

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
OCTOBER 23, 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 7:05 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. Daniel P. Teefy** 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
Engineer, 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 Public Works, Bob Avis	Present
Municipal Clerk, Susan McCormick	Present

**B.) MATTERS FOR DISCUSSION**

• **Update - EMS**

**Cncl. William Sebastian** advised he was still in the process of completing his report as he was waiting on some information to be supplied from the county regarding ambulance and rescue calls. He did however prepare a spreadsheet on the qualifications of the members of both Monroe Township Ambulance & Rescue and Williamstown Fire Company. **Cncl. Sebastian** noted the chiefs were cooperative in supplying the needed information and he in turn forwarded the information to all concerned that consists of a break down between the two organizations. He noted that Cecil Fire is in the mix now ever since the meeting with the Public Safety Director took place (*week ago, last Friday*). In order for the rescue truck to go to the fire department, they would have to split the duties

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

between Williamstown Fire and Cecil, with Cecil doing water and ice rescues and Williamstown Fire doing auto extrication and road rescue, with all of these rescues currently being done by Monroe Township Ambulance. **Cncl. Sebastian** noted his major question was why there was even a discussion with respect to moving the rescue truck as the ambulance squad has not missed any rescue calls. He added that he was told to get information not only for the rescue team but also for the ambulance squad per the anonymous letter that was read into the record at the October 9<sup>th</sup> work session. It was at this time the council president requested him, as the Chairman to the Public Safety Committee, to gather such information. The mayor then noted he was wondering why this matter was getting so out of hand. He was doing his due diligence and from what he understood this was his call. Mayor Gabbianelli then advised he had a meeting with the Chief of Monroe Township Ambulance & Rescue over the weekend. Since then he has held many meetings with various individuals. He emphasized what has to be done, he knows where we are at, and there are by-laws that have to be reviewed. Everyone seems to be blowing this out of proportion; so at this point, right now, it stays where it is. As far as he (*mayor*) was concerned discussion on this was over. **Cncl. William Sebastian** indicated that based on the mayor's statement that nothing is happening right now, he questioned the council president on how he was to proceed and if he wanted more data. **Cncl. Pres., Frank Caligiuri** noted putting this matter into perspective we potentially missed a couple of calls at a period in time where there was a spike in the number of calls. As a township, we tried to work within the resources that we had, initially at least, to react to these kinds of situations. **Cncl. Pres., Caligiuri** added that the mayor saw we had resources at the firehouse and he probably made a decision that was within his jurisdiction. At this point in time, it was his understanding that the mayor has, at least, decided to reconsider moving the rescue vehicle from the ambulance facility to the fire house and use due diligence to research the problem more carefully. The mayor emphasized there has never been a decision made to do it; we have been doing research up until now. **Cncl. Pres., Caligiuri** noted this was everything he understood about the nature of the problem and at the same time the public safety committee is conducting an investigation of the allegations made in this particular matter. He then advised we should all be working as a team because I think everyone is concerned about the same thing, that being what is best for the residents, and for public safety. There appears to be a conflict that formed, and he (*Caligiuri*) was not sure exactly why or how this came about. **Cncl. Pres., Caligiuri** noted for now I think we have to come up with some way to ensure public safety. **Cncl. William Sebastian** noted for clarification purposes that "missed calls" is a title the county likes to throw around. Actually, they are not "missed calls". He explained there is an ambulance that goes to location, there has never been a situation where no ambulance shows up (*that would be a missed call*). He further explained that we are in a *Mutual Aid Agreement* with the counties and townships around us that if we have a call we cannot answer due to the fact that we already have a number of people out on calls, maybe three or four at a time. At times, it is physically impossible to make those calls from in-house. From there we go to mutual aide, Washington, Franklin, Glassboro, etc. **Cncl. Sebastian** stressed every volunteer and paid association in the county is going to have (*what the county refers to as*) "missed calls". This is due to the various organizations not taking every call that comes into their station. The county is the only entity that does not receive the distinction of having

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

“missed calls”. The county considers all of its ambulances, not matter where they are in the county, as part of their system. Therefore, if, for instance Glassboro has two ambulances out and a third call comes in, even if another ambulance has to come from Logan Township, it is still not a “missed call” under the county’s terms. **Cncl. Pres., Caligiuri** noted what we are all looking for is a tentative solution for right now and a permanent solution for later because the situation warrants such action. Discussion took place on the number of calls. **Cncl. Walter Bryson** spoke with regard to the matter and he advised that some eight (8) months ago we (*public safety committee*) investigated this matter. We did so because there were some things that were discussed about calls and how much time it took to get to certain calls. This was when we also had Cecil as an EMS unit. **Cncl. Bryson** noted certain recommendations were made at that time, one of them being, that Cecil merge with Williamstown and they would take the equipment. The way he looks at this now, is if it is not broken, don’t try to fix it. You have more than just equipment involved here, you have people involved and those involved have morale and this must be protected. To start something just because we received an anonymous letter is just ridiculous. **Mayor Gabbianelli** added that Monroe Township Ambulance & Rescue is probably the last ambulance and rescue in Gloucester County. For now, it is resolved he felt the best thing to do is leave it alone until we are faced with a situation.

**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.

**Tom Stalba - AA Auto Salvage** was in attendance to give an update on his facility. He indicated that since the last meeting he did secure a drawing which was prepared by his engineer, Matt Eckler. Also, he is in the process of moving forward with soil conservation and he will be in touch with a representative from this department sometime this week.

**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**

**Cncl. Pres., Frank Caligiuri** advised he received a letter from Officer, Andy Pease concerning Ordinance O:27-2012 (An Ordinance To Amend Chapter 69 Of The Code Of The Township Of Monroe, Entitled “Police, Division Of”). He referred this letter to **Cncl. William Sebastian**, Chairman of the Ordinance Committee so that he could respond to Officer Pease.

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**E.) OLD BUSINESS**

**Cncl. Daniel Teefy** questioned the latest update regarding the Rt. 322/Fries Mill Road intersection. **Mayor Gabbianelli** advised he was in contact with Vince Voltaggio, Gloucester County Engineer's Office who advised there was a meeting held at the NJDOT and we should be hearing something within two (2) weeks as to the status of the project. Also, both Senator Madden and Sweeney had a meeting with the commissioner and he seemed somewhat astonished that this project has taken this long. **Cncl. Sebastian** questioned if the county has committed to any monies for the project. He then advised he has a meeting scheduled with Heather and Vince for November 7<sup>th</sup> to discuss various items with respect to the project. The mayor indicated the county knows they are short on their part of the funding. The property owners gave approximately \$1 million dollars for the right-of-way (*that they would have been paid for*). The then governor, Corzine gave \$2 million toward the project however in today's dollars it is worth about \$1 million. Ten years ago when money was good this was about a \$6 or \$7 million dollar project. **Cncl. Sebastian** noted during his conversations they were looking into tying that intersection in with the completion of Rt. 322 all the way to Glassboro. He was adamant that we should be getting our intersection completed first, then worry about the rest of Rt. 322 (*don't hold up our intersection for years*). The mayor went on and noted they (*Gloucester County*) had Obama money and they completed Tuckahoe Road up to their cemetery into Franklinville. He then went on to speak of some roads the county has completed in the area (*none in Monroe*). **Engineer, Chris Rehmann** advised there is a time limit on the money that was distributed, as the projects were to be "shovel ready". He added the county's engineering staff does a lot of mill and overlay projects as they can be completed rather quickly and they require no permits.

**F.) COMMITTEE REPORTS**

**Cncl. Walter Bryson** commented on a news release relative to a fund that is basically giving back dollars for recycling. In looking at our recycling report, we are getting back \$55,000.00, which is a very admirable amount of money. **Cncl. Bryson** then recognized the hard work of our public works department and how they are managing with the manpower in place. He added the public works department, is doing a fine job with respect their recycling program.

**Cncl. Walter Bryson** then noted discussions with regard to redevelopment and the Historical Society submitted some information to him on that very subject. He gave an example of how McDonald's purchased an old mansion and turned it into an actual McDonald's restaurant. He thought during the process of entertaining ideas for redevelopment we may want to look at this as an option. Perhaps saving some of our old buildings in such a way.

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**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. Ronald Garbowski** posed a question with regard to Resolution R:186-2012 (Resolution Of The Township Council Of The Township Of Monroe Authorizing The Execution Of A Maintenance Agreement For Underground Infiltration System Between The County Of Gloucester And The Township Of Monroe). **Engineer, Chris Rehmann** advised part of our ongoing program was to improve the safety of our schoolchildren, with Holly Glen School being one of the target areas. This particular location deals with N. Main Street which is a county road. One of the main issues is with the installation of curb and sidewalk where one of the areas dips down and has a small (*but noticeable*) dip. What has been put into the design to alleviate the ponding of water in that area is two inlets, two seepage pits and approximately 150' of perforated pipe along the certain section of roadway. What does not infiltrate actually will come out of the inlet and then continue down the street. In order to make this work it was necessary to install the infiltration system. Mr. Rehmann explained the county does not want to take the maintenance responsibility on this and there should not be much of a maintenance issue associated with it. This project is a way of using the Community Development Block Grant money that Mr. Heydel receives each year from the county for improvements of this nature.

**Engineer, Chris Rehmann** spoke with regard to Resolution R:181-2012 (Resolution Of The Township Council Of The Township Of Monroe Awarding Bid To Lexa Concrete For The 2012 North Main Street Sidewalk Extension Project Within The Township Of Monroe). He explained that there were six bidders, with the low bidder, Johnson Trees & Concrete bid in the amount of \$88,270.00. The next lowest bidder was Lexa Concrete, LLC with their bid of \$92,347.50 who subsequently was awarded the bid. The reason for the recommendation to go with Lexa Concrete was that Johnson Trees & Concrete did not provide all the necessary bid documents (*bid bond, surety, no acknowledgement of the addendum, etc.*).

**Cncl. William Sebastian** referred to Resolution R:185-2012 (Resolution Of The Township Council Of The Township Of Monroe Authorizing The Installation Of A Cell Tower On The Gloucester County 4-H Association Property Located At Block 6001, Lots P/O 19 And 20 Within The Township Of Monroe). He questioned if they were still required to go before the Zoning Board of Adjustment for a second use on the property. **Cncl. Pres., Frank Caligiuri** noted they will be required to go before the Planning Board as an accessory use. **Cncl. Sebastian** questioned how a cell tower was an accessory use to 4H. **Cncl. Pres., Caligiuri** noted this was not his decision; it was the Planning Board engineer. He noted he tended to agree with this, that it was an accessory use not a principal use. It will be going for site plan review, if they (*4H*) choose to have it. **Cncl. Sebastian** then questioned if any cell tower is an accessory use to whatever else is on the property. **Cncl. Pres., Caligiuri** response was "apparently". **Solicitor Fiore** explained the definition of "accessory" is incidental to the primary use, however he would leave this determination to the other professionals. **Cncl. Pres., Caligiuri** noted we are not approving anything we are giving them (*4H*) the option to accept the tower and it will go through the normal review process. The Solicitor added we are just allowing them to proceed based upon the transfer of the property. One of the criteria to transfer the property was that they could not

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encumber the property without the township's approval. This is just furthering that, saying we are giving you permission to move forward with the process. They will still need to go before the appropriate board whether it be Zoning or Planning. Also, the county still needs to move forward with the project, as they are undertaking their due diligence as well, as to whether or not this will be the optimum site. Discussion continued regarding the "accessory use" with Cncl. Sebastian noting that every other cell tower had to go through the Zoning Board of Adjustment. The solicitor noted it is considered a "conditional use" according to our code. In this particular instance perhaps the use would be subject to interpretation. **Cncl. Pres., Caligiuri** reiterated that Tim Kernan advised that it would normally go through the Planning Board.

**Cncl. Pres., Frank Caligiuri** referred to Resolution R:187-2012 (Resolution Of The Township Council Of The Township Of Monroe Authorizing Modifications To The Collective Bargaining Agreement Between The Township Of Monroe And United Food & Commercial Workers Union, Local 1360, Agreement Through December 31, 2014). He then directed a question to Business Administrator, Kevin Heydel, specifically if we needed to verify that there was actually a meeting with the rank and file to ratify the agreement. Mr. Heydel explained the MOA was done with the Local 1360 negotiating committee. It is scheduled to go for a vote on Thursday, October 25<sup>th</sup>.

**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None**

**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. Walter Bryson** made a motion to adjourn the Council Work Session of October 23, 2012. 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 October 23, 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 11/13/12  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_