

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
OCTOBER 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 – Cncl. Frank Caligiuri 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	(Arrived 7:10PM)
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	Present	
Dir. of Code Enforcement, George Reitz		Excused
Dir. of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick	Present	

B.) MATTERS FOR DISCUSSION

Cncl. Pres., Daniel Teefy noted he received an email just this afternoon with respect to a public health issue (*rodent complaint*) in the area of N. Beecham Road and Micawber Drive (*Newbury Farms*). The email was sent from the Gloucester County Department of Health who dispatched a Health Specialist to inspect the properties involved. **Dan Kozak, Code Enforcement/Board of Health** advised that the county is handling this as indicated in the second report where it noted that several issues were abated and they would be doing a follow up in 7 days. **Cncl. Pres., Teefy** questioned if any enforcement would come from the county. Mr. Kozak responded no, they would not do any enforcement and the situation is moving in the right direction. He then spoke on the issue of the services of an exterminator, questioning the solicitor if we could force private

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B.) MATTERS FOR DISCUSSION (cont'd)

residents to seek out this service. **Solicitor Charles Fiore** indicated that you would need to first put them on notice, if there is an issue, adding you would have to cite them in court. **Mr. Kozak** noted we would have to notice them on something on the exterior, as we cannot go into the house, correct. **Mr. Kozak** then gave an example, let's say the house is clean on the outside, and he did not see any rats or any signs of rats. However, the neighbors say there are rats in the area, and everything is pointing to this house. **Mr. Fiore** explained, based upon the neighbor wanting to be a witness and come forward the town could, based upon this information, sign a complaint. **Mr. Kozak** went on to explain he advised the county worker that whatever she saw, the township could subpoena her to come into court. Now, you can see, in the second report, that everything is done. The resident is making an effort and the property is being cleaned up. **Mr. Kozak** went on to say for now, it looks like it is being handled and it is not going to end in just one week. **Mr. Fiore** went on to explain how the situation, if need be, could be addressed at the court level. **Mr. Kozak** noted the house that is suspected, is making an effort to clean up. **Mr. Fiore** suggested that it be monitored from time to time, and to follow up with a report.

Cncl. Walter Bryson referred to a legislative bulletin with regard to Senate Bill S2286 which creates a craft distillery license. **Cncl. Bryson** felt we are always looking at ways to secure new liquor licenses and perhaps this type of license would apply to restaurants who may want to have micro-breweries, etc. He noted the solicitor is reviewing the bill and looking into this, to determine if this pertains to new licenses or existing ones. Depending upon how this bill is written there may be an opportunity here.

C.) PUBLIC PORTION

Cncl. Marvin Dilks made a motion to open the Public Portion. The motion was seconded by **Cncl. Ronald Garbowski** and unanimously approved by all members of Council.

With no one wishing to address council **Cncl. Walter Bryson** made a motion to close the Public Portion. The motion was seconded by **Cncl. Richard DiLucia** and unanimously approved by all members of Council.

D.) NEW BUSINESS - None

E.) OLD BUSINESS

Cncl. Walter Bryson spoke on a problem in the Amberleigh subdivision with regard to trees that were planted in a particular section that had to be re-planted and just within the last few weeks the same neighbors whose homes back up to the condos have concerns with water backing up onto their properties. He questioned if these particular

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E.) OLD BUSINESS (cont'd)

problems could be covered under the bond. The solicitor is looking into this and notified Dave Cella, ARH of the situation.

Cncl. Walter Bryson spoke of an issue in the Carriage Glen development, that being a problem with the one of the retention ponds (*about one month ago*). The problems were dealing with methane and carbon monoxide in the basements. **Director of Public Safety, Jim Smart** indicated that OEM submitted a report on this last month. **Engineer, Chris Rehmann** noted there was no evidence of carbon monoxide, it was just methane and he advised they have drained the basin and it is being monitored to be sure there are no further issues.

F.) COMMITTEE REPORTS

Cncl. Ronald Garbowski questioned Solicitor Fiore on the status of the letter sent to Michael Halfacre, NJ Division of Alcoholic Beverage Control with respect to Trio Tavern, LLC. Solicitor Fiore responded that the letter was sent last week (*copied to Council, Clerk and the concerned citizen*) and to date no response had been received.

Cncl. Pres., Teefy advised the EMS Chief would like to meet with the Public Safety Committee (*Teefy, Caligiuri, DiLucia*) regarding some concerns. Cncl. Pres., Teefy will coordinate with the Chief on the availability of the committee members and come up with a mutually convenient time to meet.

Cncl. Walter Bryson reported that the 3rd annual "Dead Men Do Tell Tales" program (*ghost hunt*) will be held Saturday, November 2nd at the Ireland Hofer House between the hours of 6:30PM and 9:30PM.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. Richard DiLucia questioned Resolution R:193-2013 *Resolution Authorizing The Sale Of Township-Owned Stock*. Cncl. DiLucia raised the question, is it prudent to sell at this time, it is a stock that is still yielding more than we are getting in the bank, these are all considerations to look at before you liquidate a stock. Cncl. DiLucia noted this is a life insurance stock that may be getting 5% and he would feel more comfortable if he could get an explanation from the CFO. **Cncl. William Sebastian** questioned if a municipality could even hold the stock. **Mayor Gabbianelli** contacted **Business Administrator, Kevin Heydel** via phone and **Cncl. DiLucia** questioned him on why we were liquidating the stock. **Mr. Heydel** explained it has been sitting out there for close to twenty (20) years, it is something we never knew was there until Jeff Coles started seeing statements. Right now, it is in a Compu Share account and we haven't touched it, we did not even have a broker. **Cncl. DiLucia** questioned if it is paying a dividend (*reinvestment vehicle*) more than what we can get at a bank, why sell it? **Mr. Heydel** noted that was a valid point however he wasn't sure if we should have it out there.

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G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)

After further discussion, it was the consensus of council to remove Resolution R:193-2013 from the agenda for further clarification.

Cncl. Walter Bryson questioned Resolution R:190-2013 *Resolution Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40A:4-87 Williamsburg Village Project*. This is appropriating \$336,548 to the township from the EPA and he questioned if that money would be sent to the MMUA. The Mayor indicated that yes, the money goes to the MMUA as they were responsible for the whole project, we did not do anything on that.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None

At this time, **Engineer, Chris Rehmann** reported on a meeting he attended, along Mike Calvello, Road Supervisor with SJ Gas regarding road openings. Mike was concerned on the amount of damage that has been done when they do an excavation and everything is dumped on the sidewalks. There are approximately six (6) locations that Mike felt should be repaired by SJ Gas. They did agree to this and they are to come back to us with a "Memorandum of Agreement" on paying us a fee for the work done on Winslow Road in the area of Kimberly West where there is a whole series of 3x3 openings that they put in. The township had a grant for repaving that road and the MMUA is considering replacing the water main. We requested an estimate on what it would cost to mill an overlay from the edge to the center-line of the road, from Kimberly West almost to around the bend. The fees could possibly be a cash contribution to the township to go toward this project. Mr. Rehmann went on to explain what has happened is the Public Utilities Commission (PUC) has talked about safety requirements, to have SJ Gas place a 1x1 opening over every utility in the roadway when they mull across the roadway. Mr. Rehmann is going to assist Mike Calvello in drafting a new road-opening ordinance. We must be very careful on the content as SJ Gas passes on extraordinary restoration costs on to their customers, who are our taxpayers. It is easy to put a very comprehensive, restrictive ordinance together then realize what we are doing is only making it more expensive for the consumer. He emphasized this is a real concern for us. **Cncl. Marvin Dilks** questioned the cost of a road-opening permit. It was noted the cost is \$100.00. **Mayor Gabbianelli** explained they (SJ Gas) do the patch; that is why the cost is \$100.00. This whole thing started over Winslow Road where they must have made 50 patches. Mr. Rehmann noted that Mike Calvello does an excellent job but he cannot be everywhere, so there is a need to address this.

Engineer, Chris Rehmann then gave an update on some of the developments where outstanding issues still remain. He noted repairs have been made at Marissa Estates and they will be fixing the base course and paving will be starting tomorrow. Serenity Woods has everything, with the exception of the landscaping, done. In Amberleigh we have a real issue with signs and landscaping. There continues to be problems with the multi-family basin, they are just not responding to the solicitor on this matter as well as the need for as-builts. Another problem in Amberleigh is the parking, there is now parking at recreation building but apparently, that is too far for people to walk. The RSIS standards have been met but still we have parking issues. He noted a member of the home-owners

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association would like the township to remove handicapped spaces because they are not being used. Mr. Rehmann felt this was not a wise choice and a discussion took place with regard to what possibly could be done to alleviate this situation. Solicitor Fiore noted the biggest complaint was that the original plans show there is "no parking" on the streets or at least on one side of the street. If you do not allow parking on both sides, there is not, frankly, enough parking in that development. There are some outlying areas that are green-spaced and cannot be touched. The developer is not on the hook as he has put in all the required parking spots. Mr. Rehmann added the streets are the width that were approved and meets the RSIS standards, so they really backed themselves into a corner on developments like this because we have really no mass transportation here (*southern part of state*). The solicitor noted the RSIS are North Jersey standards, so it may be realistic that someone has a three-bedroom townhome with one car. Mr. Rehmann noted he wanted council aware of the issue however he was not quite sure on how he will make a recommendation, we may appeal to the RSIS site improvement standards board to consider some adjustments between North and South Jersey. **Director of Public Safety, Jim Smart** advised that he had police go out there because there was an issue with fire trucks getting through when residents are parked on both sides. Part of the problem is that there is no signage but it says in the plans that there is "no parking" on the street. Mr. Fiore noted other than the public safety issue perhaps you would consider doing a cost analysis for trash pick-up. Mr. Rehmann explained the streets are private streets, they do not become township property but we still have to address the obvious. **Cncl. Sebastian** indicated that our ordinance generated some of the problem as the ordinance reads you cannot place your trash cans out in the front of your home. The people in townhouses cannot put them in the back yard, then on trash day run them through the house or go all the way around the building so they put them in the garage. With the trash cans in the garage you cannot fit a car in there as well.

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Ronald Garbowski** made a motion to adjourn the Council Work Session of October 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 October 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 Am Date 11/25/13
Approved as corrected _____ Date _____