MINUTES
COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 26, 2025

A.) OPENING CEREMONIES

CALL TO ORDER

The Council Meeting of the Township of Monroe was called to order at approximately 7:00 p.m. by **Cncl. Pres., Donald Heverly** 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., Donald Heverly 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. Fox 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	Present	
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	Present	
Dir. of Public Works, Marvin Dilks		Excused
Dir. of Real Estate, Jennifer Pesotski	Present	
Chief Financial Officer, Lorraine Boyer	Present	
Police Chief McBride	Present	
Municipal Clerk, Aileen Chiselko	Present	

B.) PRESENTATIONS / PROCLAMATIONS

- Monroe Township Police Promotions – Swearing-in Ceremony

Police Chief John McBride opened the swearing-in-ceremony by calling for the presentation of the Colors by the **Monroe Township FOP 125 Honor Guard**. Outgoing Chief Ryan Borkowski thanked the Mayor, Council, Administration and the Director of Public Safety,

B.) PRESENTATIONS / PROCLAMATIONS *(cont'd)*

Mr. Rumpf for their continued support of the amazing Police Department. He stated, he is honored to pass the torch to the next leader and commander of the Monroe Township Police Department.

Chief Borkowski called forward **Deputy Chief John McBride**. Deputy Chief John McBride is being promoted to the rank of Police Chief. **Mayor Wolfe** administered the Oath of Office to Chief McBride, while his wife held the Bible and his family looked on.

Chief McBride addressed everyone in attendance to express his gratitude on being given the opportunity to serve the township as the Chief of Police. He thanked Mayor Wolfe, Deputy Mayor Kurz, Public Safety Director Mr. Rumpf, Business Administrator Mr. DeHart, Council, and the officers of the Monroe Township Police Department for their trust in placing him in this esteemed position, and thanked his family and friends for their unwavering support.

Chief McBride called forward **Captain Mark Burton**. Captain Mark Burton is being promoted to the rank of Deputy Chief. **Mayor Wolfe** administered the Oath of Office to Deputy Chief Mark Burton, while his wife held the Bible and his family looked on.

Chief McBride called forward **Lieutenant William Yorio**. Lieutenant William Yorio is being promoted to the rank of Captain. **Mayor Wolfe** administered the Oath of Office to Captain William Yorio, while his wife held the Bible and his family looked on.

Chief McBride called forward **Sergeant Edward Brown**. Sergeant Edward Brown is being promoted to the rank of Lieutenant. **Mayor Wolfe** administered the Oath of Office to Lieutenant Edward Brown, while his wife held the Bible and his family looked on.

Chief McBride called forward **Officer Daniel Marino**. Officer Daniel Marino is being promoted to the rank of Sergeant. **Mayor Wolfe** administered the Oath of Office to Sergeant Daniel Marino, while his wife held the Bible and his family looked on.

At this time, **Mayor Wolfe** congratulated the newly promoted Officers.

Police Chief John McBride called for the Colors to be retired and a short recess took place.

- Hardenbergh Insurance Group, Joe Henry – Safety on the Agenda Presentation

Joe Henry, Hardenbergh Insurance Group – Risk Management Consultant, provided a presentation of the annual "Safety on the Agenda", focusing this year on "Heat Injury and Stress Prevention", which has been created by Hardenbergh Insurance Group, along with the members of the Safety Committee. Mr. Henry advised that Sergeant Donald Darcangelo is now the Safety Coordinator for the Township of Monroe.

C.) MATTERS FOR DISCUSSION – None

D.) QUESTIONS REGARDING RESOLUIONS 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 Reorganization Meeting of January 6, 2025, Special Council Meeting of January 22, 2025 with the noted correction of Cncl. Valentine's attendance being marked Excused, and Council Meeting of

F.) APPROVAL OF MINUTES *(cont'd)*

January 22, 2025. The motion was seconded by **Cncl. Vice-Pres. Adams** and unanimously approved by all members of Council.

G.) CORRESPONDENCE

- **Used Motor Vehicle Dealer – Approval Certificate**
  Nick's Custom, Inc. – 721 Lebanon Avenue

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 Motor Vehicle Dealer – Approval Certificate for Nick's Custom, Inc. The motion was seconded by **Cncl. O'Reilly** and unanimously approved by all members of Council.

H.) RESOLUTIONS

Cncl. Fox made a motion to open the public portion for Resolutions scheduled. The motion was seconded by **Cncl. Vice-Pres. Adams** and unanimously approved by all members of Council. 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. Vice-Pres. Adams** and unanimously approved by all members of Council.

R:130-2025 Resolution of the Township Council of the Township of Monroe Authorizing the Mayor to Execute a Settlement Agreement in the Matter of Employee ID No. 10352

Cncl. Fox made a motion to approve Resolution R:130-2025. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council.

ROLL CALL VOTE TO APPROVE FOR RESOLUTION R:130-2025
6 AYES (Adams, Cope, Fox, O'Reilly, Rossi, Valentine), 1 ABSTAIN (Heverly)

Tally: 6 Ayes, 0 Nay, 1 Abstain, 0 Absent. Ordinance **R:130-2025** was duly approved.

Cncl. Rossi made a motion to bracket for approval, by Consent Agenda, Resolutions R:131-2025 through R:141-2025. The motion was seconded by **Cncl. Vice-Pres. Adams** and unanimously approved by all members of Council.

CONSENT AGENDA RESOLUTIONS R:131-2025 THROUGH R:141-2025

R:131-2025 Resolution Approving the Bill List and Paid List for the Council Meeting of March 26, 2025

R:132-2025 Resolution Adjusting Township of Monroe Tax Records

R:133-2025 Resolution of the Township Council of the Township of Monroe Authorizing the Tax Collector to Turn Over Premiums to the Township of Monroe

R:134-2025 Resolution Authorizing the Execution of a Shared Services Agreement for Fuel System Use Between the Township of Monroe and the Monroe Township Board of Education

R:135-2025 Resolution of the Township of Monroe Authorizing the Mayor to Execute a Shared Services Agreement with the Gloucester County Improvement Authority and the Township of Monroe for the Use of a Small Stage and a Large Stage for the Music Festival

H.) RESOLUTIONS *(cont'd)*

R:136-2025 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 1085 NBHP LLC Concerning Real Property Identified as Block 1301, Lot 3

R:137-2025 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 VIP Auto Group NJ LLC Concerning Real Property Identified as Block 1803, Lot 1

R:138-2025 Resolution of the Township of Monroe, County of Gloucester, Accepting a Grant from the Hazardous Discharge Site Remediation Fund Public Entity Program through the New Jersey Economic Development Authority and the New Jersey Department of Environmental Protection

R:139-2025 Resolution of the Township of Monroe, County of Gloucester, Authorizing a Contract with Remington & Vernick Engineers for Professional Services for the Environmental Remedial Action Under the Hazardous Discharge Site Remediation Fund Grant on Property Located at the Monroe Township Sanitary Landfill (NJEDA Grant #302669)

R:140-2025 Resolution of the Township of Monroe, Gloucester County, Authorizing the Execution of an Agreement Between the Township of Monroe and Northeast Mechanical Services for HVAC Programmed Maintenance Services

R:141-2025 Resolution Authorizing the Business Administrator and Other Applicable Members of Township Administration to Engage in Discussions and Take Necessary Actions to Transfer Street Lighting Expenses from Reimbursement to Direct Payment by the Township

Cncl. Rossi made a motion to approve, by Consent Agenda, Resolutions R:131-2025 through R:141-2025. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council, with the exception of **Cncl. Vice-Pres. Adams** who Recused herself from Voting on Resolution R:131-2025.

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. 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.

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

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:06-2025 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Pres. Heverly** and unanimously approved by all members of Council.

ROLL CALL VOTE TO APPROVE ORDINANCE O:06-2025 FOR SECOND READING AND PUBLIC HEARING –
7 AYES (Adams, Cope, Fox, Heverly, O'Reilly, Rossi, Valentine)

Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent. Ordinance **O:06-2025** was duly approved for Second Reading and Public Hearing.

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

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"

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:07-2025 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council.

ROLL CALL VOTE TO APPROVE ORDINANCE O:07-2025 FOR SECOND READING AND PUBLIC HEARING –
7 AYES (Adams, Cope, Fox, Heverly, O'Reilly, Rossi, Valentine)

Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent. Ordinance **O:07-2025** was duly approved for Second Reading and Public Hearing.

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"

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:09-2025 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council.

ROLL CALL VOTE TO APPROVE ORDINANCE O:09-2025 FOR SECOND READING AND PUBLIC HEARING –
7 AYES (Adams, Cope, Fox, Heverly, O'Reilly, Rossi, Valentine)

Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent. Ordinance **O:09-2025** was duly approved for Second Reading and Public Hearing.

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

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:10-2025 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council.

ROLL CALL VOTE TO APPROVE ORDINANCE O:10-2025 FOR SECOND READING AND PUBLIC HEARING –
7 AYES (Adams, Cope, Fox, Heverly, O'Reilly, Rossi, Valentine)

Tally: 7 Ayes, 0 Nay, 0 Abstain, 0 Absent. Ordinance **O:10-2025** was duly approved for Second Reading and Public Hearing.

J.) **NEW BUSINESS**

Mayor Wolfe reported that the New Jersey State Assembly Bill A3361, which is also known as the Rent Leveling Law, protecting manufactured home residents from excessive or exorbitant rent increases on their properties, has been passed by the State Assembly and the Senate voted to pass the bill last Thursday. Unfortunately, due to a technical change to the bill, it

J.) NEW BUSINESS *(cont'd)*

has to go back in front of the State Assembly on May 22, 2025. He believes, Bill A3361 will be passed on May 22, 2025, noting once it is approved at the Assembly, it will be placed on the Governor's desk for signature, and take effect ninety (90) days after the Governor signs it. He spoke regarding the Township's Rent Leveling Ordinance O:36-2023, noting because of this Ordinance, Assemblyman Dan Hutchinson presented A3361 to the State Assembly to try and enact it as a statewide law, to not only help Monroe Township residents, but help residents throughout the State of New Jersey. Mayor Wolfe stated, this bill is a great thing for Monroe Township and for the State of New Jersey, noting once the bill is signed and goes into effect, Council may want to consider repealing the Township's Ordinance in the future, as the State Law protects the residents. He is excited that the Township's Ordinance inspired State Law.

Mayor Wolfe provided updates on two (2) State Bills that will somewhat affect the Monroe Township community. He noted that State Bill S2952, relating to the regulation of cooperative sober living residences and boarding houses, which will help to address the concerns of the resident who attended the last Council Meeting and spoke before Council has already been signed by the Governor and has taken effect. State Bill S3507 was created after the brawl at the Gloucester Township Community Day last year, noting this bill establishes offenses for inciting a public brawl and upgraded penalties for disorderly conduct in certain circumstances. The Mayor stated, this law has also been passed and is awaiting Governor's signature.

K.) UNFINISHED BUSINESS – None

L.) REPORTS AND OTHER MATTERS

Mayor Wolfe attended the last call for Police Chief Ryan Borkowski on February 28th and wished him and his family the very best in his next chapter of life and thanked him for his many years of dedicated service to the community. On March 7th, he attended the Williamstown High School Trade Show, where local labor leaders set up information tables for students to visit and learn a little bit about the trade unions. He commended Cncl. Pres. Don Heverly for not only initiating this program several years ago, but continuing it for the 3rd year. On March 12th, he attended the Ordinance Committee Meeting, where there is nothing new to report at this time. On March 13th, there was a fireworks test for the Township's annual 4th of July fireworks display, noting several years ago the Township moved the fireworks display to where the Dog Park is located due to the installation of the solar at the High School and Middle School parking lots, which has made it difficult for large crowds to view the display. He stated, they have been able to obtain the approvals from the experts to launch the fireworks display from the old location, the Williamstown High School municipal property, which will be a much better situation for everyone with parking. The residents will be able to park at either the Williamstown High School parking lot or the Williamstown Middle School parking lot and there will also be additional parking at the Church Street Complex, and possibly at St. Matthew's Baptist Church, which will be another great area to park and view the fireworks display. On March 19th, he hosted a meeting for the Mayor's Opioid Task Force, which he initiated last year, where they discussed and are planning this year's vigil as well as the memorial location and design, both will support the residents and family members who have been affected by the loss of a loved one or someone who may be struggling with addiction. On March 20th, he took part in a weekly conference call with the Gloucester County Engineers and their Business Administrator in regard to the intersection project at Route 322 and Fries Mill Road, noting he is not happy with the progress of the project and demanded action. He reported that they are now scheduling weekly calls to ensure that the project is moving forward, noting there were some submittals from the County to the Department of Transportation, which have been sent back with a few questions; however, those questions have been resolved and the plans are being resubmitted this week. Once the approvals are received from the Department of Transportation, it will be forwarded to the Department of Environmental Protection, he noted that he is hopeful that process can be fast-tracked and this project can begin again soon. On March 25th, the Administration met with the Council Budget Committee, where Administration presented the budget to the Committee and will be soon be introduced at an upcoming Council Meeting when the budget is finalized. The

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

Mayor reported that he officiated five (5) weddings this past month and attended many administrative, employee-related, and business meetings. Mayor Wolfe congratulated all of the police officers and their families who were promoted earlier this evening, noting he knows they are each prepared and very capable in their new roles and will represent this Township in a very positive way.

Deputy Mayor Kurz congratulated the police officers who were promoted this evening and wished them the very best.

Director of Code Enforcement, Mr. Sebastian provided a report to the Mayor and Council regarding the complaints that are received and posted on social media regarding the Departments and how those complaints are handled, along with the positive comments, which outweigh the negative, noting that unfortunately the public is not made aware of the positive comments. Mr. Sebastian read aloud a written thank you letter received by the Construction Department.

Director of Community Affairs, Mrs. Park advised that Community Affairs is working alongside Parks & Recreation to prepare for the annual Easter Egg Hunt, which will take place on April 5th, with a rain date of April 12th at Owens Memorial Park, beginning promptly at 12:00pm. The event will have a petting zoo, face painting, the Fire Department will have the ladder truck there for the children to see, and pictures will be taken with the Easter Bunny. Craft Night at the Pfeiffer Community Center will be held on April 8th. On April 26th, Community Affairs is partnering with Finn's Friends to host the annual Autism Awareness Day from 11:00am to 2:00pm at the Pfeiffer Community Center, where there will be sensory tables, refreshments, games, and a newly added touch-a-truck section. Mrs. Parks informed everyone that they are still taking registrations for vendors for the Springs Arts & Craft Festival on May 10th. Community Affairs also continues to feed many families within Monroe Township with the weekly pop-up food giveaways, which are several times a week with the help of the hardworking volunteers. Mrs. Parks noted, information on all of the events, registration forms, and pop-up food giveaways can be found on the Monroe Township Community Affairs Facebook page.

Director of Public Safety, Mr. Rumpf congratulated the police officers who were promoted this evening and wished them the best of luck in their new positions.

Chief Financial Officer, Ms. Boyer congratulated the police officers who were promoted this evening.

Cncl. Cope attended the Trade Show at Williamstown High School on March 7th with Mayor Wolfe and Cncl. Pres. Heverly, noting it was a great event for the students. On March 13th, he attended the Board of Education meeting, where they honored the Teachers of the Year. On March 17th, he attended the St. Patrick's Day Dinner for the seniors at the Pfeiffer Community Center.

Cncl. Fox reported that the Seniors Commission is hosting a dinner and a show on May 8th. Dinner will be at Mona Lisia Restaurant and the show will be "Hairspray" at the Grand Theatre. Tickets will go on sale beginning April 1st from 4:00pm to 6:00pm and on April 3rd from 10:00am to 12:00pm. Cncl. Fox congratulated all of the police officers promoted this evening.

Cncl Vice-Pres., Mrs. Adams congratulated all of the police officers who were promoted this evening and thanked them for their continued service in keeping Monroe Township safe.

Cncl. Pres., Mr. Heverly congratulated the police officers who were promoted this evening and wished them Godspeed in their new leadership roles. On March 3rd, he attended the 3rd Annual Union Trade Show at the Williamstown High School, explaining how the event was originally created. He stated, this year's event was the largest to date with fifteen (15) various unions from the Southern New Jersey Building Trades in attendance, along with the Monroe

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

Township Police Department, and over four hundred (400) students from Williamstown High School and five (5) other local high schools who were approved to attend.

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.

Moises Davila, 29 Concord Drive addressed the Mayor and Council to express his concerns with the affordable housing restrictions placed on his property, which he was unaware of when he purchased and rehabbed the property, and which are prohibiting him from selling the property. **Business Administrator, Mr. DeHart, Solicitor Zimmerman,** and **Mayor Wolfe** addressed Mr. Davila's concerns and spoke in reference to the affordable housing restrictions and the Township's affordable housing requirements. A discussion ensued.

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.

N.) ADJOURNMENT

With nothing further to discuss, **Cncl. Cope** made a motion to adjourn the Council Meeting of March 26, 2025. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council.

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 26, 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 5/29/2025
Approved as corrected _____ Date _____