with homeless people living between the old library museum and Grand Theatre.

With no one else wishing to speak, **Cncl. Garbowski** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Fox** 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:205-2024, relating to matters falling within the attorney-client privilege.

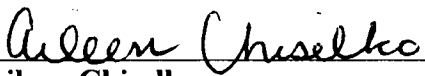
**CLOSED EXECUTIVE SESSION**

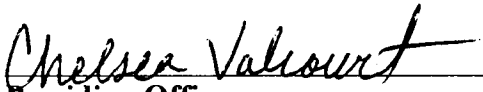
Council returned from Closed Executive Session and **Cncl. Pres. Valcourt** advised that no action was taken during the Closed Executive Session.

**N.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Council Meeting of June 26, 2024. The motion was seconded by **Cncl. Vice-Pres. Heverly** and unanimously approved by all members of Council in attendance.

**Respectfully submitted,**

  
\_\_\_\_\_  
**Aileen Chiselko**  
**Municipal Clerk**

  
\_\_\_\_\_  
**Chelsea Valcourt**  
**Presiding Officer**

*These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Meeting of June 26, 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 \_\_\_\_\_ ase \_\_\_\_\_  
Approved as corrected \_\_\_\_\_

Date 7/24/2024  
Date \_\_\_\_\_