

**MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
FEBRUARY 22, 2011**

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:20 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		Excused
Dir. Of Code Enforcement, George Reitz		Excused
Dir. Of Public Safety, Jim Smart		Excused
Dir. Of Community Affairs, Cassandra Dilks		Excused
Township Clerk, Susan McCormick	Present	

**B.) APPROVAL OF MINUTES**

**Cncl. Ronald Garbowski** made a motion to approve the minutes as submitted of the Work Session Meeting and Regular Council Meeting of February 8, 2011. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council.

**C.) CORRESPONDENCE**

- **Bingo License**  
Oak Knoll PTO, Inc. - BA:2 - REMOVED FROM AGENDA (For Clarification Of Paperwork)
  
- **Raffle Licenses**

**Cncl. Walter Bryson** made a motion to approve Raffle Licenses RA:10 and RA:11 for Our Lady of Peace Parish, RA:12 for Williamstown Warriors, RA:13 and RA:14 for Oak Knoll PTO, Inc. and RA:15 for The Oasis Animal Sanctuary, Inc. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council.

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**D.) RESOLUTIONS SCHEDULED - PUBLIC PORTION**

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

**CONSENT AGENDA**

**Cncl. William Sebastian** made a motion to bracket Resolutions R:51-2011 through R:59-2011 for approval by Consent Agenda. The motion was seconded by **Cncl. Daniel Teefy** and unanimously approved by all members of Council.

**R:51-2011** Resolution Of The Township Of Monroe Making Application To The Local Finance Board Pursuant To *N.J.S.A. 40A:12A-64 Et Seq.* And *N.J.S.A. 40A:2-26(E)*

**R:52-2011** Resolution Adjusting Township Of Monroe Tax Records

**R:53-2011** Resolution Authorizing The Mayor Of The Township Of Monroe To Execute A Grant Agreement On Behalf Of The Municipal Alliance Program For The Year 2011

**R:54-2011** Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss An Active Litigation Matter (*Kearns v. Township of Monroe*)

**R:55-2011** Resolution Approving The Bill List For The Council Meeting Of February 22, 2011

**R:56-2011** Resolution Authorizing The Acceptance Of A Secured Performance Guaranty In The Amount Of \$50,399.00 for "Walmart Retail Site", For Site Plan #416-BSP, Block 3901, Lots 1, 38, 38.02, 39, 40 And Part Of 1.01 For Certain Offsite Improvements

**R:57-2011** Resolution Authorizing The Acceptance Of A Secured Performance Guaranty In The Amount Of \$5,187,635.00 For "Walmart Retail Site", For Site Plan #416-BSP, Block 3901, Lots 1, 38, 38.02, 39, 40 And Part Of 1.01 For Certain Onsite Improvements

**R:58-2011** Resolution Authorizing A Reduction In The Performance Guaranty For "Carriage Glen" Subdivision, Section 7, Subdivision #1696, Block 10301, Lot 16 For Certain Site Improvements

**R:59-2011** Resolution Of The Township Council Of The Township Of Monroe Authorizing The Execution Of An Agreement Between The State Of New Jersey And The Township Of Monroe (NJDEP Contract No. OWR-YJI-10)

**Cncl. William Sebastian** made a motion to approve Resolutions R:51-2011 through R:59-2011. The motion was seconded by **Cncl. Daniel Teefy** and approved by Council with the exception of **Cncl. Frank Caligiuri** who **Abstained** on Resolution R:51-2011 and **Cncl. Ronald Garbowski** and **Cncl. Walter Bryson** who **Abstained** on Resolution R:59-2011.

**E.) MAYOR APPOINTMENT**

**Mayor Michael Gabbianelli** appointed **Carol Patterson** as a member of the Monroe Township Library Board.

**F.) ORDINANCES**

**Cncl. Pres., 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:06-2011 through O:08-2011 listed on the agenda for Second Reading and Public Hearing. The motion was seconded by **Cncl. Pres., Marvin Dilks** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Ronald**

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

Garbowski made a motion to close the Public Hearing. The motion was seconded by Cncl. Frank Caligiuri and unanimously approved by all members of Council.

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

**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:06-2011 for Second Reading and Public Hearing. The motion was seconded by Cncl. Pres., Marvin Dilks.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:06-2011 - ALL AYES**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:06-2011 was duly approved for Second Reading and Public Hearing.

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

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

Cncl. Daniel Teefy made a motion to approve Ordinance O:07-2011 for Second Reading and Public Hearing. The motion was seconded by Cncl. Rich DiLucia.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:07-2011 - ALL AYES**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:07-2011 was duly approved for Second Reading and Public Hearing.

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

**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:08-2011 for Second Reading and Public Hearing. The motion was seconded by Cncl. Daniel Teefy.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:08-2011 - ALL AYES**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:08-2011 was duly approved for Second Reading and Public Hearing.

**G.) REPORTS AND OTHER MATTERS**

Mayor Michael Gabbianelli reported Wal-Mart has closed on all their properties and April 1<sup>st</sup> is their target date to begin construction. He also reported attending the Mayor's Association meeting the end of January and reminded everyone changes have been made to trash pickup. Odd stops and bulk waste will now be picked up every other Friday and residents must call to schedule a pickup. He noted the Public Works Department manpower is the lowest it has been in fifteen years due to attrition and no one new will be hired, as we are trying to save tax dollars. The department is picking up trash, plowing snow and repairing the roads and the Mayor requested residents to be patient especially during snowstorms, as many people called during the last snowstorm to complain their roads were not plowed. He explained snow plowing is done in priority order with primary roads such, as Winslow and Blue Bell Roads (*township portion*) being done first, development roads are next and last to be plowed are the cul-de-sacs. He also reminded residents to shovel their sidewalks for the safety of pedestrians as well as children walking to school or to their school buses.

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**CLOSED EXECUTIVE SESSION**

**Solicitor Fiore** reported Closed Executive Session just concluded. The litigation referenced in Resolution R:54-2011 (*Kearns v. Township of Monroe*) was discussed. No formal action was taken at this time and a report will be provided to Council regarding this matter on an as needed basis.

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

**Cncl. Walter Bryson** reported on Saturday, March 5<sup>th</sup> from 9:30 AM to 11:00 AM the Historical Society will be hosting Denise Bright Dove Dunkley who will explain the Lenni-Lenape Indian relationships during the Squankum-Williamstown time period and on Saturday, March 12<sup>th</sup> Joan Michaels, a historian from Washington Township will be holding the second genealogy series from 9:30 AM until noon. These events will be held at the Reading Room and residents interested in attending should call (856) 875-2943 or 629-3368 to register. **Cncl. Bryson** reported he received many responses during the first month of his campaign to solicit information from residents relative to how real estate taxes could be reduced but this month he received no responses. He noted residents have one more month to respond and then he will recommend a Resolution be generated to send to the State legislators and the governor. He noted every resident in this State feels real estate taxes are extremely high and there needs to be other types of funding rather than just real estate taxes. **Cncl. Bryson** noted the governor said during his budget speech that the State's budget was now a "new normal". He noted the governor is lowering taxes on businesses, on special interests and is going to bring back the rebate and that is great but from a local standpoint we cannot take any additional State reductions. **Cncl. Bryson** noted the responses/information he receives will be proposed to the governor and legislators because taxes are the real reason businesses and people are leaving this State and why retired people cannot stay here. He noted lets show the governor and legislators that we the people have ideas that we want Trenton to hear.

**Cncl. Frank Caligiuri** reported attending the Planning Board Meeting on February 10<sup>th</sup> where an amended site application from Justin Commons, the affordable housing development located on Rt. 322 was heard. The applicant proposed to subdivide a portion of the property that lies between the Duncan home and the Enders home to create a very small lot for the MMUA to utilize for an underground septic pump. The second part of the application was to seek approval for a sign that will be located slightly into the property so it will not affect the site triangle for drivers on the boulevard entering and exiting the property. The third part of the application was for the addition of a maintenance shed. **Cncl. Caligiuri** spoke of the choices consumers make, noting many American products are available and located in stores right next to foreign manufactured products. He spoke of purchasing American made dog biscuits that were a quality product and less expensive than a product made overseas because no shipping charges were involved. **Cncl. Caligiuri** urged residents to make a little effort to check labels and buy American made products whenever possible, as that may potentially save some jobs.

**Cncl. Rich DiLucia** referred to **Cncl. Caligiuri's** suggestion to buy American products and noted if this Country ever hopes to balance the trade budget we need to start producing and consuming products so our money stays here as opposed to going to other countries. **Cncl. DiLucia** noted he reviewed a synopsis of the governor's budget proposal on the internet and he felt it was unconscionable for the governor to say he would contribute, as he is required to do by legislation, to the pension plan only if the legislators agreed to his positions. He noted this State is required to fund that pension plan and has not for fifteen out of the last eighteen years. **Cncl. DiLucia** noted shirking your responsibilities unless you get concessions in other areas is not the way business should be done. He added it sounds wonderful when the governor says the homestead rebate will be restored but that only represents \$440.00 or \$404.00 for people making less than \$75,000.00 a year and he never mentioned how he proposes to deal with senior citizens who previously received \$1250.00 a year. The legislators, who have been elected to do what they feel is right as individuals, are now being told that unless they do what the governor wants and how he wants it done with no negotiations, the help people could get with their taxes will be withheld. **Cncl. DiLucia** noted he resents that and he felt most taxpayers will resent it as well.

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

**Cncl. Ronald Garbowski** reported the Economic Development Committee moved their monthly meeting from February 21<sup>st</sup> to February 28<sup>th</sup>. He reported attending the Monroe Township Free Public Library Meeting where the Library's annual statistics were provided. He noted he would provide Council with a copy of the 2010 Library statistics, which show 143,541 people were served in 2010. Cncl. Garbowski reported the Library would be holding a free Celtic Music Concert featuring Charlie Zahm on Wednesday, March 9<sup>th</sup> at 7:00 PM. He also reported the Library will host a special lecture, "A New Violin Concerto", on Wednesday, March 16<sup>th</sup> at 7:00 PM presented by Paul Marc Somers and on Wednesday, April 13<sup>th</sup> a "Meet the Authors Night" from 6:30 PM to 8:30 PM.

**Cncl. William Sebastian** reported the Williamstown Fire Company held a car wash and the Monroe Township Ambulance Association held a rose sale for Valentine's Day. Cncl. Sebastian noted both events were well attended and he expressed his appreciation to everyone who supported those volunteer organizations.

**Cncl. Daniel Teefy** reported the Parks and Rec Commission will hold their annual Easter egg hunt at noon on April 9<sup>th</sup> at the Pfeiffer Center. He encouraged residents to bring their children to this fun event that will be attended by the Easter Bunny. Cncl. Teefy reported at each televised Council Meetings he will be providing updates regarding the Main Street Music Festival, which will be held on Saturday, June 4<sup>th</sup>. This event will begin at approximately 4:00 PM with a 5-K Run and will move into different events throughout the evening. "Don't Call Me Francis" one of the best bands in the Philadelphia area, will perform and there will be an antique car show and possibly the Phillies game will be shown on a large screen. Cncl. Teefy reported Jim Bonder, Parks and Rec Department Head, will be making a presentation regarding the Main Street Music Festival at the March televised Council Meeting.

**Business Administrator, Kevin Heydel** reported last week an energy analysis was done of the municipal building with funds received from a \$20,000.00 energy grant the township applied for in December 2010. The analysis recommends replacement of all air conditioning units and the installation of light sensors in all offices and corridors. The township will be making another application in 2011 for a \$50,000.00 energy grant, as that would help with the projected cost of that project. He went on to speak of the project cost and noted if the township is approved for the grant he will come back to Council for a decision on what should be done. **Cncl. Pres., Marvin Dilks** questioned the age of the air conditional units. Mr. Heydel advised the units are original from when the building was constructed and new air conditioners would save the maintenance costs the current units have had over the last few years. He noted \$30,000.00 was put in the capital budget years ago for replacement of air conditioners and that money is still sitting there. **Cncl. Rich DiLucia** spoke of receiving information about state and federal grants available that pay dollar per dollar reimbursements for energy audits as long as the municipality does an RFP requesting proposals from five recognized auditing firms. Cncl. DiLucia noted as long as the government is going to pay for it the township should have a complete audit performed that includes the gas consumed by the police and firemen, the lighting, the air-conditioning systems and the heating systems. Mr. Heydel noted that is what was done in this building and while they were here they went to the Pfeiffer Center and Public Works. Cncl. DiLucia advised the grants also cover audits of schools and once audits are completed state and federally funded grants are available to cover replacement costs.

**H.) GENERAL PUBLIC DISCUSSION**

**Cncl. Walter Bryson** made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council.

**Ed Knorr, 1053 N. Tuckahoe Road** extended best wishes to Cncl. Pres., Dilks for being elected Council President; noting hopefully he will do as good a job as he did in 2006. He spoke of energy audits and how they can save money but also cause problems in residential homes from companies tightly sealing up houses without knowing pressure differentials. Homes can be sealed to the extent where mold can form in walls or the home cannot breathe causing gases from cleaning materials to be set off when a room gets too hot. Mr. Knorr noted Mr. Heydel left the meeting so he couldn't ask him but he thought a bond was approved to replace the air-conditioning system in the municipal building about four years ago when the units were

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

found to be undersized. Cncl. Teefy noted he would check with Mr. Heydel, as he also thought some air-conditioning work had been done and possibly the \$30,000 Mr. Heydel spoke of was left over from that. Mr. Knorr spoke of years of mismanagement, corruption and incompetence in State government that will never allow taxes to come down. He spoke of State workers and teachers being attacked and blamed, how Governor Whitman mismanaged the State pension fund, how State legislators have not set the example by taking pay cuts, giving up their health benefits or paying more into their pension fund. He spoke of the unemployment fund being squandered, contaminated properties the State purchased through the School Construction Fund, the sales tax and other taxes that keep increasing, the State being \$11 billion in debt, the increased taxes that will be paid even with the 2% cap and being against the stimulus package. Mr. Knorr also expressed his concerns regarding residents having issues with new home builders and requested Council support, by resolution, Lemon Law legislation that would protect new home buyers. He also requested Council consider instituting an ordinance called the "No Knock Law" that would ban door to door sales/solicitations for the protection of our residents.

Cncl. Ronald Garbowski made a motion to close the General Public Discussion. The motion was seconded by Cncl. William Sebastian and unanimously approved by all members of Council.

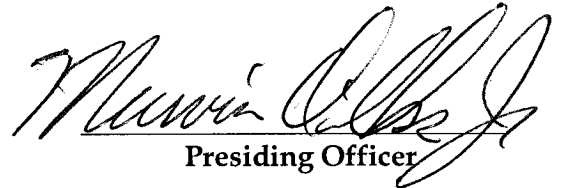
**I.) ADJOURNMENT**

Cncl. Ronald Garbowski made a motion to adjourn the Regular Council Meeting of February 22, 2011. The motion was seconded by Cncl. Frank Caligiuri 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 22, 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 3/8/11  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_