

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
MARCH 22, 2011**

A.) OPENING CEREMONIES & ROLL CALL

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Marvin G. Dilks, Jr.** at approximately 7:00 PM in the Conference Room on the first floor 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, Courier Post and the Sentinel of Gloucester County). A copy of that notice has been posted on the bulletin board at the Municipal Complex.

SALUTE TO OUR FLAG – Mayor, **Michael Gabbianelli** led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Rich DiLucia	Present	
Cncl. Ronald Garbowski	Present	
Cncl. William Sebastian	Present	
Cncl. Daniel Teefy	Present	
Cncl. Pres., Marvin G. Dilks, Jr.	Present	
Mayor, Michael Gabbianelli	Present	
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Eng., Dave Cella	Present	
Dir. of Finance, Jeff Coles	Present	
Dir. of Public Safety, Jim Smart	Present	(Arrived 7:20PM)
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Community Affairs, Sandy Dilks		Excused
Twp Clerk, Susan McCormick	Present	

B.) MATTERS FOR DISCUSSION

• **Monroe Township Little League**

Nick Fortunato, President Monroe Township Little League was in attendance to extend an invitation to Mayor and Council to participate in Little League Opening Day Ceremonies scheduled for **Saturday, April 9th at 10:00AM**. He advised line up for the parade down Main Street to the Church Street complex will be at the Williamstown Fire House at 9:30AM. Mayor and Council were extended an invitation to either walk the parade route or meet at the complex for the ceremonies. He thanked Mayor and Council for their continued support of the association.

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B.) MATTERS FOR DISCUSSION (cont'd)

- **Taxi Cab Application** – Blue Cab Transport

Solicitor Fiore advised he reviewed the Blue Cab Transport application and documentation provided by the applicant and found he is in compliance with the ordinance and even obtained zoning approval for an in-home occupation. He noted the zoning approval has an exception that only one taxi is permitted at this location in conformance with the zoning and home occupation regulations. **Cncl. Pres., Dilks** polled Council and all were in favor of addressing this matter at the Regular Meeting under correspondence.

- **Limousine Application** –Cross Keys Coach, LLC

Solicitor Fiore advised everything seems to be in order with the Cross Keys Coach limousine application except six limousines are listed and only one driver and it does not list an actual physical address where the business is located; the application only included Aberdeen Road and that is in a residential area. If that is where the business is located, the applicant will need to obtain the appropriate zoning permit that states it is permitted. Owner of Cross Keys Coach, Don Kensey explained only one car is parked at that location, as all others are either taken home by the drivers or parked at Frank's Auto where they are serviced. **Solicitor Fiore** requested Mr. Kensey provide the clerk with a letter stating where the vehicles are parked because if they are parked at Frank's that may be opening up a different issue, as that facility is approved for something else. Mr. Kensey noted his vehicles are there generally for repairs. Mr. Fiore requested Mr. Kensey apply for a zoning permit since the address on his application is in a residential neighborhood and only one vehicle would be permitted to park at that location. He also requested him to submit information to the clerk regarding his drivers. Mr. Kensey noted his vehicles need to be registered by the end of March. Mr. Fiore explained Council can approve his limousine application contingent upon receipt of the requested documents and can rescind the approval if those documents are not received by the next Council meeting. **Cncl. Pres., Dilks** polled Council and all were in favor of moving this matter to the Regular Council Meeting for consideration.

Mr. Fiore explained when a taxicab or limousine business is operated as an in-home occupation if an owner wants to park more vehicles at that location they would need to get a variance from the Zoning Board.

C.) PUBLIC PORTION

Cncl. Ronald Garbowski made a motion to open the 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 Public Portion. The motion was seconded by **Cncl. Frank Caligiuri** and unanimously approved by all members of Council.

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D.) NEW BUSINESS

Solicitor Fiore advised Council had received, in their packets, the new Financial Disclosure Form that needs to be submitted by the end of April. He noted in the past this form has been completed by Council, all professionals, all board/commission members and it has now been expanded to confidential employees and certain employees that have been specifically designated. He explained there is a gray area between confidential employees who are not normally part of a collective bargaining unit and those that may be part of a confidential bargaining unit. He noted he reviewed this with the Clerk and in his opinion, it is clear, that they need to complete the form and if they refuse, they should send the clerk a letter stating that to keep on file, as they can be fined by State for not submitting the form. Mr. Fiore noted he explained to a couple of the employees that only basic information is needed such as their primary source of income and the lot and block number for their home. Financial information regarding stocks and bonds is not requested.

Cncl. Daniel Teefy displayed his new iPad, which contained the engineers report and noted he would like to work with the Clerk to get the electronic and logistics of how it would work for Council to receive their information from an iPad instead of paper packets. He noted a little money may be spent upfront but in the long run this would save on paper in the future. Cncl. Teefy indicated he was going to demonstrate it at the Regular Council Meeting and explain that we need to move forward with this technology.

Cncl. Ronald Garbowski reported the Economic Development Commission is sponsoring a "Call To Service" on April 6th at the Library. He requested Council liaisons ask their board/commission chairman or vice-chairman to attend to provide information about their boards/commissions to the people attending. Cncl. Garbowski explained the "Call To Service" program encourages people to volunteer to serve their community.

Cncl. Pres., Marvin Dilks spoke of the MMUA adopting a resolution dealing with the electric supplier and questioned whether Mr. Heydel had considered doing that. Mr. Heydel indicated he had a copy of their RFP and had a call into a co-op to see if we could get under that pricing and if so we would not need to go for bid. He noted he had a comprehensive analysis done on our electric usage and we use 3.3 million kilowatts a year. Mr. Heydel explained whether we get decent pricing depends upon if they give it to us for street lighting and traffic lights and if so we could realize up to \$70,000.00 a year savings. He explained there would be two parts to billing since deregulation; delivery by Atlantic City Electric and another company for the kilowatt cost. Cncl. Pres., Dilks noted the MMUA will be saving somewhere in the area of \$90,000.00 in their electrical costs.

E.) OLD BUSINESS - None

F.) COMMITTEE REPORTS

Cncl. Frank Caligiuri reported the Budget Committee met on March 7th and the committee requested the Business Administrator and CFO provide them with the 2012

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F.) COMMITTEE REPORTS (cont'd)

projected budget. They also requested a meeting with Chief Pontano so they could become acquainted with the structure of the Police Department. He noted he plans to schedule a follow up meeting during the week of March 28th and requested the committee give him their availability for that week.

Solicitor Fiore noted the Law Committee needs to schedule a meeting to discuss peddling and soliciting. He questioned whether the members of the committee were available on Monday 28th at 7:00 PM and if so he requested they advise the Clerk so a meeting can be scheduled.

Cncl. Pres., Dilks noted the electric company has been working at the intersection by Geet's Diner and he questioned whether they were checking the lights for the cameras. **Mayor Gabbianelli** explained the timing of the lights is being checked. He also noted the camera notice board will be moved to the other side of the pike for a period of time.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - 3/22/11

Cncl. Frank Caligiuri referred to R:70-2011 (*utilizing \$2,500.00 in forfeited funds*) and questioned the definition of forfeited funds. **Mayor Gabbianelli** explained that is money seized during arrests and can only be spent for police purposes. Solicitor Fiore added there is actually an order from a superior court judge allowing those funds to be utilized for the purpose designated in R:70-2011. The Mayor noted R:70-2011 is a joint venture with the Prosecutor's Office, as the reward is actually \$5,000.00 for information dealing with one of our older cold cases.

Cncl. Frank Caligiuri referred to R:72-2011 (*Emergency Temporary Resolution*) and questioned whether Buildings and Grounds needed an extra \$25,000.00. CFO, Jeff Coles advised additional money was needed in Cecil Fire, Buildings and Grounds and in Public Works. He explained they had some abnormal bills come up in the beginning of the year rather than in the second quarter but those departments will not get any more money then what is in their budget for the entire year. Cncl. Caligiuri questioned whether there was a recent spike or a problem that they needed additional funds. Mayor Gabbianelli explained Buildings and Grounds asked for the money because they are finishing the bathroom at Duffy Park. Cncl. Caligiuri noted he thought developer funds were being used for that. Mr. Heydel explained the money for the bathrooms came from developer funds. Buildings and Grounds requested additional money for their operating expenses, as the 25% of their yearly budget that was given to them the first quarter of the year has been expended. Mr. Coles added the money was needed to cover the cost of sewer backups and heater and elevator repairs. **Cncl. Walter Bryson** questioned whether the \$25,000.00 requested by Cecil Fire was half of their budget for the year. Mr. Coles replied it was, as they are getting \$50,000.00 for the year. He noted usually fire companies spend their money at the end of the year but the new chief in Cecil is purchasing the equipment now.

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G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – 3/22/11 (cont'd)

Cncl. Walter Bryson referred to the \$2,500.00 figure included in R:70-2011 and questioned whether that money would stay there permanently or if no one is found after a period of time would the dollars be returned. Mayor Gabbianelli noted this reward was done before and the money was not given away so apparently it came back, which is why we need to adopt another resolution.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED – 3/22/11

Solicitor Fiore advised Ordinance O:09-2011, which is associated with the application before the Local Finance Board, needs to be removed from the Regular Council Meeting agenda, as it cannot be adopted until the application is approved by the LFB at their meeting scheduled for April 6th. The Clerk questioned whether the ordinance should be re-advertised for April 12th. Mr. Fiore replied yes, assuming the LFB approves our application.

Solicitor Fiore noted the attorneys for Amberleigh are being nonresponsive after having the information from the engineer for over six months. He noted he spoke to the Mayor today about filing suit to draw upon Amberleigh's bonds to get them moving forward as it has been sitting for a long time and once the weather breaks the residents will start coming forward. The bond of \$1.3 million is for site improvements and one in the amount of \$189,000.00 is for the retention storage units. Mr. Fiore added DeLuca, who is finishing up the condominiums, has filed for bankruptcy in Florida but not in New Jersey yet. Ryan Developer's bought out the improved townhouse lots and moving forward with those homes. All the bonds are in Bowman's name so the bankruptcy does not affect them but there is talk that the bonding company, Bond Safeguard is also going bankrupt. Mr. Fiore noted only a couple buildings are left to be built and we need to get them moving forward and the items on the punch list resolved.

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Ronald Garbowski** made a motion to adjourn the Council Work Session of March 22, 2011. The motion was seconded by **Cncl. Frank Caligiuri** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,



**Susan McCormick, RMC
Municipal Clerk**



Presiding Officer

These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of March 22, 2011 and serves only as a synopsis of the proceedings. Portions of 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 AW
Approved as corrected _____

Date 4/12/11
Date _____