

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JUNE 28, 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** – Cncl. Ronald Garbowski 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	(Arrived 7:05PM)
Cncl. Pres., Marvin G. Dilks, Jr.	Present	
Mayor, Michael Gabbianelli	Present	(Arrived 7:12PM)
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Eng., Chris Rehmann, ARH	Present	
Dir. of Finance, Jeff Coles	Present	
Dir. of Public Safety, Jim Smart	Present	
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Community Affairs, Sandy Dilks		Excused
Twp Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

**Cncl. Pres., Marvin Dilks** noted there were no matters for discussion formally scheduled but opened the floor to council members who had items for discussion.

**Cncl. Walter Bryson** spoke with regard to our local ordinance having to do with signage adding that there are still political signs scattered throughout the township (*Primary Election*) that have yet to be taken down. He also spoke with respect to real estate signs (*advertisements*) and those advertising short sales, etc. along public roads and highways.

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JUNE 28, 2011

**B.) MATTERS FOR DISCUSSION (cont'd)**

**Cncl. Daniel Teefy** noted that a committee of council (*Garbowski, Sebastian, Teefy*) had a discussion pertaining to the Comcast grant that was received by the township for the purposes of technology enhancements. He noted that the committee would definitely like to see some funding toward surveillance cameras in our parks as well as monies for the purchase of iPads for council members (*\$1,500.00 approximate cost to have this implemented*). **Cncl. William Sebastian** commented on the inadequate speaker system that was utilized during the Memorial Day ceremonies at Veteran's Plaza, adding that he felt perhaps a small portion of the grant money could be put toward a new system. **Cncl. Walter Bryson** questioned if the committee had discussed the installation of an air-conditioning system for the Hofer House. **Cncl. Ronald Garbowski, Chairman of the Committee** reported that he spoke with representatives from Comcast and they advised what is covered under the technology grant are items such as: computers, software, hardware, multi-media devices, etc., they were very specific on what is acceptable. **Cncl. Garbowski** advised the he would send an email to the liaisons of the various boards/committees to submit their wants and wishes. After this information is received, the committee will put everything together and bring it back to the full council for a decision as to what we will fund.

**Cncl. Walter Bryson** noted a former council member contacted him on his concern as to the way funding for the schools is being provided by the state. He (*Bill Julio*) advised **Cncl. Bryson** that our Senator and our Assemblyman were in the process of securing more funding for our public schools (significant amount). **Cncl. Bryson** noted this council just reviewed their budget (*school budget*) and gave them additional monies and later found they had extra money available. **Cncl. Bryson** would like to put together something, perhaps a resolution that would say if we do receive additional funding from the state that we strongly recommend that the board of education use this money to reduce taxes in our municipality.

**Cncl. Rich DiLucia** noted that money is predicated on the millionaire's tax being reinstated. This has about as much chance of being reinstated as I do flying. You will not see a bipartisan vote on this issue because the republicans are lined up, united to not override the veto. **Cncl. DiLucia** noted there is no doubt that this millionaire tax will pass the assembly and the senate but it will not pass a veto. He felt **Cncl. Bryson's** suggestion was a good idea but he did not feel that we would see the money. **Cncl. Bryson** then noted the funding **Mr. Julio** is referring to would be in addition to, if the millionaire's tax does pass that would mean even more money that would come to the school district.

**Mayor Gabbianelli** reported that work on the Walmart store has started. Also, the Benderson project (*Wainco*) will probably be at the Planning Board level sometime in October with respect to the proposed 450,000 sq. ft. shopping center (*may break ground by next year*). **RD Management** now has an agreement on the old Jamesway location and there was discussion on the current zoning at that site. The Solicitor explained that there was a use variance issued on that location so it is still zoned *commercial*. The solicitor will check on this to verify the zoning. There was then discussion on the area that encompasses the redevelopment zone.

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JUNE 28, 2011

**B.) MATTERS FOR DISCUSSION (cont'd)**

**Engineer, Chris Rehmann** noted he would be looking for authority to have the solicitor seek the performance guarantee for the *Serenity Woods* project, located off of Fries Mill Road. Mr. Rehmann explained his office has contacted the developer, as there are a few lots left that are full of junk. We have given them ample time to have this matter taken care of but the final paving work *must be done*. The Mayor explained that development consists of an eight (8) home development and even the Planning Board has attempted to work with the builder. This man has done nothing and it is about time we get this thing squared away. The Solicitor then explained his office has had no response from the developer and perhaps with regard to the lots where there is accumulated junk we can get some sort of action from the Board of Health as well as taking action on the bonds.

**Engineer, Chris Rehmann** then explained the developer for the Federal Hill project went in and installed utilities along Prince Avenue. A road-opening permit for a 4-foot wide trench was issued and they have just blasted through the whole street. Mr. Rehmann noted we will get them to re-pave that street also there has been damage to the bike path, we are hoping to get this taken care of. The work along Prince Avenue did not have to be done this way and unfortunately, it was done during the installation of the utilities. **Mr. Rehmann** then reported there was an issue with a retention basin in the Willow Woods development, along with other minor problems throughout the development. Mr. Rehmann explained that we tried to focus Richmond American Homes on the retention basin as there is water present. There has not been a whole lot of water and those basins are still full. This developer has the where with all to fix this problem so there may be some fighting on this one.

**Cncl. Pres., Marvin Dilks** advised that Diehl Electric started work today on the traffic signal located at Corkery Lane and Malaga Road. The Mayor noted the township took the lead on this project, as there was a safety factor involved due to the close proximity of the soccer complex. Walmart will pay for the light with the engineering work being done by ARH. Mr. Rehmann advised that there was cooperation from the county on the review of this project.

**Engineer, Chris Rehmann** spoke on the status of the Rt. 322/Fries Mill Road intersection and the modifications for this intersection have been deemed complete. The state is in the process of reviewing the design plans and the county must review them also. The township is still holding on to a \$2 million dollar grant the DOT received dating back to the Corzine administration. Mayor Gabbianelli voiced his concern on the length of time this project has taken and his concern with the grant monies involved. Mr. Rehmann noted this project is a good example of state, county and local cooperation to solve a problem to benefit the residents of Monroe.

**Mayor Gabbianelli** questioned the solicitor with regard to the appointment of Director of Public Safety, Jim Smart. He questioned if there was a conflict with him remaining in that position as his brother, Joe Smart was just named Chief of Police. The Solicitor advised there was absolutely no conflict, no nepotism as they are each under a different household.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JUNE 28, 2011**

**Mayor Gabbianelli** then formally announced the reappointment of Jeff Coles as Chief Finance Officer for the Township of Monroe.

**Cncl. Ronald Garbowski** reported on the work of the Economic Development Commission regarding signs being installed at the entrances to Monroe Township, one along Rt 322 coming from Atlantic County and the other at the entrance to the township along Rt. 42 & Cross Keys Road. The dimensions are 4 x 6 with the wording *Welcome to Monroe Township Established 1859*.

**C.) PUBLIC PORTION**

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

**Lieutenant Kevin Karcher, President FOP Lodge 125** approached council to address an email that was sent to his attention through the Clerk. He noted he spoke with the Township Clerk last week and requested that she send an email to council members on his behalf extending his apologies for an oversight on part of the committee who put together the retirement function for the outgoing Chief of Police, Dan Pontano. He then referred to an email sent back to him on this matter adding he was very upset about it. Lt. Karcher noted he was going to respond to the email but felt he would do so in person. He went on to clarify a few items one being the retirement party is for the retiree, the FOP provides some financial support and some assistance in obtaining the venue. The people who are invited, are invited by the retiree, so my apology in saying I was responsible, in fact I was not responsible, I had nothing to do with it. As the president of the FOP I have a committee appointed to handle such arrangements but when he heard of the problem he felt, as president of the committee, he would take responsibility for it. Actually, it is the responsibility of the person who is retiring to extend invitations and there is a provision in the by-laws of the FOP that the retiree must be able to invite eighty (80) people. We have had several people retire that did not have functions or parties. He did know there have been retirement parties where council people have been invited and no one attended. Lt. Karcher noted he did not appreciate insults being directed to him, especially through the Clerk. Everyone knows he has an email address and a cell phone provided to him by the township where anyone can get in touch with him. Again, he apologized to anyone who wanted to attend and did not have the opportunity to do so. In the future, it will be who the retiree wants to invite and a flyer or such will be sent out. This was not a union thing nor an FOP thing, this was strictly an oversight on his part and that of the committee. Lt. Karcher again requested if anyone has a problem with him to please contact him directly.

With no one else wishing to address council members **Cncl. Ronald Garbowski** made a motion to close the Public Portion. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by all members of Council in attendance.

**Cncl. Frank Caligiuri** took this opportunity to respond to Lt. Karcher as he was the council person that sent the email. He felt there was nothing insulting included in the email but he was taken aback only because, in particular, he happened to get along well

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JUNE 28, 2011**

with Dan Pontano, he thought he was a really good, extraordinary Chief and he knew his retirement dinner was coming up and he really wanted to attend. The fact he wasn't invited just said to him that maybe Dan did not wish to have a big party. However, it is plain wrong to invite a group of people to a party 3¼ hours before the party, that is all there is to it. **Cncl. Caligiuri** noted he was not saying it was Lt. Karcher's fault or anyone else's fault it was just the wrong thing to do. He added he was done with it, he expressed what he needed to express and if he holds something in and doesn't tell someone, nobody will learn from it. He did not do this maliciously and he noted he does not hold any grudges but I let people know what is on my mind. **Cncl. Caligiuri** then offered his apology to Lt. Karcher if he interpreted anything as embarrassing or insulting it was quite simply his honest opinion.

**Mayor Gabbianelli** offered an apology to council, saying he would take some of the responsibility for not informing every one of the arrangements, he just thought everyone knew. He then went on to share his sentiments on the extraordinary job that Dan Pontano did as the Chief of Police.

**D.) NEW BUSINESS** - None

**E.) OLD BUSINESS**

**Cncl. Daniel Teefy** spoke on the red light camera system at the intersection of the Black Horse Pike and Sicklerville Road. The Mayor then noted that it generated \$20,000.00 in the initial month (*partial month*) of operation. **Business Administrator, Kevin Heydel** explained the total collected was approximately \$20,000.00 however the county share was \$6,652.00, with our share being approximately \$11,000.00 and as of last Friday, for the new month we were up to \$51,000.00.

**F.) COMMITTEE REPORTS**

**Cncl. Ronald Garbowski** reported that the Education Committee of Council met with respect to the Abbott Burke legislation. He noted there is some legislation taking place at the state level and the committee will be doing some research on this. Hopefully, in a few months there may be some resolutions drafted addressing the issues involved including items such as: uniform spending formulas, funding mechanisms and imposing time limits on these districts.

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - 6/28/11**

**Cncl. Frank Caligiuri** questioned Resolution R:120-2011 (*A Resolution Approving Participation with the State of New Jersey in a Safe & Secure Communities Program Administered by the Division of Criminal Justice Department of Law & Public Safety*). The Solicitor noted the township has no financial obligation this is part of the penalty that is imposed on people, it is revenue generated through our courts. He then questioned R:127-2011 (*Resolution Awarding a Contract for Professional Services to Adams, Rehmann & Heggan for Engineering and Survey Services Associated with the Charms Road Intersection Project for the Township of Monroe, County of Gloucester, State of New Jersey*). He questioned if this dollar amount was coming from the escrow account established through

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JUNE 28, 2011**

Wainco. It was noted the funds are coming from the escrow fund which has a current balance of \$30,000.00.

**Cncl. Walter Bryson** commented on Resolution R:126-2011 (*Resolution Authorizing The Execution Of A Change Order # 2 For Neri Construction & Rentals, Inc. In The Decreased Amount Of \$6,765.10 For The Downtown Drainage And Pedestrian Safety Project II In The Township Of Monroe, County Of Gloucester, State Of New Jersey*). Mayor Gabbianelli explained that the decrease is due to the fact that our public works/road department will be doing the final paving work on the project with the cost of materials being about \$6,000.00. **Cncl. Pres., Marvin Dilks** posed a question with regard to the guarantees in place that this work will hold up. If the township were going to be responsible for the final paving, would the guaranty on the work already done by Neri be affected? **Engineer, Chris Rehmann** explained should there be a problem with the base coat Neri would be the one to fix this. If there is a problem with the final paving/top failure, the township would be responsible to fix it.

**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED**

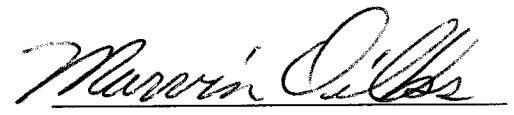
**Cncl. Ronald Garbowski** questioned Ordinance O:18-2011 (*Ordinance Mandating The Connection To The Public Water System And The Sealing Of Potable Wells For Properties Within Williamsburg Village*). There was a brief discussion on this as it applied to geo-thermal wells and an exemption with regard to this.

**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. Walter Bryson** made a motion to adjourn the Council Work Session of June 28, 2011. The motion was seconded by **Cncl. William Sebastian** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,

  
\_\_\_\_\_  
**Susan McCormick, RMC**  
**Municipal Clerk**

  
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**Presiding Officer**

*These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of June 28, 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     *SM*     Date     7/26/11      
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_