

MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
AUGUST 28, 2012

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:04 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 (NJSA 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., 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. Rich DiLucia** led the assembly in the Pledge of Allegiance to Our Flag and **Cncl. William Sebastian** offered the Invocation.

**ROLL CALL OF TOWNSHIP OFFICIALS**

Cncl. Walter Bryson	Present	
Cncl. Marvin Dilks		Excused
Cncl. Rich DiLucia	Present	
Cncl. Ronald Garbowski		Excused
Cncl. William Sebastian	Present	
Cncl. Daniel Teefy	Present	
Cncl. Pres., Frank Caligiuri		Excused
Mayor Michael Gabbianelli	Present	
Solicitor, Charles Fiore	Present	
Business Adm., Kevin Heydel	Present	
Engineer, Chris Rehmann	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**

• **Swearing-in Ceremony - MTPD**

**Mayor Michael Gabbianelli** with the assistance of **Chief Joseph Smart** administered the Oath of Office to newly appointed Monroe Township Police Officers **Nicholas H. Iacovone, Michael J. Prus, Nicholas D. Marchisello Jr. and Anthony D'Amico.**

• **Economic Development**

**Michael Kretschmer, Chairman, Tony Langella, Vice-Chairman and Christine Feggan of the Economic Development Commission** came before Council to explain how the commission would like to start a Monroe Township Business Association. Mr. Kretschmer noted the commission cannot do that alone and would like to invite business owners to attend the next Economic Development Commission Meeting on September 17<sup>th</sup> to participate in discussions regarding forming a Business Association. He spoke of power-partners, which is business owners forming partnerships with each other to discuss issues that would grow their businesses. **Tony Langella** owner of Anthony and Cleopatra's Catering Hall spoke of being a power-partner with local DJ's and Images Photography, of how he feels that this is the first time since 1987 that township officials are being business friendly and of how the Black Horse Pike corridor from Sam's Club to Cains Mill Road is a large area where additional restaurants, a movie theater or other such businesses could be built. Mr. Langella spoke of how the Economic

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PRESENTATIONS (cont'd)

Development Commission was planning on going around to local business owners to invite them to their September meeting to discuss a Business Association and possibly in the future creating a Chamber of Commerce, which would give businesses a voice. **Christine Feggans** indicated the commission would like to partnership with members of Council and that she would like to market the town through her marketing business and radio show. **Mr. Kretschmer** noted the Economic Development Commission's motto is "Come Grow With US" and he and **Mr. Langella** extended their appreciation to the Mayor and Council for all the help they have provided to the commission. **Cncl. Bryson** extended his appreciation to commission members for all the things they are doing to help current businesses expand and for their work in attracting new business to the township. **Cncl. Teefy** suggested commission members attend one of the Work Session meetings in October to update Council on what transpired at their September 17<sup>th</sup> meeting. He also suggested they keep up that rapport by attending a council meeting every quarter to give a five or ten minute update on how they are making out, as he felt everyone should stay in communication in order to help each other make the town grow. **Engineer, Chris Rehmann** noted his office could provide the commission with mailing labels for every commercial property so they could send letters and reach a broader area. **Mr. Kretschmer** indicated that would be very helpful and he would contact **Mr. Rehmann** about that. **Cncl. Teefy** spoke of how **Mr. Rehmann** and his father helped to rekindle Hammonton's Main Street; noting **Mr. Rehmann** could be a great resource to help do the same thing here. **Mr. Rehmann** spoke of how Council along with the Mayor spearheaded the building of a shopping center on the Black Horse Pike and of how he is working with the Department of Transportation regarding access to the property so the project can move forward. He noted this project could be another portion of the renaissance of the area that could create jobs and rateables and he would be happy to attend a future Economic Development Commission meeting to explain the way the project was put together. **Cncl. Teefy** thanked the Economic Development Commission members for updating Council regarding the commission's activities.

APPROVAL OF MINUTES

**Cncl. William Sebastian** made a motion to approve the minutes of the Council Work Session and Regular Council Meeting of July 24, 2012 and the Special Council Meeting of August 1, 2012. The motion was seconded by **Cncl. Walter Bryson** and approved by all members in attendance with the exception of **Cncl. Rich DiLucia** who Abstained on the August 1, 2012 minutes.

B.) CORRESPONDENCE - None

C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

**Cncl. William Sebastian** made a motion to open the Resolutions Scheduled-Public Portion. The motion was seconded by **Cncl. Walter Bryson** 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. Rich DiLucia** and unanimously approved by all members of Council in attendance.

**R:148-2012** Resolution Adjusting Township Of Monroe Tax Records

**Cncl. Rich DiLucia** made a motion to approve Resolution R:148-2012. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

**R:149-2012** Resolution Of The Township Council Of The Township Of Monroe Authorizing Co-Application For Dam Restoration With The Collings Lake Civic Association, Inc., The Township Of Buena Vista And Folsom Borough

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

**Cncl. Rich DiLucia** made a motion to approve Resolution R:149-2012. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

**R:150-2012** Resolution Authorizing The Acceptance Of A Secured Performance Guaranty In The Amount Of \$243,901.00 From Our Lady Of Peace Parish For Site Plan #456-SP, Block 11501, Lot 1 For Certain Onsite Improvements

**Cncl. William Sebastian** made a motion to approve Resolution R:150-2012. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council in attendance.

**R:151-2012** Resolution Authorizing A Reduction In The Performance Guaranty For "Carriage Glen" Subdivision, Section 5, Subdivision # 1696, Block 10301, Lot 16 For Certain Site Improvements

**Cncl. Walter Bryson** made a motion to approve Resolution R:151-2012. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council in attendance.

**R:152-2012** Resolution Approving The Bill List For The Council Meeting Of August 28, 2012

**Cncl. William Sebastian** made a motion to approve Resolution R:152-2012. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

**R:153-2012** Resolution Authorizing The Mayor To Execute An Agreement Between K. Hovnanian Venture I, L.L.C. And The Township Of Monroe Concerning Punchlist Items Within Chestnut Green, Subdivision #1630

**Cncl. Rich DiLucia** made a motion to approve Resolution R:153-2012. The motion was seconded by **Cncl. William Sebastian** and 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**. **Cncl. Rich DiLucia** made a motion to open the Public Hearing for Ordinances O:21-2012 and O:22-2012. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Rich DiLucia** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

**O:21-2012** An Ordinance To Amend Chapter 175 Of The Code Of The Township Of Monroe Entitled Land Management

**Second Reading:** The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Daniel Teefy** made a motion to approve Ordinance O:21-2012 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Rich DiLucia**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:21-2012 FOR SECOND READING AND PUBLIC HEARING - 4 AYES, 3 ABSENT (Dilks, Garbowski, Caligiuri)**

**Tally: 4 Ayes, 0 Nays, 0 Abstain, 3 Absent.** Ordinance O:21-2012 was duly approved for Second Reading and Public Hearing.

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D.) ORDINANCES (cont'd)

O:22-2012 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 74 Of The Code Of The Township Of Monroe, Entitled "Fees"

**Second Reading:** The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Rich DiLucia** made a motion to approve Ordinance O:22-2012 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Walter Bryson**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:22-2012 FOR SECOND READING AND PUBLIC HEARING - 4 AYES, 3 ABSENT (Dilks, Garbowski, Caligiuri)**

**Tally: 4 Ayes, 0 Nays, 0 Abstain, 3 Absent.** Ordinance O:22-2012 was duly approved for Second Reading and Public Hearing.

O:23-2012 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 267 Of The Code Of The Township Of Monroe, Entitled "Vehicles And Traffic"

**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:23-2012 for First Reading and Publication. The motion was seconded by **Cncl. Daniel Teefy** and unanimously approved by all members of Council in attendance.

E.) REPORTS AND OTHER MATTERS

**Cncl. Walter Bryson** reported National Night Out for Crime held August 2<sup>nd</sup> turned out very well. He noted **Cncl. Dilks** won the watermelon eating contest that he, **Cncl. Dilks** and **Cncl. Sebastian** participated in. **Cncl. Bryson** urged everyone to be very cautious when driving through developments for the safety of the children who may be on the streets.

**Cncl. Rich DiLucia** noted he hoped everyone had an enjoyable summer. He referred to **Cncl. Bryson's** comments about speeding and noted that has reached a point where something needs to be done particularly in developments used as shortcuts where people drive 50/60 miles an hour in 25 mile per hour areas. He cautioned that Council is going to push hard for enforcement, which means if the Police Department needs to be more aggressive issuing tickets to people endangering the lives of our residents, that's what will be done. He noted whether speeders are locals or someone just using a shortcut to work be warned in the near future the police will be out there to issue tickets to those who deserve them. **Cncl. DiLucia** noted approximately three months ago Council announced they adopted a resolution supporting the position taken by the Assembly/Legislature regarding tax relieve. The governor had made a proposal for 10% income tax relieve based on an assumption money would be in the budget this year. Council opposed that based on the fact that the people making half a million dollars and above would benefit the most from that while the people who needed it the most would get a very small portion of that money. Council supported a resolution that stated if the State had excess money in the budget it should be distributed in the form of real estate tax relief and **Cncl. DiLucia** believed the governor had given a verbal concession that said if enacted it would be done by way of real estate tax relief. The question of whether or not there ever was enough excess money in the budget is holding it up right now but at least one side of the aisle has approved legislation for tax relief pending the ability to pay for it. How it will wind up no one knows because it depends on who is running the numbers. The governor's people say there is enough money and the independent bean counters say there is not enough because of an over estimate of how much revenue was going to be derived. **Cncl. DiLucia** noted what concerns him is whether it will ever happen since New Jersey already has the 4<sup>th</sup> highest unemployment rate in the country with it hitting almost 10% last month and that means an automatic drop in revenue. He noted as things develop he will continue reporting on this because real estate tax is certainly something that people are very concerned about.

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

**Cncl. William Sebastian** added the New Jersey unemployment rate is based upon individuals collecting unemployment but individuals that have run out of unemployment time or monies and did not get a job are no longer counted in the unemployment percentage. He noted there is a difference between unemployment and the unemployed. In New Jersey those that are unemployed is closer to 16% and that percentage must be kept in mind when dealing with people out of work. Cncl. Sebastian reported attending National Night Out for Crime; noting it turned out to be an excellent night, which include the Deptford Police Department hot air balloon and the Williamstown Fire Department ladder truck. Cncl. Sebastian took a video of Cncl. Pres., Caligiuri waving to everyone a 100 feet in the air on the ladder of the fire truck. Cncl. Sebastian noted Cncl. Dilks won the watermelon eating contest and many people attended including Assemblywoman Gabriela Mosquera and the Mayor. He noted everyone attending had a good time and he extended his appreciation to all those who had a hand in that evening.

**Mayor Michael Gabbianelli** reported the Senior Commission held a blood drive on August 6<sup>th</sup> at which time donations of 61 pints of blood were received. He commended the Senior Commission for the work they did to help the Red Cross. He noted the next event will be POW/MIA Night that will be held at Veteran's Park on Friday, September 21<sup>st</sup>. There will be a short ceremony to honor those that did not return home and refreshments will be served following the ceremony.

**Engineer Chris Rehmann** reported Winslow Road from Malaga Road westerly towards Buckhorn Road will be repaved a week to ten days after September 3<sup>rd</sup> through a \$167,000.00 grant received from the New Jersey Department of Transportation. Mr. Rehmann reported his firm hired Michael Pote, a young engineer from Monroe Township who will be heading the Structural Engineering Department and hopefully ARH will be bringing some other people back to work to deal with bridges, dams and other structures. He also reported bids will be received for the replacement of the municipal building roof on Tuesday, October 30<sup>th</sup>. Mr. Rehmann complained that the New Jersey Bureau of Traffic Signals needs to hire additional people because the improvements to the Fries Mill Road/Glassboro Road intersection is stuck in the review process at the bureau. The Bureau of Traffic Engineering has been cooperative and it is difficult to understand why when there is not much going on in the State of New Jersey we cannot get something done on an intersection that is inconvenient to everyone using it. Mr. Rehmann noted we are going to give them 30 more days and then the Mayor will be going up to the Bureau of Traffic Signals to see if we can shake them loose. **Mayor Gabbianelli** noted we need to shake the freeholders loose too because funding seems to be a little shy. The Mayor indicated he spoke to Freeholder Heather Simmons last week and questioned what they're doing for Monroe Township. He indicated he is going to follow up on that because we have been trying to get this intersection improved for the last ten years. Mr. Rehmann noted this is a perfect example of partnership between private entities and local, State and hopefully County governments to resolve an issue for our residents that deals with roadways that we do not actually own. This is a critical issue for that area of the township and hopefully once that is resolved it will lead to some additional economic development in that section of the town. Mr. Rehmann reported he has been in discussion with some of the property owners that are not part of the Williamstown Square Shopping Center development, as some additional frontage is needed to get the proper number of lanes in and out of the center. This will provide opportunities for owners of those properties to have access to the shopping center so they can have the same type of safe traffic movement in and out of the Black Horse Pike and that will enhance their ability to develop their properties. Mr. Rehmann felt all the right-of-way needed will be donated, as most people have been very cooperative. He noted the Department of Transportation review is being completed for the planning phase and as soon as that is done the design phase will begin, as we are working very hard to get this project underway as quickly as possible.

**Director of Public Safety, Jim Smart** noted soon school will be opening again and he urged residents to drive carefully in the morning and afternoon when children will be crossing the streets going to and from school. Mr. Smart also extended his appreciation to the Mayor and Council for the flowers they sent to the Smart family for the recent passing of his mother.

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

Cncl. Vice-Pres., Daniel Teefy spoke of the Halloween Parade and urged residents to get their floats together to enter the parade. He invited residents to attend the September 12<sup>th</sup> Parks and Rec Commission Meeting and bring forward any ideas they may have for new types of floats for the parade. Cncl. Teefy reported he spoke to Director Smart this evening regarding the speeding problems in the township and urged him to have police officers write tickets to resolve the speeding issues. Cncl Teefy reported two of his daughters were married, his youngest daughter just went off to college and he and his wife are very excited as their daughter Lauren is expecting their first grandchild.

F.) GENERAL PUBLIC DISCUSSION

Cncl. William Sebastian made a motion to open the General Public Discussion. The motion was seconded by Cncl. Rich DiLucia and unanimously approved by all members of Council in attendance.

Meshell Mansor, 228 Buckingham Court approached Council regarding the basin in the Willow Woods Development. Mrs. Mansor noted the developer assured her the basin would be dry but since she purchased her home there has been water in it. Several times each summer they pump all the water out with a diesel pump, which she has the pleasure of listening to for days on end and then it rains and the basin fills up again. They come in with dump trucks and backhoes and plow, dig and put sand down and assure the residents that their engineers have told them the sand will let the water percolate and drain. They have done that twice and there is still water in the basins. Mrs. Mansor noted her family likes the water, as they enjoy the wildlife in it that they can see from their backyard. When the basin is drained what is left is mud, muck and the smell of dead frogs, fish and birds and that is sad. Mrs. Mansor extended her appreciation to Cncl. Bryson for corresponding with her regarding this matter and questioned what plans there are for the basin and if it does remain dry, are they going to leave it in the horrible condition it is in right now. Engineer Chris Rehmann explained the plan submitted to the Planning Board indicated it would be a dry basin and the permit they have from the Environmental Protection Agency talks about a dry basin that they are supposed to grade and seed. Mr. Rehmann explained he is not the engineer for the Planning Board but was told the developer's presentation was for the area to be an unstructured recreation area; however they have never been able to get that basin dry. Mr. Rehmann was not aware they were in the process of redoing it but indicated he would check on it tomorrow to find out what the schedule is and let Mrs. Mansor know what is happening. If they don't succeed this time then they may want to consider another plan. Mrs. Mansor felt it may be time to leave the basin wet, as everyone is tired of hearing the pump engines and dealing with the other issues. She noted the water in the basin moves so her family has no problem with mosquitoes but she questioned if a fountain could be installed if other residents are concerned about that. She felt that may be the way to go financially even though it would require a small amount of electricity. She also noted the water may not be draining due to the area being considered wetlands. Mr. Rehmann explained the township has no authority to establish wetlands, that is done through the Department of Environmental Protection Bureau of Wetlands and they established the lines for that wetland area. Those basins are supposed to be outside of that area with a buffer between the wetland area and where the basins are located. This is frustrating because we are required under either NJDEP law or the Pinelands to recharge our storm water runoff and that is great in concept but the problem is that it cannot be done everywhere, as some areas may have clay layers. A detention basin that holds the water from flooding downstream is practical and can be done. Mr. Rehmann explained he must determine whether water would flood back into the streets if the basin design is changed from dry to wet. Cncl. Bryson noted when he visited the site there were no smells, it was just like walking around a natural lake with all the wildlife in the area. He explained most basins are oval or round but this basin is almost an L shape, which would be natural for wildlife such as ducks, herons, frogs and fish. Mr. Rehmann noted one advantage this basin has is that it is right near wetlands so that if there was an overflow it should go there instead of impacting other properties or the streets. He noted he wanted to make a determination before he recommends that Richmond America stop their efforts to make it dry and install an electrical outlet, as that would create

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F.) GENERAL PUBLIC DISCUSSION (cont'd)

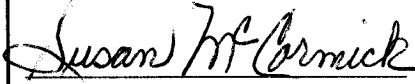
another question in regards to whether the township would need to pay for that. He indicated he would look into this matter and get back to Mrs. Mansor to let her know what is happening.

With no one else wishing to speak Cncl. Rich DiLucia 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.

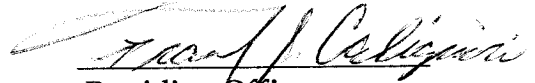
G.) ADJOURNMENT

With nothing further to discuss Cncl. Rich DiLucia made a motion to adjourn the Regular Council Meeting of August 28, 2012. The motion was seconded by Cncl. William Sebastian 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 August 28, 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 Sm  
Approved as corrected \_\_\_\_\_

Date 9/11/12  
Date \_\_\_\_\_