

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
OCTOBER 14, 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 – Cncl. Frank Caligiuri led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson		Excused
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		Excused
Solicitor, Charles Fiore	Present	
Engineer, Chris Rehmann, 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	
Municipal Clerk, Susan McCormick	Present	

B.) MATTERS FOR DISCUSSION

• **Resolution Of The Township Council Of The Township Of Monroe Urging The County Of Gloucester To Release The 2012 Paulsboro Train Derailment Report**

Cncl. Pres., Daniel Teefy spoke with regard to the above referenced resolution, adding that a request came from Franklin Township for the support of all the municipalities in Gloucester County to urge the Freeholders to release the report with regard to the Paulsboro Train Derailment.

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

Cncl. Ronald Garbowski noted he felt this may be politically motivated at this time and questioned what the reasons were behind this request. **Cncl. Pres., Teefy** noted the reason may be that they have not received the report as of yet. He questioned Pete Mercanti, liaison/representative from the county, if he knew of the reasons why the report has not been sent to the municipalities or if there was any further information, he could report on. Mr. Mercanti indicated he knew of nothing, but he would check into it and report back. **Solicitor Charles Fiore** noted it was interesting as to why it is not released as it would be subject to OPRA but perhaps it may be due to on-going litigation. **Mayor Gabbianelli** indicated that perhaps it has more to do with the railroad than the county; the railroad probably has more rights not to release information than anybody else, because technically they are a government entity. **Cncl. William Sebastian** questioned who requested this, *the county*. It was noted that Franklin Township had requested all the municipalities for their support, as they were one of the towns that responded. Again, there was a brief discussion as to why the county just does not release the report. The solicitor once again noted, it is probably due to on-going litigation.

Cncl. Richard DiLucia made a motion to move the above referenced resolution forward for approval at the regular council meeting. The motion was seconded by **Cncl. William Sebastian** and unanimously approved by the members of council in attendance (*Bryson – excused*) with the exception of **Cncl. Ronald Garbowski** who voted “Nay”.

• **Tax Payer Agreement – Block 10204, Lot 26**

Cncl. Pres., Daniel Teefy referenced a letter received from Terrance & Faith Pough requesting a taxpayer agreement for the outstanding years of 2012 and 2013.

Terrance Pough approached council to explain the need for this agreement. He emphasized his business had gone down substantially, he then realized something had to be done. Now, our income is back to where it needs to be and this is why they were before council with their request. **Cncl. Pres., Teefy** explained the process and how the agreements are drafted. Initially, council approves the agreement and then you would go into a five (5) year plan with the tax collector’s office, paying interest and keeping your 2014 taxes current. **Cncl. Pres., Teefy** noted there was mention that Mr. Pough may be in the position to catch up quicker, his response to this was yes. **Cncl. Pres., Teefy** explained that was fine you don’t have to stay on that agreement plan to pay forward. It is when people fall behind on their payments that present a problem. He continued to explain that once we enter into this agreement we are not in a position to modify it, you can make payment quicker, but we cannot extend an agreement for a longer period. **Cncl. Frank Caligiuri** called attention to the interest rate and cautioned the Pough’s to be mindful of this. **Mayor Gabbianelli** advised the interest rate is a state law, not ours.

Cncl. Ronald Garbowski made a motion to approve that a taxpayer agreement be drafted for the next council meeting. The motion was seconded by **Cncl. Richard DiLucia** and unanimously approved by the members of council in attendance. **Solicitor Fiore** indicated he would prepare both a resolution and tax-payer agreement for the next

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B.) MATTERS FOR DISCUSSION (cont'd)

regular council meeting scheduled for Monday, October 28th.

Faith Pough was also in attendance and she thanked everyone involved for their assistance.

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.

With no one wishing to address council **Cncl. Richard DiLucia** made a motion to close the Public Portion. The motion was seconded by **Cncl. Marvin Dilks** and unanimously approved by the members of council in attendance.

D.) NEW BUSINESS/MATTERS - None

E.) OLD BUSINESS - None

F.) COMMITTEE REPORTS

Cncl. Ronald Garbowski, Chairman of the Administration Committee questioned what was transpiring as it related to a committee meeting that took place regarding Trio Tavern and a letter being drafted to ABC. **Cncl. Pres., Teefy** advised that Cheryl Ognissanti requested council to send a letter to ABC. **Cncl. Garbowski** advised he just wanted a letter sent to them to verify that she has been provided all their information. If a response is received that all the information was supplied to her then I believe we have done due diligence. Solicitor Fiore noted he felt it is an open-ended question, I would prefer the content of the letter be such that we have a resident with concerns about the status of the application (*2006 Place to Place Transfer*) and as far as ABC is concerned is that applicant in compliance. Mr. Fiore indicated he would strongly recommend copying Sean Dalton, Gloucester County Prosecutor on all correspondence. **Cncl. Garbowski** noted the township received a letter from DCA saying all the permits were done correctly so a letter of this nature could be kept for the record. The solicitor will draft a letter to be sent to the New Jersey Department of Law & Public Safety, Division of Alcoholic Control.

Cncl. Pres., Daniel Teefy reported that he received an email just today from the Chief of the EMS who requested to meet with the Public Safety Committee. The email did not specify the reason for the meeting and Cncl. Pres., Teefy indicated he would communicate back to him requesting clarification and just what the agenda item is he would like discussed.

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Solicitor Charles Fiore commented on the engineer's report dated October 14, 2013 submitted by Kathryn Cornforth of ARH. The report contained the status of four subdivisions (*Serenity Woods, Amberleigh Multi-Family, Amberleigh Multi-Family Basin and Marissa Estates*) and the on-going litigation involved. Again, there has been speculation on what has been transpiring and Mr. Fiore felt the report was a rather concise summary of what is going on with these particular subdivisions. He added we are moving forward on this and hopefully we can close them out sometime soon.

Engineer, Chris Rehmann reported on Serenity Woods and that we did manage to get the paving completed. He added there are still some landscaping issues but what remains to be done is not a significant part. The subdivision looks complete but they promised to do certain things, which ARH intends on making them do. He advised there will be a revised punch list coming back as there is someone from the Fries Mill Civic Association who has been requesting this, as she has been on top of this matter for some time and apparently advocating for the people of Serenity Woods and she is happy we are making progress and moving ahead.

Mr. Rehmann then reported there are still some issues with South Jersey Gas, in particular down a certain portion along Winslow Road where you will see a whole series of gas openings. We are trying to have them give the township cash towards the cost of paving half of the roadway. He explained we have an NJDOT grant for this project, this cash would just help supplement that grant and give us a chance to pave a bit further along the road. Mr. Rehmann advised we will be meeting with Director of Public Works, Bob Avis and Road Supervisor, Mike Calvello on some of the issues as the subcontractor for South Jersey Gas is doing damage to curbing, etc. just being sloppy with their work. If they cannot clean up their act, we will be asking them to bring in another subcontractor. Mike Calvello is doing the best job he can with the few guys he has and having to clean up after the gas company is not fair. Mr. Rehmann then reported on Amberleigh where we are still addressing the retention basin and the pump station associated with this. We are still waiting for them to come to the table with suggestions on the best way to clean it up. They would like us to make suggestions and I am not going to put the township on the spot, it is for them to make that call. He then noted that both he and Chuck are working on the current as-built information for the site. **Mr. Rehmann** also reported that Mike Calvello is also helping us with the Lower Victory Lakes Dam, located on Whitehall Road. They have been out there cleaning up some of the growth. We had asked the civic association to participate but they said, if you get it down to a spot where we can do something with it, then they would try to help us out. Mr. Rehmann indicated that we are asking the county to make some concrete repairs on the bridge structure that is theirs and to date he has received no response from the Director of Public Works for the county. He requested that Mr. Mercanti check on this to determine if a response from the county would be forthcoming. Mr. Rehmann stressed that something must be done, he did not want anything to happen to the dam. We do have an issue with the easterly side of the road as you are heading into the Victory Lakes area on the left side there is a fence that is preventing Mike from cleaning off the side slopes. Mr. Rehmann was not sure if the fence was on the township right of way or not. He advised Mike to clean down to this fence at this point, we will notify the property owner that they will have to clean the rest.

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We have submitted the Emergency Action Plan to the state and we will have our inspection done before the end of October.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - None

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Marvin Dilks** made a motion to adjourn the Council Work Session of October 14, 2013. The motion was seconded by **Cncl. William Sebastian** 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 October 14, 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 *SM*

Date 10/28/13

Approved as corrected _____

Date _____