

MINUTES
SPECIAL COUNCIL MEETING
TOWNSHIP OF MONROE
APRIL 6, 2011

A.) OPENING CEREMONIES

CALL TO ORDER

The Special Council Meeting of the Township of Monroe was called to order at 6:45 PM by Council President, **Marvin Dilks** in the Second Floor Meeting 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.

Please note the Clerk has placed a sign-in sheet in the back of the Room for anyone who would like to address Council during the Public Portion. Please sign-in and I will ask you to come forward. Kindly state your name for the record.

SALUTE TO FLAG

Cncl. **Ronald Garbowski** led the assembly in the Pledge of Allegiance to our Flag and Cncl. **Frank Caligiuri** offered the Invocation.

ROLL CALL OF TOWNSHIP OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Rich DiLucia		Excused
Cncl. Ronald Garbowski	Present	
Cncl. Daniel Teefy	Present	
Cncl. William Sebastian	Present	
Cncl. Pres., Marvin Dilks		
Business Administrator, Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Deputy Clerk, Sharon Wright	Present	

B.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

Cncl. **Ronald Garbowski** 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 in attendance. 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. **William Sebastian** and unanimously approved by all members of Council in attendance.

R:75-2011 Resolution Of The Township Council Of The Township Of Monroe Establishing A Date And Time For A Public Auction For The Lease Of Monroe Township Owned Properties For Farming Purposes For The Years 2011 And 2012

Business Administrator, Kevin Heydel advised an additional 17 acres of township owned property (f/k/a/ Fera Property), Block 12401, Lot 21.01, must be added to this resolution.

Cncl. **Walter Bryson** made a motion to approve Resolution R:75-2011 with the noted addition of Block 12401, Lot 21.01. The motion was seconded by Cncl. **Daniel Teefy**.

Cncl. **Frank Caligiuri** questioned whether the Fera property was purchased through Green Acre funds and if so, is this an approved use. Mr. Heydel advised that property was purchased for Farm Land Preservation in conjunction with the County through Open Space Funds. Solicitor **Fiore** added land preservation is partially funded through Green Acres and farming is permitted up to a maximum five year period. Cncl. **Pres., Dilks** questioned whether the contract would be approved for a two year period. Mr. Heydel replied yes for 2011 and 2012.

Resolution R:75-2011 was duly approved by all members of Council in attendance.

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C.) GENERAL PUBLIC DISCUSSION

Cncl. William Sebastian made a motion to open the General Public Discussion. The motion was seconded by Cncl. Frank Caligiuri and unanimously approved by all members of Council in attendance. With no one wishing to speak 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 in attendance.

D.) MATTERS FOR DISCUSSION

Cncl. Pres., Marvin Dilks noted he requested the clerk to order a funeral arrangement on behalf of the Mayor and Council for Frank Campisi's father who passed away on Monday, April 4th. He requested Council members see the clerk to chip in on the flowers.

Cncl. Daniel Teefy noted homeowners in the Saddlebrook Development whose homes backup to open space have questioned whether they can purchase some of that open space to extend their yards, as that would allow them to build decks or put in swimming pools. Cncl. Teefy noted those homeowners are already maintaining most of that open space and he questioned whether there was a way the township could sell that property to them. Cncl. Frank Caligiuri explained that area is the buffer area and he felt the Planner may be the one to address this issue. Cncl. William Sebastian noted that issue came up when Council members were campaigning door to door. The Open Space in question is on a corner lot that contains at the very corner a small wooded parcel, an open area in the middle where two soccer nets are set up and a ten to fifteen foot strip of wooded property. The yards on that street are only twenty feet deep and behind them is the wooded strip, which is not in a straight line. One of the residents suggested straightening the line, as that would give the residents with short yards enough room to install a pool. Cncl. Teefy added the residents would like to buy the entire lot. Cncl. Caligiuri noted they have been asking him that question for seven years and the answer he received was that land could not be sold because it was dedicated open space. Solicitor Fiore indicated he did not have the answer at this time but would research it, as he felt there was a written opinion previously done when Cncl. Caligiuri first brought up the issue. Cncl. Sebastian spoke of residents from the Devonshire Development installing and maintaining a lighted gazebo on their open space area and Cncl. Walter Bryson spoke of residents from a development located off Tuckahoe Road purchasing open space. Mr. Fiore explained a cluster subdivision application must contain a certain percentage of dedicated open space and to go back on that, would basically be undoing the subdivision approval. He explained the concept was the open space would be utilized by everyone however no one uses it except the residents right next to it. Mr. Fiore noted in the past the resident got upset when the town soccer league wanted to practice there because they felt it was their open space but technically, it is township owned property and anyone in town can use it. Mr. Fiore noted he would review this issue and advise Council of his findings.

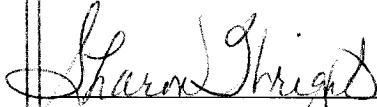
Business Administrator, Kevin Heydel reported the Local Finance Board approved the township's Williamstown Square Application but recommended the township revisit the percentage included in it. Mr. Heydel noted the language in the ordinance coming up for second reading could be changed to say "up to 8½%" but the ordinance is not the issue, it is what is included in the promissory note. The developer is going back to Benderson to see what can be done since the LFB did not require the interest to be changed but did recommend it. Mr. Heydel commended Solicitor Fiore for doing a good job providing the LFB with a historical background of the township and all the work that went behind the application. Phil Norcross then discussed the financial issues and justified the rate by saying in today's market if the township were to go out for funding we might get 6 to 6½% if funding is even available for this type of speculative project since there is currently not a market for 30 year bonds. Mr. Fiore noted this was an interesting process because the LFB has been looking at the application for a while and they asked some very pointed questions and wanted very pointed responses, which they dissected. Mr. Fiore and Mr. Heydel went on to speak of how carefully the LFB reviewed all the municipal applications before them and of some of the decisions that were made by the Board.

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E.) ADJOURNMENT

With nothing further to discuss Cncl. William Sebastian made a motion to adjourn the Special Council Meeting of April 6, 2011. The motion was seconded by Cncl. Walter Bryson and unanimously approved by all members of Council in attendance.

Respectfully submitted,


Sharon Wright, RMC
Deputy Clerk


Presiding Officer

These minutes were prepared from excerpts of the tape-recorded proceedings of the Special Council Meeting of April 6, 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 Am Date 4/12/11
Approved as corrected _____ Date _____