

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
NOVEMBER 25, 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. Marvin Dilks** led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri		Excused
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, Chris Rehmann, ARH	Present	
Dir. of Finance, Jeff Coles		Excused
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

- **Activation of Liquor License – Trio Tavern (R:206-2013)**

Cncl. Pres., Daniel Teefy advised all paperwork has been received with regard to Resolution R:206-2013 and he inquired if any member of council had questions or comments on the matter. **Cncl. William Sebastian** referred to the zoning permit issued for the fence and felt a comment should be made regarding that being a new “smoking area”. **Cncl. Pres., Teefy** explained this area (*adjacent grounds*) was part of the activation that took place after the Place to Place Transfer back in 2006. That area is not finished (*no structure*) so to be able to use it for smoking while having an alcoholic beverage we have asked to have the area fenced. Mr. Weikel did look at the area, issued the permit and indicated this a

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B.) MATTERS FOR DISCUSSION

smoking area, no tables or chairs permitted without additional approvals. The fence is not up yet, but it will be soon. The solicitor then explained the verbiage in the zoning permit was not required as part of the resolution, as a matter of fact, a resolution for activation of the liquor license really isn't even required. The zoning permit is going to dictate the terms of what is or is not permitted there and ABC will regulate what is or is not permitted there. In the end, we met with the applicant, he understands and everything is in place. Mr. Fiore again stressed this is a routine reactivation of a liquor license.

- **Plenary Retail Distribution Licensing**

Cncl. Pres., Daniel Teefy advised a gentleman (*Mr. Patel*) has contacted the township inquiring on the availability of a distribution license and he would like to meet with council and discuss the matter. There was discussion on the procedure involved with going out to public bid on the license, with questions being posed dealing with the timing, setting amount of a minimum bid (*if and when this was approved*) and if it was prudent for a committee of council members to meet on the issue. **Cncl. Pres., Teefy** will correspond with **Mr. Patel** advising him that a committee will meet and come back to the full council with their recommendations, emphasizing if council decides to move on this, it would be an open public bid, open to anyone who would like to purchase the license. Again, stressing this is just for discussion at this time.

C.) PUBLIC PORTION

Cncl. Walter Bryson 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. William Sebastian** and unanimously approved by all members of Council.

D.) NEW BUSINESS

Cncl. Pres., Teefy spoke of the discussion that took place at the last Ordinance Meeting regarding Airport Drive, a private road owned by QEI. They would like to donate the road to the township because they feel if it was a public road it may generate more business in that area. **Mayor Gabbianelli** noted he will not accept it because the township would then be responsible for plowing snow and maintaining the roadway. **Engineer Chris Rehmann** explained that area has stormwater management issues due to the way things were built out there and water has no place to go causing constant flooding in one of the lower areas. There are really no alternatives but that area could all be part of any negotiations. Additional land beyond the roadway (*Airport Drive*) would have to be given to the township to install stormwater management facilities but then a decision would need to be made on how that would be paid for. Council questioned if there were any storm sewers in the area. Mayor Gabbianelli replied no, there are none along Tuckahoe

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D.) NEW BUSINESS (cont'd)

Road but there are some drainage ditches out there like the one on the Black Horse Pike that is now involved in a law suit. **Cncl. Sebastian** advised after the last discussion on this he checked to see if that road was ever a paper street and found it wasn't. The property owner just put his own road in and since we don't know how thick the macadam is if we took it over, we might need to redo the entire road. Discussion took place regarding whether that area could be turned into an industrial park and the Mayor explained that he approached the property owner years ago and they were not interested in doing anything like that.

E.) OLD BUSINESS

Business Administrator, Kevin Heydel referred to the discussion at the Ordinance Committee Meeting regarding the energy aggregation program and noted Pete Mercanti contacted him to say the County was not going to form any committee for that program. Mr. Heydel questioned if the township adopted an ordinance could we back out of the program. Mr. Mercanti didn't know and is going to get back to Mr. Heydel on that issue. All the County is doing is facilitating the program so the company can go out for one bid. It was noted after the presentation at the Ordinance Committee Meeting Council received emails opposing energy aggregation programs.

Cncl. Bryson questioned whether Mr. Heydel has heard anything regarding the Tax Compliance Plan. Mr. Heydel explained he missed the meeting because he thought it was in Clayton but actually it was in Woodbury and only lasted ten minutes. A plan was not submitted to the County Tax Court but a request was made for permission to do one. The County has not yet calculated what they are going to do. The Compliance Plan last year was huge but in previous years they included various neighborhoods throughout the township, which is probably what will be done this year. Mayor Gabbianelli was against that process because some developments, like Hunter Woods, were reassessed twice. He went on to say we were supposed to be advised what they're doing and that we are the only county in the State that allows this to happen because we were sold a bill of goods. Council discussed the program and posed questions regarding the deadline for submission of a Compliance Plan and the approval process from the State. Mr. Heydel explained in previous years a Compliance Plan was not submitted to the State but last year it was because of the volume of that plan. Council discussed how taxes will be affected if the other half of the town is done this year and a suggestion was made to invite representatives from the Tax Assessor's office to the next Council Meeting to answer their questions. **Cncl. Sebastian** explained because this is a pilot program the County was supposed to be reimbursed by the State for the cost of running the assessment program but the State has not paid a dime in the five years and that could be one reason they are just doing it piecemeal instead of a full reassessment. Mayor Gabbianelli explained from day one they were supposed to do a third of the town every year so basically we would be reassessed every year but the way they are doing it is not fair and he is telling everyone he knows to appeal their taxes. **Cncl. Bryson** noted Council was told last year by them that taxes fall under the Department of Taxation so the governing body has no say in whatever they do and that has created financial problems for taxpayers. **Cncl. DiLucia** cautioned we better

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be careful whenever the County proposes consolidation of services because those we have now have ended up costing us more money than when we did them. Cncl. Sebastian noted the pilot program was supposed to be for five years but it has been extended and he questioned whether reimbursement from the State was included with that extension. The Mayor questioned whether it was an extension that the township could not pull out of because we went with a five year agreement, not with a forever agreement. Mr. Fiore explained the State has taken the position that it would be forever until some action is taken otherwise. Cncl. Bryson suggested a letter be generated to the County telling them we want out of this program; not for our sake but because there is an inequity for the taxpayers of this township. **Cncl. Pres., Teefy** noted he would contact the County Tax Assessor's office and invite them to the next Council Meeting.

F.) COMMITTEE REPORTS

Cncl. Sebastian reported the Economic Development Commission has been looking into a program that has been working in Marlboro and a couple other municipalities. Here the program would be called "*Shop Monroe*". Local businesses join the program and residents are given a card to use when they shop those businesses. Discounts are given at these businesses but instead of the shopper getting a reduction in the price of the item they are purchasing, that money is paid toward property taxes. This program is a way for individuals in town to get a reduction on their taxes based on the amount of money they spend in Monroe Township. Members of the EDC contacted Marlboro, which has been involved in the program the longest and they love it and said it is working out very well. The EDC feels it would be a way to help taxpayers and our local businesses when people shop more in town.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. Bryson referred to Resolutions R:199-2013 through R:202-2013 dealing with the contract for the emergency vehicles and questioned whether another bidder could have received this contract since this is the fourth modification. Mr. Heydel explained the change orders were done because other issues came up as they were working on the ambulances. The first one was because the light bar was moved on the 2002 ambulance and the roof had to be repaired at an additional cost of \$600.00. The second change order for \$500.00 and the third one for \$199.00 were two different ambulances that needed the inside door paneling replaced, as it was all cracked. The last change order in the amount of \$1,270.00 was because parts could not be located for the arrow on the back of the ambulance so the entire thing had to be replaced. Mr. Heydel felt when looking at a \$243,000.00 contract with only about \$3,500.00 in change orders we did very well with the ambulances because that is only 1% to 1½% more.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None

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I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Ronald Garbowski** made a motion to adjourn the Council Work Session of November 25, 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 November 25, 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 12/19/13
Approved as corrected _____ Date _____