

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MORNOE
APRIL 8, 2013

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:00 PM by Cncl. 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.: South Jersey 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. Pres., Daniel 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. Frank Caligiuri led the assembly in the Pledge of Allegiance to Our Flag and Pastor Jeffrey Tilden of the Cross Keys United Methodist Church offered the Invocation.

ROLL CALL OF TOWNSHIP OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Ronald Garbowski	Present	
Cncl. William Sebastian	Present	
Cncl. Pres., Daniel Teefy	Present	
Mayor Michael Gabbianelli	Present	
Solicitor, Charles Fiore	Present	
Business Adm., Kevin Heydel	Present	
Engineer, Chris Rehmann	Present	
Dir. Finance, Jeff Coles	Present	
Dir. Of Code Enforcement, George Reitz	Present	(Excused 8:20 PM)
Dir. Of Public Safety, Jim Smart	Present	(Excused 8:20 PM)
Dir. Of Public Works, Bob Avis	Present	(Excused 8:20 PM)
Municipal Clerk, Susan McCormick	Present	

PRESENTATIONS - None

APPROVAL OF MINUTES

Cncl. Ronald Garbowski made a motion to approve the minutes as submitted of the Council Work Session and Regular Council Meeting of March 25, 2013. The motion was seconded by Cncl. William Sebastian and approved by all members of Council with the exception of Cncl. Marvin Dilks who Abstained.

APPOINTMENTS

Mayor Gabbianelli appointed Susanne King as a member of the Monroe Township Library Board.

B.) CORRESPONDENCE - None

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MORNOE
APRIL 8, 2013

PUBLIC HEARING
2013 MUNICIPAL BUDGET
8:15 PM

Cncl. Ronald Garbowski made a motion to open the Public Hearing for the 2013 Municipal Budget. The motion was seconded by Cncl. Marvin Dilks and unanimously approved by all members of Council. With no one wishing to speak Cncl. William Sebastian made a motion to close the Public Hearing. The motion was seconded by Cncl. Walter Bryson and unanimously approved by all members of Council.

C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

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

R:64A-2013 Resolution To Amend The 2013 Municipal Budget

Cncl. Ronald Garbowski made a motion to approve Resolution R:64A-2013. The motion was seconded by Cncl. Rich DiLucia.

ROLL CALL VOTE TO APPROVE RESOLUTION R:64A-2013

6 AYES, 1 ABSTAIN (Caligiuri)

(Cncl. Caligiuri stated he abstained due to seeing the budget for the first time at 9:30 this morning)

Tally: 6 Ayes, 0 Nays, 1 Abstain, 0 Absent. Resolution R:64A-2013 was duly approved for adoption.

R:64B-2013 Resolution To Adopt The 2013 Municipal Budget

Cncl. Rich DiLucia made a motion to approve Resolution R:64B-2013. The motion was seconded by Cncl. Walter Bryson.

ROLL CALL VOTE TO APPROVE RESOLUTION R:64B-2013

6 AYES, 1 ABSTAIN (Caligiuri)

(Cncl. Caligiuri stated he abstained due to seeing the budget for the first time at 9:30 this morning)

Tally: 6 Ayes, 0 Nays, 1 Abstain, 0 Absent. Resolution R:64B-2013 was duly approved for adoption.

R:86-2013 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss Litigation Settlement Agreement (*Advanced Realty Corp, LLC & Sileo Property Group, LLC V. Monroe Township*)

Cncl. Walter Bryson made a motion to approve Resolution R:86-2013 for adoption. The motion was seconded by Cncl. Ronald Garbowski and unanimously approved by all members of Council.

R:87-2013 Resolution Approving The Bill List For The Council Meeting Of April 8, 2013

Cncl. Marvin Dilks made a motion to approve Resolution R:87-2013 for adoption. The motion was seconded by Cncl. Rich DiLucia and unanimously approved by all members of Council.

R:88-2013 Resolution Canceling Grant Receivable And Appropriation "2008 Energy Efficiency Conservation Grant"

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MORNOE
APRIL 8, 2013

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

Cncl. Ronald Garbowski made a motion to approve Resolution R:88-2013 for adoption. The motion was seconded by Cncl. William Sebastian and unanimously approved by all members of Council.

R:89-2013 Resolution Of The Township Council Of The Township Of Monroe Amending Resolution R:84-2013 Authorizing The Mayor To Execute A Deed Of Permanent Non-Exclusive Utility Easement Between The Township Of Monroe And The Monroe Municipal Utilities Authority

Cncl. Marvin Dilks made a motion to approve Resolution R:89-2013 for adoption. The motion was seconded by Cncl. William Sebastian and unanimously approved by all members of Council.

R:90-2013 Resolution Authorizing The Execution Of A Change Order For Lexa Concrete, LLC In The Increased Amount Of \$5,649.00 For The 2012 North Main Street Sidewalk Extension Project Within The Township Of Monroe

Cncl. Marvin Dilks made a motion to approve Resolution R:90-2013 for adoption. The motion was seconded by Cncl. William Sebastian and unanimously approved by all members of Council.

R:91-2013 Resolution Appointing Member To The Monroe Township Economic Development Commission

Cncl. Ronald Garbowski made a motion to open nominations for a member to the Monroe Township Economic Development Commission. The motion was seconded by Cncl. William Sebastian and unanimously approved by all members of Council.

Cncl. Walter Bryson nominated Jill Simmermon as a member to the Monroe Township Economic Development Commission. The nomination was seconded by Cncl. Marvin Dilks.

With further nominations Cncl. Ronald Garbowski made a motion to close nominations. The motion was seconded by Cncl. William Sebastian and unanimously approved by all members of Council.

**ROLL CALL VOTE ON NOMINATION OF JILL SIMMERMON AS A MEMBER TO THE
MONROE TOWNSHIP ECONOMIC DEVELOPMENT COMMISSION - ALL AYES**

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Jill Simmermon was duly approved as a member to the Monroe Township Economic Development Commission.

D.) ORDINANCES

Cncl. Pres., Daniel Teefy turned this portion of the meeting over to Ordinance Committee Chairman, Cncl. William Sebastian.

O:07-2013 Ordinance Of The Township Of Monroe, County Of Gloucester, New Jersey Canceling Certain Funded Appropriation Balances Heretofore Provided For Capital Improvements And Reappropriating Such Funded Appropriation Balances For Other Capital Projects

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. Ronald Garbowski made a motion to approve Ordinance O:07-2013. The motion was seconded by Cncl. Rich DiLucia and unanimously approved by all members of Council.

O:08-2013 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"

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MORNOE
APRIL 8, 2013

D.) ORDINANCES (cont'd)

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. Ronald Garbowski made a motion to approve Ordinance O:08-2013. The motion was seconded by **Cncl. Marvin Dilks** and unanimously approved by all members of Council.

E.) REPORTS AND OTHER MATTERS

Cncl. Frank Caligiuri reported attending the Zoning Board of Adjustment Meeting on April 2nd where two applications were heard. The principal application heard was Cross Keys of Monroe located behind Sam's Club. Guzzo the property owner requested permission to build an additional 100 residential homes in a Business Zone. The Zoning Board vote was mixed, 50 - 50 with one abstention, therefore it did not pass. **Cncl. Caligiuri** again reported sending an email to Gerald White, Gloucester County Deputy Business Administrator on December 12, 2012 requesting the status of a proposed county communication tower. Mr. White did not respond to that request so on January 28th a follow-up request was sent via fax and to date, Mr. White has not responded to that either. **Cncl. Caligiuri** questioned whether the Clerk sent a message to the Gloucester County Freeholder Board. The Clerk responded that they have been contacted and copied on all the minutes as **Cncl. Caligiuri** requested.

Mayor Michael Gabbianelli spoke of how the Genova property was purchased with township and Green Acre funds and how we were told numerous times by the County prior to the purchase that we could build an indoor complex on that property. Later we found we could not build on it because it was purchased with Green Acre funds. **Mayor Gabbianelli** and **Chris Rehmann** met with representatives of Green Acres and were told that if 15 acres of the Kiryk property is traded for passive recreation we would be able to build on the Genova property. He noted he would like to put the passive recreation in the middle of the Kiryk property but that decision will be made by Council. Passive recreation was the intention for that property anyway because it is in the Pinelands Agricultural Zone and recreation cannot be built there. We are still negotiating but if this goes through we can build a facility on the Genova piece, which was our intent when we purchased the property with our Open Space money.

Engineer, Chris Rehmann explained Green Acres does not want land diverted from their program so they make you run a marathon to do that. What happened was we brought the Green Acres people here and showed them how Owens Park, the Bike Path, the Genova track and the Mary Duffy Park are integrated. They advised we would not need appraisals on either of the parcels if we diverted a three to one portion of the Kiryk property. Five acres of the Genova Property will be used to build leaving thirty acres open. Green Acres is happy that we already have the "No Further Action Letters" and that the application should be ready to go this week. Mr. Rehmann will attend the next regular Planning Board Meeting to file the required updated Recreation and Open Space Inventory (ROSI), which will show the Genova track in its entirety and a note stating five acres will be diverted. Mr. Rehmann explained the ROSI will not include the Kiryk site yet because he wants to hold off on including that in the event there is some regulation that he is not aware of. **Cncl. Bryson** questioned if they are planning enough room for parking and an access road at the indoor facility or is that something that will be addressed later. Mr. Rehmann replied parking will be shared with the outdoor recreation facilities; twice the amount of parking will not be built, as we need to maintain the environmental side of the park. It will be an extension of our outdoor recreation programs but it could also be a central location for a maintenance facility for Owens, Genova and the Duffy Park. The indoor recreation facility could also have bathrooms with outside access so they can serve the outdoor facilities as well. Now, we just need to dot all the i's and cross all the t's to get this approval. We also need to show what effective outdoor programs the other thirty acres can be used for. If the ROSI is updated the Department of Green Acres is willing to grant us some irrigation money that could be used to install some irrigation on the Owens fields. Mr. Rehmann also reported that he has been in contact with Brad Boyd, President of the Marissa Estates Homeowners Association regarding finishing that project. Mr. Rehmann and Solicitor Fiore are waiting for the bonding company contractor to go out to the site and Mr. Boyd was informed the target is to have the development cleaned up by July. Letters will be sent out to the residents that have installed fences to see if they want landscaping or not. Mr. Boyd was

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MORNOE
APRIL 8, 2013

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

happy with the target date and felt the letters will be a good way to inform residents the project is finally being finished. Mr. Rehman felt most people won't want landscaping because they won't want to give up ten feet of the landscape buffer and that is OK as long as they are satisfied. He also reported Michael Biagi a Carriage Glen resident has asked what the status of that development is. Mr. Rehmann is giving Mr. Papparone a final opportunity to complete the final paving on the streets where homes are located and that will also be targeted for July. Mr. Rehmann noted he is also putting together a recommendation for a capital bond program and requested Council members let him know if there are any roads in their wards that need improvement. He requested funds for a road inventory program so a longer term road program could be put together. He added we would also like to take care of the problems in the Preserves. Cncl. Ronald Garbowski questioned whether the Williamstown Square redeveloper has responded to Mr. Rehmann's correspondence from January regarding moving forward with the installation. Mr. Rehmann noted he did respond that is on hold and also told Cncl. Bryson that he wants to extend the redevelopment area. Mr. Rehmann expressed his concerns that the momentum we had with the Department of Transportation is gone due to all that happened along the shore. He felt it may not get done quickly but hopes to get Mr. Wainberg back on target. Cncl. Bryson noted Mr. Wainberg has had no commitments for quite a while. Cncl. Garbowski felt Mr. Wainberg has misled this town on several occasions and misrepresented himself.

Solicitor Fiore recused himself from the Closed Executive Session due to the litigation of Advanced Realty Corp, LLC & Sileo Property Group, LLC V. Monroe Township being a conflict for him.

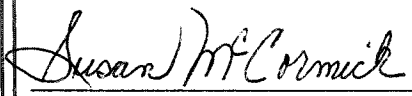
CLOSED EXECUTIVE SESSION

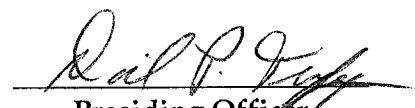
Planning Board and conflict Solicitor, Len Schwartz reported Council discussed the Advanced Realty Corp, LLC & Sileo Property Group, LLC litigation court order that requires the town to refund taxes previously collected.

G.) ADJOURNMENT

With nothing further to discuss Cncl. Walter Bryson made a motion to adjourn the Regular Council Meeting of April 8, 2013. The motion was seconded by Cncl. William Sebastian and unanimously approved by all members of Council in attendance.

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 April 8, 2013 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 _____
Approved as corrected _____

Date 4/22/13
Date _____