MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 12, 2025

A.) OPENING CEREMONIES

CALL TO ORDER

The Council Meeting of the Township of Monroe was called to order at approximately 7:06 p.m. by **Cncl. Vice-Pres., Denise Adams** 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. Vice-Pres., Denise Adams 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.

In addition, this meeting was livestreamed on the Township's YouTube channel (https://www.youtube.com/@monroetownshipnjorg) in accordance with Ordinance O:56-2024. A link for the copy of this recording was posted on the Township's website (www.monroetownshipnj.org) for the public to view at their convenience

SALUTE TO THE FLAG

Cncl. Cope led the Assembly in the Pledge of Allegiance to Our Flag. **Cncl. Rossi** offered the Invocation.

ROLL CALL

Cncl. Vice-Pres. Denise Adams	Present	
Cncl. Brian Cope	Present	
Cncl. Carolann Fox	Present	
Cncl. Pres. Donald Heverly		Excused
Cncl. Patrick O'Reilly	Present	
Cncl. Al Rossi	Present	
Cncl. John Valentine	Present	
Mayor Gregory A. Wolfe	Present	
Deputy Mayor, Joseph Kurz	Present	
Solicitor, Ashley Zimmerman	Present	
Business Administrator, James V. DeHart, III	Present	
Dir. of Code Enforcement, William Sebastian	Present	
Dir. of Community Affairs, Donna Park	Present	
Dir. of Parks & Recreation, Joseph Bruno	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	
Captain Mark Burton	Present	
Municipal Clerk, Aileen Chiselko	Present	

B.) MATTERS FOR DISCUSSION – None

C.) QUESTIONS REGARDING RESOLUIONS SCHEDULED – None

D.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None

E.) APPROVAL OF MINUTES

Cncl. Fox made a motion to approve the minutes as submitted of the Special Council Meeting of December 18, 2024 and Closed Executive Session of December 18, 2024. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council in attendance, with the exception of **Cncl. Cope**, **Cncl. Rossi**, and **Cncl. Valentine**, who Abstained.

F.) CORRESPONDENCE

- **Used Car Dealership – Approval Certificate**
  VIP Auto Group, LLC – 245 N. Black Horse Pike

Municipal Clerk, Aileen Chiselko said that the Zoning Board of Adjustment Secretary recommends issuance of the Approval Certificate, as all paperwork is in order. **Cncl. Fox** made a motion to approve the Used Car Dealership – Approval Certificate for VIP Auto Group, LLC. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance.

G.) COUNCIL PRESIDENT LIAISON APPOINTMENTS TO BOARDS/ COMMISSIONS 2025

Open Space Advisory Committee **Cncl. John Valentine**

H.) RESOLUTIONS

Cncl. Fox made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance. With no one wishing to speak, **Cncl. Fox** made a motion to close the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Cope** and unanimously approved by all members of Council in attendance.

Cncl. Fox made a motion to bracket for approval, by Consent Agenda, Resolutions R:115-2025 through R:129-2025. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:115-2025 THROUGH R:129-2025

R:115-2025 Resolution of the Township Council of the Township of Monroe Transferring Funds for the Budget Year 2024

R:116-2025 Resolution Approving the Bill List and Paid List for the Council Meeting of March 12, 2025

R:117-2025 Resolution Adjusting Township of Monroe Tax Records

R:118-2025 Resolution of the Township of Monroe, Gloucester County, Memorializing the Amendment of Plenary Retail Consumption License No. 0811-33-010-006 to Reflect a Trade Name Change from "Rack's Pub & Grill Williamstown" to "Alisha's 5 Star Dive Bar"

R:119-2025 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, Radix Elementary PTA, within the Township of Monroe

H.) RESOLUTIONS *(cont'd)*

R:120-2025 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:121-2025 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Safety & Stabilization Bond, in the Form of a Cash Bond, in the Amount of $5,000.00 for 1085 NBHP, LLC, Site Plan #526-SP (Block 1301, Lot 3)

R:122-2025 Resolution of the Township Council of the Township of Monroe Authorizing the Acceptance of a Landscape Buffer Performance Guarantee, in the Form of a Cash Bond, in the Amount of $14,568.00 for 1085 NBHP, LLC, Site Plan #SP-526 (Block 1301, Lot 3)

R:123-2025 Resolution of the Township of Monroe Releasing the Performance Guarantee Posted in the Amount of $1,409,103.60 for Holly Oaks Estates, Subdivision #1751, Phase 1, Block 13001, Lots 9, 10, 11, 11.01, 12 & 13 and Substituting a Maintenance Guarantee in the Amount of $176,137.95

R:124-2025 Resolution of the Township of Monroe Authorizing the Reduction of a Performance Guarantee for Whitehall Gardens, Subdivision #1739, Phase 7, Block 8001, Lot 28

R:125-2025 Resolution Authorizing the Township of Monroe to Enter into a Contract with Bakey Energy Consulting for Energy Consultant Services for the Township of Monroe, County of Gloucester, State of New Jersey for the Year 2025

R:126-2025 Resolution of the Township of Monroe, Gloucester County, Authorizing the Approval and Execution of a Complete Maintenance Agreement with TEC Elevator for Elevator Services at 1200 Glassboro Road

R:127-2025 Resolution of the Township Council of the Township of Monroe Authorizing the Award of a Contract for the Security Project to Rivell LLC through the Interlocal Purchasing System (TIPS) Contract No. 230105

R:128-2025 Resolution of the Township Council of the Township of Monroe Amending Resolution R:75-2025 Authorizing the Approval of Grant and Loan Application to the New Jersey Department of Environmental Protection, Green Acres Program, for the Monroe Township Amphitheater at the Owens Memorial Park and Monroe Township Dog Park

R:129-2025 Resolution Authorizing Closed Executive Session of the Township Council of the Township of Monroe to Discuss Matters Falling Under Attorney-Client Privilege Pursuant to N.J.S.A. 10:4-12b(7)

Cncl. Fox made a motion to approve, by Consent Agenda, Resolutions R:115-2025 through R:129-2025. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance with the exception of **Cncl. Vice-Pres. Adams** who Recused herself from voting on Resolution R:116-2025.

I.) ORDINANCES

Cncl. Fox made a motion to open the meeting to the public for the Ordinances listed on the agenda for Second Reading. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance. With no one wishing to speak on the Ordinances for Second Reading, **Cncl. Fox** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance.

I.) ORDINANCES *(cont'd)*

O:02-2025 An Ordinance of the Township of Monroe to Amend the Hexa Builders Redevelopment Plan for a Portion of the Commercial Redevelopment Area Pursuant to N.J.S.A. 40A:12A-14

Second Reading: The above Ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Fox made a motion to approve Ordinance O:02-2025 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance.

ROLL CALL VOTE TO APPROVE ORDINANCE O:02-2025 FOR SECOND READING AND PUBLIC HEARING –
6 AYES (Adams, Cope, Fox, O'Reilly, Rossi, Valentine), 1 ABSENT (Heverly)

Tally: 6 Ayes, 0 Nay, 0 Abstain, 1 Absent. Ordinance **O:02-2025** was duly approved for Second Reading and Public Hearing.

O:06-2025 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 175, Entitled "Land Management" and Chapter 104, Entitled "Buildings" of the Code of the Township of Monroe, County of Gloucester and 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. Fox made a motion to approve Ordinance O:06-2025 for First Reading and Publication. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance.

O:07-2025 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 175 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:07-2025 for First Reading and Publication. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance.

O:08-2025 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. Rossi made a motion to approve Ordinance O:08-2025 for First Reading and Publication. The motion was seconded by **Cncl. Cope** and unanimously approved by all members of Council in attendance.

O:09-2025 An Ordinance of the Township Council of the Township of Monroe to Amend Chapter 243 of the Code of the Township of Monroe, Entitled "Rent Leveling"

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. Rossi made a motion to approve Ordinance O:09-2025 for First Reading and Publication. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council in attendance.

I.) ORDINANCES *(cont'd)*

O:10-2025 Ordinance of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey Adopting the Rules and Regulations for the Monroe Township Police Department

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. Rossi made a motion to approve Ordinance O:10-2025 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

Director of Code Enforcement, Mr. Sebastian reported that for the month of February, the Construction Department has performed 186 building inspections, 49 fire inspections, 169 electrical inspections, 97 plumbing inspections, 62 mechanical inspections, for a total of 563 inspections. The Housing Department has performed 226 inspections and the Zoning Department had 81 applications reviewed, for a grand total of 870 inspections for the month of February and year completed for 2025, 1,791 inspections.

Director of Community Affairs, Mrs. Park reminded everyone that the Township's Annual Easter Egg Hunt, which is sponsored by the Parks & Recreation Commission and Community Affairs, will be held on April 5th, beginning promptly at 12:00pm, with a rain date of April 12th. There will be four (4) different age groups and a designated area for the special needs group, pictures with the Easter Bunny, face-painting, bounce houses and various other activities for the children.

Director of Parks & Recreation, Mr. Bruno reported that he will be meeting with the fireworks company for the 4th of July fireworks at the high school, noting they will be performing test shots to ensure visibility at various locations throughout the town.

Cncl. Fox attended the Planning Board Meeting the previous week where there was nothing to report at this time. She will be attending the Seniors Commission Meeting the next day and will be announcing their upcoming events at the next scheduled Council Meeting.

Cncl Vice-Pres., Mrs. Adams attended the Municipal Alliance Meeting last Monday, where there were some new members who are bringing some exciting energy to the Committee. However, the Committee has not been able to plan any upcoming events, as they are struggling with obtaining information on their 2025 budget, which seems to be held up at the County and State levels.

M.) GENERAL PUBLIC DISCUSSION

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

Stu Gerstein, 116 Castlebay Drive provided Council with an update on the Community Garden, noting it is doing well with all of the plots being reserved for this upcoming season. He spoke regarding the Children's Program that they started last year in conjunction with the library, where they taught children the joys of gardening, noting it was very successful and they plan on

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

providing the program again this year. He expressed his concern with the garden needing some additional security, to which **Business Administrator, Mr. DeHart** addressed. Mr. Gerstein spoke regarding the retention basins in the Stirling Glen development, expressing his concerns with same, to which **Business Administrator, Mr. DeHart** addressed.

Marlene McMahon, 173 Palomino Place addressed the Mayor and Council to express her concerns with the certain type of farming and greenhouses that were previously discussed and the potential smells that may evolve from these greenhouses.

Jack Mesiano, 1833 Arlington Drive addressed the Mayor and Council to express his concerns with a supposed halfway house being operated near a property that he owns at 1500 N. Main Street, noting he along with other neighboring residents were not made aware of the business. **Mayor Wolfe** advised he will research the issue and have the Zoning Officer reach out to him.

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

At this time, **Cncl. Vice-Pres. Adams** advised that Council will be going into Closed Executive Session.

CLOSED EXECUTIVE SESSION

Council returned from Closed Executive Session and **Solicitor Zimmerman** informed the public that action will be taken on pending litigation. **Cncl. Rossi** made a motion to authorize the Mayor to enter into a confidential settlement agreement and release between the Township and G.G. The motion was seconded by **Cncl. O'Reilly** and was unanimously approved by all members of Council in attendance. **Municipal Clerk, Mrs. Chiselko** noted that the motion was for Resolution R:130-2025, which will be prepared.

N.) ADJOURNMENT

With nothing further to discuss, **Cncl. O'Reilly** made a motion to adjourn the Council Meeting of March 12, 2025. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance.

Respectfully submitted,

Aileen Chiselko
Aileen Chiselko
Municipal Clerk

Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Meeting of March 12, 2025, 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 Date 5/28/2025
Approved as corrected _____ Date _____