

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MAY 22, 2012**

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

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Frank J. Caligiuri** 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. Rich DiLucia led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Walter Bryson	Present	
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Ronald Garbowski	Present	
Cncl. William Sebastian	Present	
Cncl. Daniel Teefy	Present	
Cncl. Pres., Frank J. Caligiuri	Present	
Mayor, Michael Gabbianelli	Present	
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Eng., Dave Cella, ARH	Present	
Dir. of Finance, Jeff Coles		Excused
Dir. of Public Safety, Jim Smart		Excused
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Public Works, Bob Avis	Present	
Deputy Clerk, Sharon Wright	Present	

**Cncl. Pres., Frank Caligiuri** noted William McCormick, husband of the Township Clerk, Susan McCormick, passed away this afternoon. Cncl. Pres., Caligiuri requested everyone to keep the McCormick family in their prayers during this difficult time.

**B.) MATTERS FOR DISCUSSION**

• **Blaze Mill Litigation**

**Solicitor Fiore** noted everyone received a copy of the revised agreement that is consistent with the resolution. He referred to page 8, section (i) and (ii) and noted Council had discussed the language "*small open usable space*" and this agreement only states

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

"small open space". Mr. Fiore noted he will contact the attorney to have him add correct verbiage because we want to be sure the open space will be usable. He added it appears all other requested changes are included in the agreement.

**C.) PUBLIC PORTION**

**Cncl. Marvin Dilks** made a motion to open the Public Portion. The motion was seconded by **Cncl. Ronald Garbowski** and unanimously approved by all members of Council. With no one wishing to speak **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.

**D.) NEW BUSINESS - None**

**E.) OLD BUSINESS**

**Solicitor Fiore** reported Serenity Woods has been an issue from time to time and Dave Cella from ARH has been reviewing that project. Mr. Fiore read into the record the following portion of a letter he received from the attorney representing the Serenity Woods developer:

*As I am sure you are aware ARH is recommending action against my client's bond. Before things reach a further point of contention I would like to see if we cannot resolve the matter of the punch list items. I am asking if we can come, perhaps to a Work Session to discuss this matter. My client has continued to keep his bonding in place, has maintained the streets and basins and is still actively seeking to sell the three remaining lots, which if they sell would clear the way for the issues.*

*The letter went on to speak of widespread market conditions, how his client did not default or abandon the project, has proceeded in good faith and how this is clearly a situation where market forces have altered the arc of the project. The developer is not ignoring the project or walking away and would like to discuss this matter at a formal session of Council.*

Mr. Fiore explained the issues are straight forward and have been ongoing for a long time. **Mayor Gabbianelli** gave some background information regarding this development. He noted when this project was approved the Planning Board allowed the developer to pay his COAH fees, Parks and Rec fees as well as other fees at the time the units went to settlement. Normally that is not done; however, because he was a small builder and didn't have much money, the township bent over backwards to cooperate with him but there have been issues that the homeowners should not have to deal with. Mr. Fiore noted with Council permission he would send a response declining the request for a meeting and

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

letting him know that Council is sympathetic to the developer's plight, however, the streets need to be paved and the project needs to be completed. Mr. Fiore noted a bank letter of credit was posted for this development and that is not as difficult to draw upon as a bond is. Mr. Fiore explained the first step that must be taken is to give the bank that issued the letter of credit thirty (30) days notice.

**Solicitor Fiore** noted Council previously adopted a resolution declining release of the performance guaranty for Chestnut Green and John Semple, V.P. and Division Counsel for K. Hovnanian Homes has contacted him and would like to meet on Thursday, May 31<sup>st</sup> to tie up all the loose ends. Mayor Gabbianelli extended an invitation to Cncl. Pres., Caligiuri and the other members of Council to attend the meeting at 3:00 PM. He advised he would be meeting with Mary Beth Lonergan at 2:00 PM regarding the Blaze Mill COAH issues, as she is still in charge of that even though an agreement has been reached.

**Cncl. Ronald Garbowski** posed questions to the Engineer, Dave Cella regarding the paving materials used at the end of Constitution Way. Mr. Cella noted he didn't have an answer about the pavers yet but he could say that what is there has not been accepted, as he needs to get details from Wal-Mart's engineers as to whether it will hold the load from emergency vehicles. Cncl. Garbowski noted two neighbors are also complaining about dead trees that need to be replaced. The Mayor noted those trees could be placed in the county right-of-way because that area will no longer be used. He added many of the trees need to be replaced however the landscaper went bankrupt and that is causing a problem. **Cncl. Walter Bryson** noted the MMUA will be installing water lines on Constitution Way and prior to any pavers being put in the MMUA should be contacted. Mr. Cella noted the work on Constitution is just about completed.

Cncl. Garbowski also requested Mr. Cella to check with Kathryn Cornforth about the signs the Economic Development Commission wants to install at the northern and southern entrances to the township, as there was a question regarding the permits. Mr. Cella noted the DOT has an issue with the height of the signs and Kathryn did speak with them about it but he was not sure how that issue will be resolved. He explained the Gloucester County signs already there are out of the right-of-way, which is why they did not need a permit. Cncl. Garbowski questioned if our signs could be installed like that. Mr. Cella noted perhaps we can find a spot where they would be allowed.

**Cncl. Ronald Garbowski** reported at the last Library Board Meeting Head Librarian Beth Lillie informed everyone that she would be retiring in December.

**Cncl. Marvin Dilks** questioned whether the township would be cutting high grass on properties that are not being maintained. **Mayor Gabbianelli** advised the Buildings and Grounds Department has been cutting grass on those properties. He added people are notified by the Board of Health that their grass must be cut and he doesn't understand why they let the township cut it because it cost them approximately \$300.00 each time a township crew does it. He explained each time the township cuts the grass a lien is placed on the property and the tax office will not accept a tax payment until that lien is paid.

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**F.) COMMITTEE REPORTS**

**Cncl. Pres., Frank Caligiuri** reported the Redevelopment Committee met on May 9<sup>th</sup> and is currently working on the Acme Redevelopment site, which was previously incorporated with the Wainco property across the pike. **Mayor Gabbianelli** reported yesterday he spoke to Shultz, the owner of Shorty's Junk Yard, who purchased the old Jamesway building and he still wants to move ahead with his plans to put a junkyard in that building. Council questioned whether he purchased that property from RD Management. The Mayor noted RD backed out of purchasing the property and he would like to know why since that is in the center of their property. Cncl. Pres., Caligiuri noted RD was trying to get Kohl's but they couldn't get it because the property only has access from the eastbound side of the road. He noted Shorty's purchased the property from foreclosure. **Solicitor Fiore** noted Shultz contacted him last week and said the property would be going to closing. He hasn't closed on it yet and was questioning what could be done with it. Mr. Fiore explained he needed to get the Redevelopment Plan from the Planning Board Office to see what could be done because what he was trying to do did not fit in with that plan.

**Cncl. William Sebastian** reported St. Mary's School will be closed until at least Tuesday until they find out what the problems are. The Mayor noted two kids passed out in the gym during the May Day Ceremony supposedly from the gowns they were wearing that were dry cleaned in an organic orange cleaner. The Camden Diocese sent their cleaning crew in and didn't notify the County until 11:00 AM. The County called our Police Department who called in our OEM but by that time the kids had all been sent home. One air test was taken with a single meter and a high VOC reading came in. Three meters were brought in and each time tests were taken they got zero readings. Additional testing was being done today but Mayor Gabbianelli didn't know the results of those tests. The gym was ventilated and that is when the reading was sky high. Now that it's closed the readings are coming in at zero. He noted this has been a real mess. Fifteen kids were taken to the hospital and fire trucks, ambulances and many police officers have been on location. Cncl. Sebastian noted the first emergency alert that went out said there was an odor at the school and parents should come and get their kids but it didn't say which school was sending the alert. The high school, middle school and others were getting calls and didn't know anything about it. Mayor Gabbianelli explained he was concerned because there were still people in Marion Hall, the preschool located below the church and if the other building blew up they would too. He noted the parents seemed to be more upset about finding babysitters for their kids than what is going on at the school.

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - 5/22/12 - None**


**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - 5/22/12 - None**

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**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. William Sebastian** made a motion to adjourn the Council Work Session of May 22, 2012. The motion was seconded by **Cncl. Ronald Garbowski** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,

  
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**Sharon Wright, RMC**  
**Deputy 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 May 22, 2012 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 Date 5/26/12  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_