

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
FEBRUARY 8, 2011**

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:15 PM by **Cncl. Pres., Marvin Dilks** in the Court Room 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 (NJSA 10:4-6 thru 10:4-21). Notices were placed in the official publications for Monroe Township (i.e.: Gloucester County Times, the Courier Post and the Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex.

Cncl. Pres., Marvin Dilks stated the Clerk has placed a sign in sheet at the rear of the Court Room. If anyone would like to address Council during the Public Portion, please sign in and you will be asked to come forward to the microphone. Kindly state your name for the record.

SALUTE TO FLAG - INVOCATION

Cncl. Ronald Garbowski led the assembly in the Pledge of Allegiance to Our Flag and offered the Invocation.

ROLL CALL OF TOWNSHIP OFFICIALS

| | | |
|--|---------|---------|
| Cncl. Walter Bryson | Present | |
| Cncl. Frank Caligiuri | Present | |
| Cncl. Rich DiLucia | Present | |
| Cncl. Ron Garbowski | Present | |
| Cncl. William Sebastian | Present | |
| Cncl. Daniel Teefy | Present | |
| Cncl. Pres., Marvin Dilks | Present | |
| | | |
| Mayor Michael Gabbianelli | Present | |
| Solicitor, Charles Fiore | Present | |
| Business Adm., Kevin Heydel | Present | |
| Engineer, Chris Rehmann | Present | |
| Dir. Finance, Jeff Coles | Present | |
| Dir. Of Code Enforcement, George Reitz | | Excused |
| Dir. Of Public Safety, Jim Smart | Present | |
| Dir. Of Community Affairs, Cassandra Dilks | | Excused |
| Township Clerk, Susan McCormick | Present | |

B.) APPROVAL OF MINUTES

Cncl. William Sebastian made a motion to approve the minutes as submitted of the Work Session Meeting, Regular Council Meeting and the Closed Executive Session of January 25, 2011. The motion was seconded by **Cncl. Daniel Teefy** and approved by all members of Council with the exception of **Cncl. Ronald Garbowski** who Abstained.

C.) CORRESPONDENCE

- **Raffle Licenses - American Legion Post #252 - RA:8 and RA:9**

Cncl. Ronald Garbowski made a motion to approve Raffle Licenses RA:8 and RA:9 for American Legion Post #252. The motion was seconded by **Cncl. Frank Caligiuri** and unanimously approved by all members of Council.

- **Approval Certificate - Used Car Dealership-Pilgrim Auto World, Block 502, Lot 1**

Solicitor Fiore noted he was not sure of the intent of Mr. Weikel's memo addressed to Council that stated the property in question has multiple uses and all uses have permits but none of the uses are for auto sales, which Council is considering approving. **Cncl. William**

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C.) CORRESPONDENCE

Sebastian explained there are four different uses on the site and everyone has their permits. This would be a fifth use on the empty corner where the used car lot is no longer in effect. The problem is the site does not meet the requirements of the ordinance because it does not have a showroom. Solicitor Fiore noted Mr. Weikel indicated the site has not been approved for auto sales. **Cncl. Frank Caligiuri** noted if they do not have a showroom, technically even on a rental property Council should not approve this, as it is not grandfathered in. Solicitor Fiore noted unless Mr. Weikel is of the opinion that it is grandfathered and is a continuous use and not abandoned. **Cncl. Caligiuri** noted he would agree to that but in this particular case it does not meet any of the requirements of a used car lot. **Cncl. Pres., Dilks** suggested Council get more information on this. **Solicitor Fiore** felt it should be clarified, as Council needs to be consistent. He spoke of another property at the southern end of the Black Horse Pike that was a point of discussion and the ultimate conclusion from Zoning was that it was grandfathered. Mr. Fiore noted even though he may or may not agree, this is the Zoning Official's call, so if he uses the magical language that it is grandfathered, that's OK, but Council must be consistent when reviewing these applications and follow the same process.

Cncl. William Sebastian made a motion for Council to hold off on this until this issue has been discussed with Mr. Weikel. The motion was seconded by **Cncl. Frank Caligiuri** and unanimously approved by all members of Council.

D.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

Cncl. Ronald Garbowski made a motion to open the Resolutions Scheduled-Public Portion. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Ronald Garbowski** made a motion to close the Resolutions Scheduled-Public Portion. The motion was seconded by **Cncl. Frank Caligiuri** and unanimously approved by all members of Council.

Cncl. William Sebastian made a motion to approve Resolutions R:47-2011 through R:50-2011 by Consent Agenda. The motion was seconded by **Cncl. Daniel Teefy** and unanimously approved by all members of Council.

CONSENT AGENDA RESOLUTIONS R:47-2011 THROUGH R:50-2011

R:47-2011 Resolution Adjusting Township Of Monroe Tax Records

R:48-2011 Resolution Approving The Bill List For The Council Meeting Of February 8, 2011

R:49-2011 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Execution Of A Municipal Services Agreement Between The Township of Monroe And Brandywine Village Condominium Association

R:50-2011 Resolution Of The Township Council Of The Township Of Monroe Awarding Bid To G & K Services, Co. For Uniforms And Uniform Services For Monroe Township Public Works, Buildings & Grounds And Parks & Recreation, As Specified In The Bid Specifications For The Township Of Monroe, Gloucester County And Authorizing The Proper Township Officials To Execute The Required Documentation

Cncl. Ronald Garbowski made a motion to approve Resolutions R:47-2011 through R:50-2011. The motion was seconded by **Cncl. Daniel Teefy**.

ROLL CALL VOTE TO APPROVE RESOLUTIONS R:47-2011 THROUGH R:50-2011
ALL AYES

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Resolutions R:47-2011 through R:50-2011 were duly approved.

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E.) ORDINANCES

Cncl. Pres., Marvin Dilks turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. William Sebastian**. **Cncl. Ronald Garbowski** made a motion to open the Public Hearing for Ordinances O:04-2011 and O:05-2011. The motion was seconded by **Cncl. Daniel Teefy** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Ronald Garbowski** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Pres., Marvin Dilks** and unanimously approved by all members of Council.

O:04-2011 An Ordinance Of The Township Council Of The Township Of Monroe Authorizing The Execution Of A Redeveloper's Agreement With Williamstown Square Urban Renewal, LLC For Block 3601, Lots 11-18 Inclusive And Lots 43-46 Inclusive

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

Cncl. Walter Bryson made a motion to approve Ordinance O:04-2011 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Ronald Garbowski**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:04-2011 FOR SECOND READING AND PUBLIC HEARING - ALL AYES

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Ordinance O:04-2011 was duly approved for Second Reading and Public Hearing.

O:05-2011 An Ordinance To Approve Long-Term Tax Exemption, Amended And Restated Financial Agreement Between The Township Of Monroe And Williamstown Square Urban Renewal, LLC And The Issuance Of A Redevelopment Area Bond By The Township Of Monroe

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

Cncl. Ronald Garbowski made a motion to approve Ordinance O:05-2011 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Pres., Marvin Dilks**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:05-2011 FOR SECOND READING AND PUBLIC HEARING - 6 AYES, 1 ABSTAIN (Caligiuri)

Tally: 6 Ayes, 0 Nays, 1 Abstain, 0 Absent. Ordinance O:05-2011 was duly approved for Second Reading and Public Hearing.

O:06-2011 Ordinance Of The Township Council Of The Township Of Monroe Establishing Chapter 254 Entitled "Taxicabs"

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. Daniel Teefy made a motion to approve O:06-2011 for First Reading and Publication. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council.

O:07-2011 Ordinance Of The Township Council Of The Township Of Monroe Establishing Chapter 189 Entitled "Limousines"

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. Pres., Marvin Dilks made a motion to approve O:07-2011 for First Reading and Publication. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council.

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E.) ORDINANCES (cont'd)

O:08-2011 An Ordinance To Amend Chapter 4 Of The Township Of Monroe, Entitled "Administrative Code" (*Bingo/Raffle Licenses*)

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. Daniel Teefy made a motion to approve O:08-2011 for First Reading and Publication. The motion was seconded by **Cncl. Ronald Garbowski** and unanimously approved by all members of Council.

O:09-2011 Bond Ordinance Authorizing The Completion Of Various Capital Improvements In The Township Of Monroe, County Of Gloucester, New Jersey: Authorizing The Issuance Of An Obligation In The Form Of A Promissory Note Not To Exceed An Aggregate Principal Amount Of \$6,900,000 To Finance Part Of The Costs Thereof And Authorizing Certain Related Actions In Connection With The Foregoing

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. Ronald Garbowski made a motion to approve O:09-2011 for First Reading and Publication. The motion was seconded by **Cncl. Marvin Dilks** and approved by all members of Council with the exception of **Cncl. Frank Caligiuri** who Abstained.

F.) REPORTS AND OTHER MATTERS

Cncl. Walter Bryson reported attending the Municipal Alliance Meeting where the new officers were elected. **Cncl. Bryson** reported the Historical Society is holding a seminar on March 5th regarding the Lenni Lenape Indians and one regarding genealogy on Saturday, March 12th. Both events will be held in the Reading Room on Main and Library Streets. The Historical Society will also be hosting a fashion show in April to benefit the restoration of the Grand Theater. **Cncl. Daniel Teefy** questioned whether the Plain Dealer Newspapers have been donated to the Ireland Hofer House yet. **Cncl. Bryson** advised they have and that the Historical Society is looking for someone with computer knowledge to scan into the computer those newspapers as well as other old documents. **Cncl. Teefy** noted he would contact Sue McGee to see if he could help with that project.

Cncl. William Sebastian reported the Monroe Township Ambulance Association will be selling roses again this year for Valentine's Day.

Cncl. Daniel Teefy reported during the next Parks and Recreation Meeting the Commission will discuss maintaining their fifteen members, the Township Code which requires commission members to be residents of the township and the Wagner Field. **Cncl. Teefy** noted **Mr. Bonder** had suggested renaming the Church Street Complex after **Marvin Wagner**; however, **Mayor Gabbianelli** was not in favor of doing that right now. He noted he would keep Council informed of anything new the Commission comes up with regarding that matter. **Cncl. Pres., Dilks** questioned whether the School Board was in favor of changing the name of the Church Street Complex. **Cncl. Teefy** was not sure whether **Mr. Bonder** had discussed it with the School Board since the Mayor was not in favor of it. He noted the School Board would have to approve any change in the name since it is their property.

Solicitor Fiore referred to the Plain Dealer Newspapers that were donated to the Historical Society and noted the March 1972 issue reported **Dan Teefy** was the leading scorer for the Williamstown Jaycees in the Monroe Township Youth Basketball League championship game against Williams Gulf (*which Mr. Fiore played for*).

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G.) GENERAL PUBLIC DISCUSSION

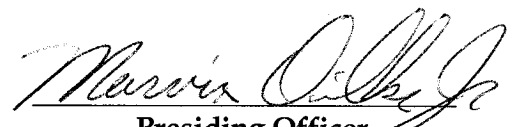
Cncl. Ronald Garbowski made a motion to open the General Public Discussion. The motion was seconded by Cncl. Walter Bryson and unanimously approved by all members of Council. With no one wishing to speak Cncl. Ronald Garbowski made a motion to close the General Public Discussion. The motion was seconded by Cncl. Frank Caligiuri and unanimously approved by all members of Council.

H.) ADJOURNMENT

Cncl. Frank Caligiuri made a motion to adjourn the Regular Council Meeting of February 8, 2011. The motion was seconded by Cncl. Ronald Garbowski and unanimously approved by all members of Council in attendance.

Respectfully submitted,


Susan McCormick, RMC
Municipal Clerk


Presiding Officer

These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Council Meeting of February 8, 2011 and serve as only a synopsis of the proceedings. The official tape may be heard in the Office of the Township Clerk upon proper notification pursuant to the Open Public Records Law.

Approved as submitted sm Date 2/22/11
Approved as corrected _____ Date _____