

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 27, 2011**

**A.) OPENING CEREMONIES & ROLL CALL**

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council Vice-President, Frank J. Caligiuri** at approximately 7:05 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. Dan Teefy 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.		Excused
Mayor, Michael Gabbianelli	Present	
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Eng., Dave Cella, ARH	Present	
Dir. of Finance, Jeff Coles	Present	
Dir. of Public Safety, Jim Smart	Present	(Arrived 7:20PM)
Dir. of Code Enforcement, George Reitz		Excused
Dir. of Community Affairs, Sandy Dilks		Excused
Municipal Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

- **Grand Theatre – Update**

**Michael Kretschmer, Chairman of the Economic Development Committee** and Board Member of the Grand Theatre introduced the other board members in attendance **Lauri Hudson, President – Road Company Theater Group, Lani Campagno, Vice President, John Zumwalde, Director of Building Maintenance, Denise Lallier, Director of Costumes and Donna Vesely, Director of Fundraising.** Mr. Kretschmer then went on to explain how the theatre suffered a severe set-back in May, 2010 when the 1924 Historic Theatre collapsed due to record snowfalls of the previous winter season. Through their own fund raising efforts and insurance compensation, we

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 27, 2011**

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

were able to raise enough money to start to plan the re-build. One major issue they face is the condition of the sidewalk in the front of the theatre which is in bad shape and causes a safety concern. Mr. Kretschmer displayed pictures of the area adding that long before they even purchased the building the sidewalks were a problem. He added there have been several sidewalk projects along Main Street but the theatre has been by-passed entirely. **Mayor Gabbianelli** advised the theatre was not by-passed, we just ran out of money. The Mayor noted that we will help with this project, if we can, through the next sidewalk grant but the sidewalks will not be installed prior to the completion of the construction project. As soon as the construction phase is complete, we will be sure to make every effort to help the theater group. **Mayor Gabbianelli** then noted we have committed to the project and perhaps we can maybe do pavers at the entrance. **Lauri Hudson** advised that the group is set to break ground probably sometime in November and the theater will be back in a big way. She added that there was a million dollar policy and through our fund raising efforts, we raised another \$50,000 to \$60,000 on our own. One of the main reasons in coming before council this evening is that we would love to have the sidewalks done for our grand opening and we absolutely agree the sidewalks should not be installed while heavy machinery, etc. is being used at the site. We just wanted to call attention to the project. The theatre group is looking for a date sometime in June, 2012 for their grand opening.

- **Cecil Fire**

**Bob Ferguson, Chief of Cecil Fire Company** was in attendance to advise council on the status of their rescue truck #2957 (1990) noting that it is outdated and they are starting to run into many problems with it. He was attempting to see where the township stands as far as replacing the vehicle. He noted the company is really trying to do something about the rescue truck and he submitted information to Cncl. Dilks and Cncl. Caligiuri regarding the replacement figures. Mr. Ferguson then explained the next vehicle that may need to be replaced is the Pierce 1989, #2957.

**Cncl. William Sebastian, Chairman of the Public Safety Committee** indicated that he was in possession of all the information forwarded to council members. He noted there will be a Public Safety Committee meeting to address equipment needs on **Thursday, October 6<sup>th</sup> at 7:00PM**. The meeting will involve all the Fire Chiefs, the Ambulance Squad along with representatives of the Police Department and the Director of Public Safety, Jim Smart has been notified. Cncl. Sebastian explained there are some major concerns being raised by all the departments and we are working with limited funds. He also extended an invitation to the solicitor and the business administrator if they would like to attend.

- **Traffic Signal Agreement – Cross Keys Road/Rt. 689**

**Twp Clerk, Susan McCormick** advised that Paul Esposito, County Planning Department had delivered the agreement to her office. Upon discussing this with **Cncl. Pres., Dilks** he determined there was some disparages within the context of the agreement

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 27, 2011

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

and he placed this matter on the agenda for discussion by both Mayor and Council members. This agreement deals with a traffic signal to be installed at County Route 689 (*Berlin Cross Keys Road*) and the intersection of Waynesboro Way in Washington Township and a proposed driveway for the proposed Cross Keys subdivision, known as "The Crossings at Monroe" to be located in Monroe Township. It seems that county counsel had determined that Washington Township **should not** be part of the agreement as indicated in an email sent from Edward Rose, Assistant Engineer with the County. There was a brief discussion on this with the consensus being that Mayor Gabbianelli would contact Vince Voltaggio, County Engineer to get clarification on the matter, he will report back to council.

- **Public Safety Update**

**Cncl. William Sebastian** again advised of the Public Safety Committee meeting scheduled for Thursday, October 6<sup>th</sup>. He then advised council of a situation within the police department involving the 700 MHz band that will be federally mandated (*digital band*) in approximately a year and a half, at a cost close to \$400,000 to purchase radios for every vehicle and hand held throughout the township. **Cncl. Sebastian** noted that if you access the web site for Motorola they actually have a count-down clock posted indicating the time left until it switches over to the 700 MHz band (*nationwide*). Mayor Gabbianelli noted this will be a major expense hopefully the federal government will assist with some type of aid. **Director of Public Safety, Jim Smart** indicated that the county is trying to secure as many grants as possible to minimize the impact to each township that must switch over. There have been extensive meetings of the Gloucester County Police Chiefs and this matter is a major concern. **Cncl. Walter Bryson** noted he felt all the towns within Gloucester County collectively should write letters or lobby to do whatever is needed to secure some grant money, as this is approximately a \$400,000 major expense for this township as well as others. He felt that if the federal government mandates something then they should be required to furnish funding. **Cncl. William Sebastian** added his recommendation would be to draft a resolution and have it distributed to other municipalities throughout the state. The Solicitor will draft a resolution to be included on the regular meeting agenda for October 25<sup>th</sup>. **Cncl. Sebastian** also noted he spoke with the county on this and as there is no funding available at this particular time they were looking into mass purchasing through one of the vendors. The county was talking of a cost of between \$2,000 and \$2,500 per radio (*hand held or mounted in police vehicle*). Discussion continued.

**Director of Public Safety, Jim Smart** indicated that Detective Greg Wolfe, MTPD was in attendance to discuss a public safety matter that was brought up at the last regular council meeting. **Detective Wolfe** advised he was requested by the Chief of Police, Joe Smart to attend and update council on a problem involving the sale of bath salts and synthetic marijuana being sold in local stores. Concerned citizens have been voicing their sentiments on this to the mayor as well as council members. Detective Wolfe went on to explain there are on-going investigations regarding this. He explained the police have made purchases of the synthetic marijuana in the past and have sent it out for testing. The police have also made arrests and charged individuals, unfortunately the test results

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 27, 2011**

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

are coming back negative for any controlled dangerous substance or analog. With that being said those charges would have to ultimately be dismissed. Detective Wolfe explained that synthetic marijuana and bath salts are coming from other countries. There was legislation passed on August 22<sup>nd</sup> this year banning certain chemicals. He advised of an operation that just took place in Woodbury this past week and unfortunately, the assistant prosecutor has nothing to go on as there have been no cases in Gloucester County that have been tried. This matter is in uncharted waters as it is a new to the area. There are several on-going investigations into certain shops in the area that cannot be discussed at this time. **Cncl. William Sebastian** posed a question with regard to the sale of these substances to minors. Detective Wolfe advised there are some packages with wording "for adult use only" however, there is no law that the police department is aware of stating you cannot sell to minors. He then went on to discuss certain measures being taken by the MTPD, noting this is a even gray area for the prosecutor's office and the office is not getting much guidance from them until some cases have been tried. Detective Wolfe then explained basically these substances are a stimulant to the central nervous system. The fake marijuana some kids are smoking is being sold as incense. Again, he stressed the police department is in the process of conducting some open, on-going investigations into the sale, etc. of such substances and the chemical makeup of each some of which we are awaiting lab reports, some of which reports have already been received and came back negative. He explained that synthetic marijuana stays in your system for a long period of time and there is no way to determine what the long term effects of the chemicals may be. **Cncl. Dan Teefy** questioned if there was a way to get more police presence at the areas where the police have knowledge of these substances being sold. Detective Wolfe noted we know them (*Main Street deli*) not to be selling any of these items. There are many different areas where these things are being sold (*gas stations, etc.*). Discussion continued.

• **Blaze Mill Litigation**

**Solicitor Charles Fiore** advised that he had a conference call scheduled for tomorrow with Judge McDonald regarding the status of the litigation. He noted we need to set up a meeting to come up with a game plan as to how we proceed in the case. This meeting could be either be in the form of a committee of council who reports to the council with their recommendations or a meeting of the entire council which would have to be in executive session. It was the consensus of council members to meet in executive session on this matter. A meeting date to be determined will be scheduled for sometime before the end of October.

• **Azimi**

**Solicitor Charles Fiore** advised this is a case involving a variance (*zoning board of adjustment*) and the fees associated with such. This matter was heard last week and the judge has dismissed this case.

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 27, 2011**

**C.) PUBLIC PORTION**

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

**Timothy Guim, PC Helpers** – approached council with his concerns involving the recent storms and the significant damage his property suffered. He presented council with pictures depicting the damage on his property. He noted the township engineer has been out at the location and he is attempting to find out what the status is as there is a broken sewer main in the backyard of his property. Mayor Gabbianelli indicated that the sewer main was patched. Mr. Guim then noted one issue is that he does not believe it is completely patched and all the holes are fixed. He questioned if there was any long-term plan, beyond just patching, as he believed there are still outstanding issues. Mr. Guim noted that in speaking with his neighbor, who has an engineer evaluating her property, that there are trees going through the sewer area. He felt there is a larger more major issue to address than just patch work. The Mayor advised there was a study conducted in the 1980's by Remington & Vernick and they wanted 60" pipe across the Black Horse Pike all the way through that section of town, then it gets smaller and smaller. To undertake a major project such as this would be a very expensive undertaking costing approximately millions of dollars, which the township does not have. Mr. Guim then noted he did some research and there may be a program through FEMA that will pick up 75% of the costs and in speaking further with FEMA they will only give Mr. Guim a small business loan, which is not going to help him at this point. The interest rate on this is either 4% or 8% dependent upon your financial situation. **Mayor Gabbianelli** then advised Frank McLaughlin, OEM Coordinator is compiling a list of affected properties in the flood zone that may be eligible to have FEMA buy the property. **Mr. Guim** stressed his main concern was that he can not have this happen again, he can't have a situation where his business is constantly being flooded out. He questioned whom he would contact about purchasing the property; adding he was open to that as long as it makes financial sense as he did suffer significant losses. Discussion continued with the Mayor advising of just what the township had done to date on the sewer main/piping. Mr. Guim then noted he would only be able to stay at that location if there were some sort of long-term solution. The Mayor noted that the recent storms were an anomaly and he did understand that Mr. Guim's property probably was the hardest hit in the township. He will make every effort to do what can be done and he will contact the engineer and the MMUA on this again. Mr. Guim will contact the OEM office for information with regard to FEMA.

**W. Larry Cooper, Sr.** advised council of his recent request to have some type of speed control (*common strips*) installed along Oak Street from Blue Bell Road to Railroad Avenue due to the tremendous traffic generated from the ball fields and the children at play in the area. He added the only time an ambulance/fire apparatus would utilize Oak Street was if there was a call to the street. There are speed humps located along Church Street so the argument that speed humps hinder the rescue vehicles is somewhat bogus. He noted he brought the matter forward so it does not fall through the cracks.

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 27, 2011**

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

**D.) NEW BUSINESS**

**Cncl. Walter Bryson** spoke on the flooding that took place along Orchard and Flanagan Avenue. After walking the area and surveying the flooding, he felt it was not coming from a particular source. He then sent an email to our legislators to find out if there is any way or any funding available for storm sewers. He felt storm sewers are the only solution in that area. To date, he has not received a reply to his email.

**Cncl. Ronald Garbowski** referred to an email sent to the Mayor with regard to a memo sent from a resident who resides on Clayton Road, it seems the gentleman has had some flooding problems with his crawl space and septic system. He inquired, if perhaps, our engineer could go out to the location and advise what can be done.

**Cncl. Daniel Teefy** referred to discussion that took place at the last meeting where it was indicated that the engineer or OEM Coordinator was to have a map of the problem areas as it relates to flooding issues. **Engineer, Dave Cella** indicated that maps were sent to various individuals to mark up and return them to his office. To date, only Mike Calvello, Supervisor of Roads was the only one who completed and returned his map. As soon as all the information has been compiled, the map can be completed with those areas noted.

**E.) OLD BUSINESS**

**Cncl. Rich DiLucia** referred to the work session minutes of September 15<sup>th</sup> and wished to make some clarifications. He noted the solicitor made a presentation on the taxes that were due and unpaid for lots located in Holiday City. First of all, they are not water basins, all the water basins in Holiday City are owned by the township and they do maintain them. He explained what the issue involves. When the builder built the development, he was responsible for everything. When it was turned over to the trustees, it became their responsibility to assume whatever liability there may have been. There were three (3) properties included in this transfer, they found that two (2) of them which they continued to pay taxes on (*within the perimeter of Holiday City*) are worthless, there is nothing you can do with them. **Cncl. DiLucia** noted that Block 1603, Lot 43 is outside of the common area and it is a useless piece of property. Apparently from the information he has received (*and he can only convey to council what is being told to him as he was not part of any discussions*) the trustees at that time brought it to the attention of the tax office explaining that they should not be paying taxes on this. The tax collector office representative suggested why not let this go to a tax sale and then you will be done with it, this was in 2004. From 2004 until 2011, no one received anything, no tax bill, nothing. Therefore, it wasn't a case that they (*trustees*) just ignored it, they thought it was gone. **Cncl. Frank Caligiuri** questioned if this is open space who holds the deed (*to whom is it deeded*). **Cncl. DiLucia** responded it was deeded to the owner who built the development

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 27, 2011**

**E.) OLD BUSINESS (cont'd)**

who then turned it over to the association. A bill was received which is an accumulation of years with interest and penalties. This property should not be on our books, we (*township*) should not be paying to the county on this parcel. **Cncl. DiLucia** noted that he would like to see council wipe off the taxes and put it down as property that does not belong to the township. He stressed this is a wasteland. Solicitor Charles Fiore explained this is deeded to the association through Hovson's. **Cncl. William Sebastian** explained this development was not approved through the Planning Board; it was approved through the courts. The Planning Board denied it because of the problems with the open space and small lots. The matter was taken to court and the court reversed the decision of the Planning Board. The Solicitor noted at that time, the ordinance was silent on whether it had to be useable open space and many of the older developments where the open space was intended for recreational purposes ended up being the perimeter swamplands as in Holiday City. **Cncl. William Sebastian** noted also within the calculation is the storm water runoff and where it is going to percolate to the ground due to your coverage to the acreage by your homes, driveways and roads. This allows for you to have an area where the water can run into which is figured into the calculation. It could be property that you can never build on, it could be wooded, it could be sloped but if it is going to be figured into the calculation then it is part of the development. **Cncl. Frank Caligiuri** requested this matter be further discussed at the next council work session as there are questions regarding ordinances, etc. that need to be addressed. **Cncl. DiLucia** noted that he will report back to the trustees for Holiday City that the matter is still under discussion.

**Cncl. Walter Bryson** spoke on the installation of the new traffic signal located at Corkery Lane & Malaga Road and how nicely done it was. He voiced his concern that there is still a problem at the intersection of Black Horse Pike & Corkery Lane and he questioned what is going to be done on that. **Mayor Gabbianelli** explained this was discussed at a Planning Board meeting and the design is going back to where it was originally.

**F.) COMMITTEE REPORTS - None**

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - 9/27/11 - None**


**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - 9/27/11 - None**

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 27, 2011

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Walter Bryson** made a motion to adjourn the Council Work Session of September 27, 2011. The motion was seconded by **Cncl. Ronald Garbowski** 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 September 27, 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 AmJ  
Approved as corrected \_\_\_\_\_

Date 10/25/11  
Date \_\_\_\_\_