

**MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
JUNE 26, 2012**

**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. Vice-Pres., Daniel Teefy** 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 (NJS 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. Vice-Pres., Daniel Teefy 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. Walter Bryson** led the assembly in the Pledge of Allegiance to Our Flag and **Pastor Doug Spencer** of the Williamstown First United Methodist Church offered the Invocation.

**ROLL CALL OF TOWNSHIP OFFICIALS**

Cncl. Walter Bryson	Present	
Cncl. Marvin Dilks		Excused
Cncl. Rich DiLucia	Present	
Cncl. Ronald Garbowski	Present	
Cncl. William Sebastian	Present	
Cncl. Daniel Teefy	Present	
Cncl. Pres., Frank Caligiuri		Excused
Mayor Michael Gabbianelli		Excused
Solicitor, Charles Fiore	Present	
Business Adm., Kevin Heydel	Present	
Engineer, Dave Cella	Present	
Dir. Finance, Jeff Coles		Excused
Dir. Of Code Enforcement, George Reitz	Present	
Dir. Of Public Safety, Jim Smart	Present	
Dir. Of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick	Present	

**PRESENTATIONS** - None

**Cncl. Daniel Teefy** noted Cncl. Pres., Caligiuri is in Kansas on a business trip and he would be handling the meeting this evening as Vice President. He went on to speak of how council members have begun using ASUS Tablets that will allow them to go paperless. Utilizing this new technology will allow Council to be more efficient in addition to saving the township money in paper, toner, copier maintenance and man hours.

**APPROVAL OF MINUTES**

**Cncl. Ronald Garbowski** made a motion to approve the minutes as submitted of the Council Work Session, Regular Council Meeting and the Closed Executive Session of May 22, 2012. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council in attendance.

**B.) CORRESPONDENCE** - None

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

**Cncl. Rich DiLucia** made a motion to open the Resolutions Scheduled-Public Portion. The motion was seconded by **Cncl. Ronald Garbowski** 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:122-2012** Resolution Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40A:4-87 (*Emergency Management Assistance Grant \$5,000.00*)

**Cncl. William Sebastian** made a motion to approve R:122-2012. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council in attendance.

**R:123-2012** Resolution Authorizing The Renewal Of A Certain Plenary Retail Consumption License Within The Township Of Monroe, County Of Gloucester, State Of New Jersey (*NJK Hospitality, LLC - T/A Geets Diner Restaurant*)

**Cncl. Walter Bryson** made a motion to approve R:123-2012. The motion was seconded by **Cncl. Ronald Garbowski** and unanimously approved by all members of Council in attendance.

**R:124-2012** Resolution Of The Township Council Of The Township Of Monroe To Adopt And Affirm The Township Of Monroe's Employee Handbook With Respect To All Employees Of The Township Of Monroe

**Cncl. Ronald Garbowski** made a motion to approve R:124-2012. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

**R:125-2012** Resolution Of The Township Council Of The Township Of Monroe Awarding Bid To GranTurk Equipment Co., Inc. For Two International 7400 Cab And Chassis With Expert (T) Helping Hand 35 Cubic Yard Bodies As Specified In The Bid Specifications For The Township Of Monroe, Department Of Public Works, Gloucester County And Authorizing The Proper Township Official To Execute The Required Documentation

**Cncl. Walter Bryson** made a motion to approve R:125-2012. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council in attendance.

**R:126-2012** Resolution Of The Township Council Of The Township Of Monroe To Affirm The Township Of Monroe's Civil Rights Policy With Respect To All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors And Members Of The Public That Come Into Contact With Municipal Employees, Officials And Volunteers

**Cncl. Ronald Garbowski** made a motion to approve R:126-2012. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council in attendance.

**R:127-2012** Resolution Releasing The Performance Guaranty Posted For "Cross Keys Animal Hospital", Site Plan #441-SP, Block 201, Lot 60 And Substituting A Maintenance Guaranty In The Amount Of \$29,159.00 For Certain Site Improvements

**Cncl. Rich DiLucia** made a motion to approve R:127-2012. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council in attendance.

**R:128-2012** Resolution Authorizing A Reduction In The Performance Guaranty 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

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C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION (cont'd)

**Cncl. Walter Bryson** made a motion to approve R:128-2012. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council in attendance.

**R:129-2012** Resolution Authorizing A Reduction In The Performance Guaranty 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

**Cncl. Ronald Garbowski** made a motion to approve R:129-2012. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council in attendance.

**R:130-2012** Resolution Of The Township Council Of The Township Of Monroe Awarding Bid To M.D. Remodeling LLC For Partial Roof Re-coating For The Cecil Firehouse Within The Township Of Monroe

**Cncl. William Sebastian** made a motion to approve R:130-2012. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

**R:131-2012** Resolution Of The Township Council Of The Township Of Monroe Authorizing The Execution Of A Traffic Signal Agreement Between The County Of Gloucester, The Township Of Monroe, And Cross Keys Monroe, LLC

**Cncl. Rich DiLucia** made a motion to approve R:131-2012. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council in attendance.

**R:132-2012** Resolution Releasing The Performance Guaranty Posted For "Stockton Run" Phase I, Subdivision #1502, Block 11301, Lots 12 & 23 And Substituting A Maintenance Guaranty In The Amount Of \$115,623.76

**Cncl. Daniel Teefy** noted prior to the execution of Resolution R:132-2012 additional language would be included requiring the basins in the Stockton Run Development to be cut and maintained.

**Cncl. Walter Bryson** made a motion to approve R:132-2012 with the additional language. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council in attendance.

**R:133-2012** Resolution Of The Township Council Of The Township Of Monroe Authorizing The Re-issuance Of A New Soil Removal License To Sahara Sand Of Monroe II, Block 7001, Lots 5 & 7 And Block 7101, Lot 3, Accepting The Amendment To Irrevocable Letter Of Credit in the Amount Of \$225,670.20

**Cncl. Ronald Garbowski** made a motion to approve R:133-2012. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

**R:134-2012** Resolution Of The Township Council Of The Township Of Monroe, County Of Gloucester, New Jersey Authorizing The Issuance And Sale Of Up To \$3,800,000 Of General Obligation Bonds, Series 2012, Of The Township Of Monroe; Making Certain Covenants To Maintain The Exemption Of The Interest On Said Bonds From Federal Income Taxation; And Authorizing Such Further Actions And Making Such Determinations As May Be Necessary Or Appropriate To Effectuate The Issuance And Sale Of The Bonds

**Cncl. William Sebastian** made a motion to approve R:134-2012. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council in attendance.

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C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION (cont'd)

**R:135-2012** Resolution Adjusting Township Of Monroe Tax Records

**Cncl. Ronald Garbowski** made a motion to approve R:135-2012. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council in attendance.

**R:136-2012** Resolution Approving The Bill List For The Council Meeting Of June 26, 2012

**Cncl. Ronald Garbowski** made a motion to approve R:136-2012. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

**R:137-2012** Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss An Active Litigation Matter (*Simmermon v. MT*)

**Cncl. Rich DiLucia** made a motion to approve R:137-2012. The motion was seconded by **Cncl. William Sebastian** unanimously approved by all members of Council in attendance.

D.) ORDINANCES

**Cncl. Vice-Pres., Daniel Teefy** turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. William Sebastian**.

**O:17-2012** An Ordinance Of The Township Council Of The Township Of Monroe To Adopt The User Handbook For The Monroe Township Parks & Recreation Within The Township Of Monroe

**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 Ordinance O:17-2012 for First Reading and Publication. The motion was seconded by **Cncl. Daniel Teefy** and unanimously approved by all members of Council in attendance.

**O:18-2012** An Ordinance To Amend Chapter 239 Of The Code Of The Township Of Monroe Entitled "Refuse Collection And Recycling"

**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. Walter Bryson** made a motion to approve Ordinance O:18-2012 for First Reading and Publication. The motion was seconded by **Cncl. Ronald Garbowski** and unanimously approved by all members of Council in attendance.

**O:19-2012** An Ordinance To Amend Chapter 65 Of The Code Of The Township Of Monroe Entitled "Personnel Policies"

**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 Ordinance O:19-2012 for First Reading and Publication. The motion was seconded by **Cncl. Daniel Teefy** and unanimously approved by all members of Council in attendance.

**O:20-2012** An Ordinance Of The Township Of Monroe, County Of Gloucester, New Jersey, Appropriating \$32,500 For The Reconstruction And Refurbishment Of The Township Library Roof

**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.

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D.) ORDINANCES (cont'd)

Cncl. Ronald Garbowski made a motion to approve Ordinance O:20-2012 for First Reading and Publication. The motion was seconded by Cncl. Rich DiLucia and unanimously approved by all members of Council in attendance.

Cncl. Vice-Pres., Daniel Teefy referred to Ordinance O:17-2012 and noted the sporting organizations that use township and school board facilities are in agreement with the Parks and Rec User Handbook and have created a Sport Advisory Board, which is being run by Jim Bonder. The Advisory Board will meet four times a year to ensure everyone is using the same guidelines, that background checks are being done and that coaches are certified to be on the fields. The handbook will improve the atmosphere on the fields and keep the independency the organizations want.

Cncl. William Sebastian noted for the record the Clerk's Office has on file the signatures of each organization that has agreed to the User Handbook.

E.) REPORTS AND OTHER MATTERS

Cncl. Walter Bryson reported attending the Main Street Music Festival, which included over 130 vendors and more than five bands/singing groups. He extended his appreciation to Jim Bonder and the Parks and Recreation Commission for the great job they did in putting this event together. The Historical Society moved the old train station to the Hall Street School property and volunteers will begin restoration of the building very soon. Anyone interested in joining the crew restoring the building should contact the Clerk's Office, the Historical Society or Cncl. Bryson. He also extended a special thanks to Don Kensley and the Breakfast Rotary Club for their support in getting the train station moved here. Cncl. Bryson also extended appreciation to Tracy DeAndra, all the parents and school officials, including Superintendent Earling, who arranged a Middle School dance to benefit Kiarah (KiKi) Bowley. The dance will be televised on Saturday morning on NBC-Now during the Party Rockers, a dance show for young people. Many were in attendance at this event including Assemblyman Paul Moriarty and Assemblywoman Gabriela Mosquera. Cncl. Bryson reported attending the Williamstown High School graduation along with Cncl. Teefy and Cncl. Sebastian and noted he was impressed by the number of students in honors, with high GPAs and moving on to higher education. He commended the class for their accomplishments. He also reported attending along with Cncl. DiLucia, Assemblyman Paul Moriarty and Assemblywoman Gabriela Mosquera the ground breaking ceremonies for the new Grand Theater. Cncl. Bryson noted the Road Company could have gone somewhere else but they chose to rebuild here and he extended his appreciation to them and all the residents who participated in numerous fund raisers to raise funds to rebuild the Grand Theater. Cncl. Bryson reported the Municipal Alliance is in need of volunteer members to help with upcoming events and then went on to speak about the benefits of recycling. He explained State law requires electronic equipment, such as televisions and computer monitors, to be disposed of at the Public Works yard. It is illegal to place them at curbside because when damaged, the toxin materials inside becomes hazardous. Residents needing help with disposing of this equipment should contact the Public Works Department at 629-4444 for assistance.

Cncl. Rich DiLucia reported attending the Grand Theater ground breaking ceremonies along with Cncl. Bryson; noting he was pleasantly surprised to learn some of the theater's history from members of the family who previously owned it. He spoke of people being there that were involved with the theater for the last 35 years, of how pre-teen to teenagers performed during the ceremonies and of how the theater could revitalize Main Street into something really good. Cncl. DiLucia reported all members of Council attended the pre-opening of the Wal-Mart. He noted the store is huge with 140,000 items for sale, according to the manager. This store means revenue for the township with very little responsibility on our part and it will supplement taxes and bring other businesses into town. Applebee's has already purchased a liquor license and once constructed will provide added tax relief. Cncl. DiLucia spoke about the upcoming Supreme Court decision regarding the Health Care Law (better known as Obamacare). He noted hopefully the law will survive especially the component for children up to 26 years old being covered under their parent's healthcare insurance, as thousands of young people are now covered by insurance that previously were not and it doesn't cost the parents

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

any more, as insurance companies bear that expense. The law also covers some of the cost seniors pay for prescriptions and pre-existing conditions, which were previously turned down by insurance companies. He noted he would also like to see the portion of the law retained that deals with mammograms and prostate tests because in the past those tests were difficult to get. Cncl. DiLucia noted another concern is what is happening with the State budget, as the law requires a budget to be developed by July 1<sup>st</sup> and right now it is being held up due to the debate over whether tax relief should be in the form of payroll or real estate reductions. This Council adopted a resolution endorsing real estate tax relief because we believe that would be the most beneficial to our residents. Another element being debated is where the money is coming from. When the governor first announced a tax relief proposal estimates were made in regards to revenue and now it appears there were mathematical over estimations of what will be derived in revenue. There is a great concern as to whether the money is actually there so for the next week there will be many discussions and number crunching in Trenton. Cncl. DiLucia noted he hopes both the republicans and democrats sit down for once and do what's right for the taxpayers as opposed to juggling this around as a political ball.

Cncl. Ronald Garbowski reported the Wal-Mart has generated a lot of interest in Monroe Township, which will cause an influx of new businesses in our town that will help with property taxes. He urged residents to contact Assemblyman Moriarty, Assemblywoman Gabriela Mosquera and Senator Madden to support the property tax relief that is currently before legislators in Trenton.

Cncl. William Sebastian reported he also attended the Wal-Mart opening and the Williamstown High School graduation where Cncl. Daniel Teefy presented his daughter with her diploma. In addition to that a gentleman from Forest Hills, who received his Doctorate Degree from Drexel that morning, presented his son with his high school diploma that afternoon. That was an historical event which has never been done before in Monroe Township.

Cncl. Vice-Pres., Daniel Teefy spoke about the Williamstown High School graduation and noted having the opportunity, as a councilman, to hand his daughter her diploma was a special moment for both of them. He reported Council is moving in the right direction with the paperless tablets and went on to speak of a Gloucester County Times article regarding language being included in the Open Public Meetings Act that addresses public officials texting while in meetings. The article also stated the law is becoming stricter and includes higher fines for people texting while driving. Cncl. Teefy commended Jim Bonder and the Parks and Recreation Commission for the great job they did organizing the Main Street Music Festival. He noted Chelsea Musick performed country music, Vocal Velocity from the Road Company performed show tunes, The Idol Kings performed John Mellencamp and Journey music and The Parrot Band performed Jimmy Buffet music. He also reported St. Mary's Church is holding their annual carnival this week and the Gloucester Council 4-H Fair will be held on July 26<sup>th</sup> through the 29<sup>th</sup> at the Gloucester County 4-H Fair Grounds located at 275 Bridgeton Pike (Rt. 77) in Mullica Hill. This event will include 4-H shows and exhibits, amusements, games musical acts, barbeques, pony rides and craft exhibitors. Cncl. Teefy commended the people who run Project Graduation and urged residents to support this organization as it provides a great night for kids. He spoke of Wal-Mart bringing jobs to town and of fifteen exchange students coming here from China. Some will be living in Monroe Township and others will be living in West Deptford and Thorofare and all will be attending classes each day at the Monroe Township Library. This is the first time the exchange student program, run by Compass USA of Denver, will be sending students to the north east coast. Gina Cacace, the youth coordinator at Monroe Township Library became the youth coordinator with Compass USA and has solicited township residents to become host families for the exchange students. Cncl. Teefy noted his family will be hosting an exchange student who has taken the American name of Max while here from July 18<sup>th</sup> to July 28<sup>th</sup>. There is a Council Meeting during that week and Max will be attending and Cncl. Teefy is planning to invited more of the students to the meeting to show them how our local government works.

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F.) GENERAL PUBLIC DISCUSSION

Cncl. Ronald Garbowski made a motion to open the General Public Discussion. The motion was seconded by Cncl. William Sebastian 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.


CLOSED EXECUTIVE SESSION

Solicitor Fiore noted Council just concluded a Closed Executive Session where a discussion took place regarding the Simmermon vs. Monroe Township litigation. No action was taken at this time.

G.) ADJOURNMENT

With nothing further to discuss Cncl. William Sebastian made a motion to adjourn the Regular Council Meeting of June 26, 2012. The motion was seconded by Cncl. Ronald Garbowski and unanimously approved by all members of Council.

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 June 26, 2012 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  
Approved as corrected \_\_\_\_\_

Date 7/24/12  
Date \_\_\_\_\_