MINUTES
PUBLIC HEARING
TOWNSHIP OF MONROE
JANUARY 22, 2025

A.) OPENING CEREMONIES

CALL TO ORDER

This Public Hearing (Appeal to Council) of the Township of Monroe was called to order at 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 Public Hearing (Appeal to Council) was called pursuant to the provisions of the Open Public Meetings Law. Notices of this meeting were sent to Courier-Post and The Sentinel of Gloucester County on January 15, 2025. In addition, copies of notices were posted on the bulletin board in the Municipal Building and filed in the office of the Municipal Clerk on aforementioned date. Notices on the bulletin board have remained continuously posted.

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, audio and video of this meeting were recorded in accordance with Ordinance O:56-2024. A copy of this recording was posted on the Township's website for the public to view at their convenience.

SALUTE TO THE FLAG

Cncl. Rossi led the Assembly in the Pledge of Allegiance to Our Flag.

ROLL CALL

Cncl. Vice-Pres. Denise Adams	Present	
Cncl. Brian Cope	Present	
Cncl. Carolann Fox	Present	
Cncl. Patrick O'Reilly	Present	
Cncl. Al Rossi	Present	
Cncl. John Valentine		Excused
Cncl. Pres. Donald Heverly	Present	
Mayor Gregory A. Wolfe	Present	
Deputy Mayor, Joseph Kurz		Excused
Solicitor, Sandra Graise	Present	
Business Administrator, James V. DeHart, III	Present	
Dir. of Code Enforcement, William Sebastian		Excused
Dir. of Community Affairs, Donna Park		Excused
Dir. of Parks & Recreation, Joseph Bruno		Excused
Dir. of Public Safety, Jon Rumpf		Excused
Dir. of Public Works, Marvin Dilks		Excused
Dir. of Real Estate, Jennifer Pesotski		Excused
Chief Financial Officer, Lorraine Boyer		Excused
Police Chief Ryan Borkowski		Excused
Municipal Clerk, Aileen Chiselko	Present	

PUBLIC HEARING APPEAL -
MAJOR CAPITAL IMPROVEMENTS INCREASE APPLICATION FOR FRIENDLY VILLAGE

B.) RESOLUTIONS

Cncl. Rossi made a motion to open the public portion for the Resolution scheduled. The motion was seconded by **Cncl. Vice-Pres. Adams** and unanimously approved by all members of Council in attendance. With no one wishing to speak, **Cncl. Rossi** 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 in attendance.

R:77-2025 Resolution Authorizing Closed Executive Session of the Township Council of the Township of Monroe to Discuss Matters Falling Under Pending/Anticipated Litigation Subject to Attorney-Client Privilege Pursuant to N.J.S.A. 10:4-12b(7)

Cncl. Rossi made a motion to approve Resolution R:77-2025. The motion was seconded by **Cncl. Vice-Pres. Adams** and unanimously approved by all members of Council in attendance.

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

Christopher Hanlon, Esquire objected on the record that Council does not discuss his appeal in Closed Executive Session.

C.) EXECUTIVE (CLOSED) SESSION

Council returned from Closed Executive Session and **Solicitor Graise** advised that Council went into Closed Executive Session to discuss two (2) pending present litigation matters and did not discuss this evening's Appeal and no action was taken during the Closed Executive Session.

D.) FRIENDLY VILLAGE APPEAL (COMMENTS FROM APPELLANT)

Christopher Hanlon, Esquire, from the law firm of Hanlon Nieman & Wright, representing Friendly Village of Williamstown, addressed the Mayor and Council to present an appeal that he has filed on behalf of his client pursuant to the terms of the Township's Rent Control Ordinance as a result of the decision made by the Rent Leveling Board in September 2024, concerning a capital improvement increase that was submitted asking for approval from the Rent Leveling Board for a monthly increase of $12.69 per month per site, based on $835,962.00 capital improvements his client has made before the application was filed, and more specifically, his client made all of these improvements before the rent control was imposed. A discussion among the members of Council in attendance, Mayor Wolfe, Solicitor Graise, and Mr. Hanlon ensued.

A written transcript of the hearing is available upon request.

E.) GENERAL PUBLIC DISCUSSION

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

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F.) ADJOURNMENT

With nothing further to discuss, **Cncl. Rossi** made a motion to adjourn the Public Hearing of January 22, 2025. The motion was seconded by **Cncl. Cope** and unanimously approved by all members of Council in attendance.

Aileen Chiselko
Aileen Chiselko, RMC
Municipal Clerk

Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Public Hearing of January 22, 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 8/27/2025
Approved as corrected _____ Date _____