

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
MAY 28, 2013**

A.) OPENING CEREMONIES & ROLL CALL

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Daniel P. Teefy** 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.: South Jersey 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 – **Pete Mercanti**, Gloucester County Purchasing Director led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC 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	
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Engineer, Dave Cella	Present	
Dir. of Finance, Jeff Coles		Excused
Dir. of Public Safety, Jim Smart		Excused
Dir. of Code Enforcement, George Reitz		Excused
Dir. of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick	Present	

B.) MATTERS FOR DISCUSSION

• **Genova Tract**

Engineer, Chris Rehmann explained paperwork has been submitted to the Green Acres Program with respect to a proposed Major Diversion Project including information with regard to a public hearing date. We are asking council to establish the July 22nd council meeting date for a public hearing to be held at 8:30PM. Mr. Rehmann further explained that a sign (4' x 6") must be placed on the area of the property to be diverted. He also displayed a map of the proposed sign location and the property to be diverted. Mr. Rehmann explained the purpose of this is to take the piece of ground, purchased through the county open space program, and replace that parcel with 15 acres from the township owned Petro Kiryk site and dedicate that as part of the open space program for the township. We are substituting 15 acres for the 5 acres and that remains in the ownership

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B.) MATTERS FOR DISCUSSION (cont'd)

of the township and would be used for potential indoor recreational purposes. He went on to speak of several regulations from the state, as they do not want you to divert land that had been purchased with open space funds unless you go through a rigorous process. He felt, in this particular instance, as the parcel is still township owned and used in the form of recreation that the state should be in favor of this diversion. It is just a matter of going through the process. **Cncl. Walter Bryson** questioned if this would be limited to recreation relating to sports. He noted we have a community center (*Pfeiffer*) that is in need of much work. He then questioned if this particular plan was written so that it is specific to recreation only or perhaps could it be used for something else, such as the construction of a building. The mayor explained that the ground (*Genova property*) was purchased with and funded through green acres (*recreation*) funds. Mr. Rehmann then noted that they have done nothing pertaining to a floor plan for a potential building. He did however show the mayor a floor plan for what the Assembly of God Church located in Evesham Township has presented to that Planning Board, consisting of recreation, meeting rooms, etc. He further explained what was in the proposal and it was open to what could be done. **Cncl. Bryson** noted as he looks forward some ten years from now and as part of the committee looking at economic development there has been an area we have been questioned on over and over again, that being Main Street redevelopment. If we can build a facility for indoor sports, etc then at some point we could possibly do away with the Pfeiffer Center. That area could then be utilized for facilities for stores and possibly housing and it would be owned by the township and there would exist a possible source of revenue. Mr. Rehmann responded on long range plans adding there was much flexibility with what was proposed. He explained you will have a chance to put on the record, at the public hearing, the ability to have this put out as a multi-purpose building as long as the township maintains ownership. As long as there is a commitment to recreation once you divert it, it becomes your property without the restrictions of green acres. It is the *process itself* of having it diverted that is the more pressing issue. Probably they (*green acres*) will be concerned with the Petro Kiryk site and what the township intends to do with that site. Mr. Rehmann also noted there was a "NO FURTHER ACTION TAKEN" letter received on the Kiryk site. The mayor then noted we are not going to spend any money on a new building at this time. When we do plan it, we will plan for the future and that is why when we purchased the library site we made sure there was sufficient land there to build a new community center (*if needed*).

Business Administrator, Kevin Heydel questioned the engineer with respect to the public hearing date and the date (*30 days prior*) with which the signage must be in place. Engineer, Chris Rehmann responded they were preparing the signage and a schedule that will be sent to Mr. Heydel. Mr. Heydel then questioned if ARH was taking care of the 200' list mailings. Mr. Rehmann responded, yes they were. **Cncl. William Sebastian** posed a question with regard to the notice for the 200' list, is it from the five acres or is it from the total site? Mr. Rehmann responded it was from the total site. The Clerk posed a question with regard to the "*public notice*" requirement. Mr. Rehmann advised they (*ARH*) would send over the final notice to be advertised. The Clerk's Office will handle the "*public notice*" advertising.

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B.) MATTERS FOR DISCUSSION (cont'd)

Cncl. Ronald Garbowski made a motion to authorize the "public hearing" on the Major Diversion Project with respect to the Genova Tract (*Block 13001, Lot 16 - Clayton Road*) be scheduled for **Monday, July 22, 2013 at 8:30PM**. The motion was seconded by **Cncl. Williams Sebastian** and unanimously approved by all members of Council. The "public hearing" meeting will take place at the Municipal Complex, 125 Virginia Avenue, Williamstown, NJ. A resolution memorializing this action will be drafted and scheduled for approval at a future meeting.

Engineer, Chris Rehmann advised council members on the status of the "Carriage Glen" development. There are residents who reside along a particular section of the subdivision who are complaining on the condition of the street (*Carriage Drive*). Mr. Rehmann explained this is one of the more active developments in the township as far as building is concerned. Ryan Homes is building in the back with Paparone beginning construction in another section. Mr. Rehmann presented a sketch indicating the sections (*yellow*) that are base coursed and ready to be paved and another section (*blue*) base coursed that we have not given any authority for as there is still construction traffic going through these sections. He added we have eliminated construction traffic on certain sections and requested they use a section where there is a stone base. We are attempting to minimize traffic in the residential areas and we are asking Paparone to pave the *yellow* portion. He referred to several sections this encompasses and ARH has suggested to Paparone if he does pave these particular areas we will recast his bond so we can eliminate the bonds on the section that would be finally paved. A new bond could be posted for the balance of Section 2 and this would reduce his costs. **Cncl. Walter Bryson** posed several questions with respect to the sketch presented and the different sections being discussed. He added that many of the people who are now complaining would like to see something done along the main drag. The manholes in this area are extremely high with very deep potholes and they have been living with these conditions for five years and he could see how they would be upset after five years. We should be giving the citizens a break and finish these roads. If a construction road needs to put in here, then so be it. These conditions create an inconvenience for the residents and it also lowers the value of their properties. There then was a great deal of discussion on the speeding problems in the area. **Cncl. Bryson** also spoke on water/sewer issues within the development. **Mr. Rehmann** noted he would make sure that Joe Federici Engineer for the MMUA is aware there are some issues there and to contact Paparone so at the very least this one particular portion of the road can be done. Discussion continued on various aspects of the development such as road conditions, drawings of the area, length of time of construction, etc. Mr. Rehmann commented on the state of the economy within the housing market in the state of New Jersey and the overall effect it is having on many businesses, including his.

Cncl. Frank Caligiuri suggested a memo be sent to the Planning Board advising to have the completion of the top coat a "condition of approval" within a certain period of time and perhaps that would alleviate the problem. He indicated the gas lines and water lines are done at the beginning of the project. If they (*developers*) put top coat on and they have to patch it later, that is their problem. The "condition of approval" would have to be incorporated within Chapter 175 of our code.

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B. MATTERS FOR DISCUSSION (cont'd)

Engineer, Chris Rehmann updated council on "*Marissa Estates*" advising there was supposedly a cash settlement offered to the township to complete the work at this site. It was the recommendation of Mr. Rehmann and Solicitor Fiore that the township **not accept** the cash settlement, that the bonding company take the responsibility and get the job done and we would like to see the job done by July 1st. **Mr. Fiore** responded that he was in contact with the attorney on their behalf. They are now going to finish the project and Jeff Goodwin, Engineer-Beazer Homes will be in touch with Dave Cella, ARH to put together the final punch list. He also put Beazer Homes in touch with the MMUA to coordinate with them.

Engineer, Chris Rehmann reported on "*Serenity Woods*" advising a revised punch list was prepared and being sent to the solicitor as well as placing a deadline of sixty days to have those punch list items completed. There was an issue as to whether or not this may take legislation as the sales trailer has been there for quite some time and the residents are concerned about this and the portable johns and those types of things. Mr. Rehmann indicated they are trying to get together an amendment to the Land Management Code that would put a specific timeframe on how long we can have something like that open. **Solicitor, Charles Fiore** then noted that something of that nature (*sales trailer*) could be put in the Planning Board Resolution of Approval. He also spoke on a "*sunset clause*" which **Cncl. Caligiuri** spoke of with regard to Carriage Glen, as each Section is complete the final improvements must be in place. He advised other towns, by ordinance, indicate you have two years from the date of approval to put all your improvements in. Some towns require that all basin work be installed and functioning, first. **Cncl. Marvin Dilks** explained the roads in Carriage Glen are all base and the manholes are sticking up. Perhaps they could lower them to base grade until such time as they come and reset them. Mr. Rehmann will check on this to see if this can be done. Discussion continued on the road improvements, sewer issues, water problems, MMUA approvals, township approvals, etc. **Cncl. Pres., Dan Teefy** questioned how a provision in a "*sunset clause*" with regard to road paving would be implemented. The solicitor advised of some of the mechanisms that could be included within a "*sunset clause*". A variety of alternatives with respect to the road improvements was discussed. **Cncl. Walter Bryson** noted if he (*Paparone*) is obligated to have the first coat on the street and if he is obligated to have those manhole covers in a safe condition, well then do that. If you can't do anything else and you have to wait for the top coat then do that, at least. Mr. Rehmann advised that he would have that letter out tomorrow. **Cncl. William Sebastian** added those raised manhole covers are a public safety issue, we had people killed because they hit manholes that protruded too high. **Cncl. Marvin Dilks** indicated that he would like to see if we can get it approved (*for any new construction throughout the township*) to have all the manholes set to base grade, set the inlets to base grade and then install 2" risers. You cannot take (*accept*) that project without everything being finished. All the houses must be complete, all approvals done, everything with respect to the punch list complete, and only after the engineer recommends that everything is in order, is when you would accept it.

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C.) PUBLIC PORTION

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

With no one from the public 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

Cncl. Richard DiLucia posed a question with regard to the development of a stretch along a section of Main Street in Hammonton (*Bellevue Avenue*) that is great and he wondered just how this project was approached, funded, and implemented. **Engineer, Chris Rehmann** advised this had been accomplished with grant monies obtained through Main Street USA administered through the NJ Department of Community Affairs. A coordinator was then hired by Hammonton who works in conjunction with ARH on grant applications for façade design and those types of programs. The coordinator actually finds certain programs, and then ARH assists in putting applications together through the town as well as making recommendations on the acquisition of certain properties for various uses (*parking lots, etc.*) **Cncl. DiLucia** then questioned how they attracted new business. **Mr. Rehmann** noted that a committee was formed and incentives (*payment in lieu of taxes*) were offered to modernize and re-do some facilities. **Cncl. DiLucia** questioned if this, was indeed, a redevelopment area. **Mr. Rehmann** responded it was not. **Cncl. William Sebastian** questioned when this particular section was being rebuilt, wasn't that area still zoned **commercial on the first floor** and residential on the second. **Mr. Rehmann** responded that was correct. **Cncl. Sebastian** noted one area where we have a problem with our Main Street is that many of the commercial entities became residential (*including the first floor*). It is now tough to get the property owners/landlords to flip back because now they have guaranteed income with the residential. They are not sure if they convert back to commercial if someone will come in to rent their store. This is where we are in our Catch 22.

E.) OLD BUSINESS

F.) COMMITTEE REPORTS

Cncl. Walter Bryson reported on a meeting of the Redevelopment Committee which took place and basically we discussed a few things such as plans to speak with re-developers to get additional input from them. We also touched base on the issues/possibilities as they relate to Main Street.

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F.) COMMITTEE REPORTS (cont'd)

Cncl. Ronald Garbowski reported that he was in contact with Cheryl Ognassanti. He has attempted to set up a meeting date with her, he received information which she submitted and it has been shared with the other committee members. He is now waiting on a response from Ms. Ognassanti with respect to her availability for meeting dates.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - 5/28/13

Cncl. Walter Bryson questioned Resolution **R:120-2013** *Resolution Of The Township Council Of The Township Of Monroe, County Of Gloucester In Support Of The State Legislature And Governor Enacting Assembly Bill A-3991* and a clause that contained the verbiage "Smart Growth". It was substantiated that we are a "Smart Growth" community.

Township Clerk, Susan McCormick advised council members with respect to Resolution **R:124-2013** *Resolution Authorizing The Renewal Of Certain Plenary Retail Consumption, Plenary Retail Consumption With Broad Package Privilege, Plenary Retail Distribution And Club Licenses Within The Township Of Monroe, County Of Gloucester, State Of New Jersey*. She advised the only applicants not contained within the resolution due to **Tax Clearance** issues were Applebees, Canals (name change to Maro's), and Devone's. Upon receipt of the tax clearance certificates the liquor license renewals for the entities referenced above will be scheduled for approval at the next council meeting.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - 5/28/13 - None

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Walter Bryson** made a motion to adjourn the Council Work Session of May 28, 2013. The motion was seconded by **Cncl. Marvin Dilks** and was unanimously approved by all members of Council.

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 May 28, 2013 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 *And* Date 6/24/13
Approved as corrected _____ Date _____