

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014**

**A.) OPENING CEREMONIES & ROLL CALL**

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Ronald Garbowski** 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. Daniel Teefy 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		Excused
Cncl. Richard DiLucia	Present	
Cncl. William Sebastian	Present	
Cncl. Daniel Teefy	Present	
Cncl. Pres., Ronald Garbowski	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**

• **Monroe Township Little League - Opening Day**

Nick Fortunato, President Monroe Township Little League was in attendance to extend an invitation to Mayor and Council to participate in Little League Opening Day Ceremonies scheduled for **Saturday, April 5<sup>th</sup> at 10:00AM**. He advised line up for the parade down Main Street to the Church Street complex will be at the Williamstown Fire House at 9:30AM. Mayor and Council were extended an invitation to either walk the parade route or meet at the complex for the ceremonies. He thanked Mayor and Council for their continued support of the association.

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014

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

• **Township Landfill Report**

**Cncl. Pres., Garbowski** questioned if the township has received a "draft" report on the landfill. **Mayor Gabbianelli** advised a draft was received approximately two (2) weeks ago, it was turned over to **Engineer, Chris Rehmann** for his review. Mr. Rehmann explained this was a remedial action showing the results of testing that took place at the landfill. What we are trying to do is determine if there is reaction from the state before the last payment is made on this. He added he will have a report to the township in probably a week or so. **Solicitor Fiore** indicated an OPRA request has been received and there seems to be some controversy as to whether or not this "draft" report is subject to OPRA or not. Mr. Fiore added that in his opinion with the report being in "draft" form and Council has not yet authorized the Mayor to execute the document at this point, therefore it **is not** a document that is subject to OPRA. He stressed we are not hiding anything; it will be the same report that the Mayor will execute, with Council's authorization at some point in time. It is just not subject to OPRA (*in "draft" form*). **Cncl. Pres., Garbowski** stressed that to date no one on council has seen the report. **Mr. Rehmann** explained this is a large report with much documentation and he doesn't want to accept a report that will require you to go through and actually put the plan in effect because we could be talking about hundreds or thousands of dollars. He stressed he wanted to make sure that what is being recommended is not going to put us in any kind of position, adding we did install passive methane release and some of that has been damaged over a course of time. There is a stream behind it and fortunately, the stream captures what comes out, it does not go deeper and it does not go across the stream so the people in Holiday City are safe as far as he can tell from the testing. There are things that we want to make sure of before we start accepting a report, this is to make sure the report has been done correctly. **Cncl. Caligiuri** posed a question on the concentrations of methane and if they have decreased over the years. Mr. Rehmann responded they should. He then noted we are also concerned with some water issues, they don't appear to be anything that is going to be significant, fortunately this landfill is not in the Pinelands so we don't have to meet background water quality standards. We are close to meeting DEP groundwater standards, he stressed close. **Cncl. Bryson** posed a question on a potential developer that was going to remediate that site, anything positive there. The solicitor noted nothing more, there was at one time a lot of activity. Mr. Rehmann noted we would have liked him to have granted us easements to test his property to determine the extent of any methane migration. The mayor advised he (*Ira Taylor*) just gave us permission to go on his property. It was noted that Trevan Houser of Land Resource Solutions performed the study.

• **Property Tax Reward Program**

Tony Langella, Chairman of the Economic Development Commission along with Jared Valdez, Vice-Chairman of the EDC were in attendance on behalf of the Commission. Mr. Langella introduced Carmine deFalco, President and CEO of FinCredit, Inc.

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014

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

Mr. deFalco is the administrator of a Property Tax Reward Program and he was in attendance to make a presentation to Mayor and Council. Packets of information on the program were distributed and he noted the program was started approximately four (4) years ago with our first town being launched in September 2012. We initially started in Marlboro, New Jersey and we are now in seven (7) townships, in addition to Marlboro the other municipalities are: Bayonne, Pequannock, Voorhees, Highland Park, West Orange, and Vernon. Mr. deFalco went on to explain various aspects of the program highlighting such areas as: How Does the Program Work, Typical Transactions, Benefits to Merchants, Merchants Cost to Participate, How Are the Credits Processed, Costs to the Township, and various aspects as they pertain to Marketing. Mr. deFalco advised the way the card works is very simple. Initially, the township issues swipe cards to the entire population. When residents shop "in town" at local retailers a percentage of the sale, whatever the retailer wants to give back, will go directly to that person's property tax bill. The more you shop in your own town, the more property tax credits will accumulate directly on your tax bill. He gave an example of how a transaction would work, if a bill of \$100.00 was generated at a participating restaurant with a 10% rebate, you pay the \$100.00 you produce the reward card, it is then swiped with a dedicated machine, which his company provides and that creates a \$10.00 reward. Of the \$10.00 reward, \$7.50 will go into a township dedicated account and his company would keep \$2.50 of that for a program management fee. Mr. deFalco continued and added at the end of the year, on or about June 1<sup>st</sup> before the issuance of the new tax bills we will send a payment file to your township along with the funds, which is already segregated into an account. At that time the tax collector just has to press a button and all the Block and Lots will have all the information. When you receive your new tax bill in July for payment in August what you will see is an adjustment box with the amount of the credit that has been accumulated over the previous twelve (12) months.

Mr. deFalco then went on to speak of why the participating merchants like this program. They like this because everything is in town as everyone wants to bring business to their town and they want people to stay local (*customer retention*). He spoke of other forms of marketing such as coupons and groupons adding this is nothing different, the only thing is you get it in the form of a property tax credit instead of getting miles or other things from other places. He then went on to speak of the costs associated with this program. He emphasized it does not cost the township anything however the township does have to purchase the cards but in most cases the cost for these are sponsored by the bank where they keep their funds. The cards are at a cost of \$1.00 a piece with no expiration date as long as the township keeps the program up and running. He explained the merchants also receive the email addresses of everyone who shops at their place of business. This program works with all kinds of business entities restaurants, beauty shops, supermarkets (*if we can get them in*) as well as trades such as plumbing, electrical, etc. We work very closely with the EDC, they go out and get the merchants and if everyone here goes out and gets two businesses, we already would have 20 businesses that can participate in the program. Mr. deFalco then explained we do not keep the township or the particular merchants tied to any particular agreement at anytime the merchants or the township can walk away. Our policy is if a township does not want to work with us, it

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014

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

makes no sense to keep them on for a number of years. He explained that people who rent can also use the card, obviously, they do not pay property taxes but they would receive a rebate check from us at the end of the year. He advised that Voorhees is doing fantastic with the program, they have been in it for about three (3) or four (4) months and they are saving to the tune of about \$1,000.00 in property taxes each week for the community. He went on to speak of the figures involved with other municipalities in the program.

**Cncl. Caligiuri** questioned who pays for the mailing and purchase of the cards. Mr. de Falco replied that a local bank could sponsor the cards. Cncl. Caligiuri then questioned if he (*de Falco*) had talked to any of our banks. Mr. de Falco noted that actually his firm does not look into the banks, the municipality would. He did however note that in most cases the bank would pick up footing the bill for the purchase of the cards. As far as the mailing issue is concerned, we will talk with the EDC to figure something out. Some of the towns have been distributing cards in different ways, through the school system or including them in with the tax bills. **Cncl. Pres., Garbowski** noted that the EDC is going to look throughout the community to try to attract businesses into the program as well as looking into getting sponsors. At this time, council only has to pass a resolution allowing them to move forward. However, down the road, there will be more for council to act upon.

**Solicitor, Charles Fiore** posed a question with regard to delinquent taxes and in general just how this firm handles those. Mr. de Falco responded that delinquent taxes are coded in a different way. They have what is referred to as a Code 9 in the township file, and what we do is upload the file so those records get purged. We do not pay you for those records, we send an email to your tax collector advising what records are delinquent and question what they want done with the funds. Do you want it sent back in the form of a check or do want to collect it. He added from what he understands that amount covers at least the 18% interest and you are allowed to collect that money. Mr. Fiore then spoke on the 25% administrative fee which comes out of the percentage tax break an individual is receiving, correct? Mr. de Falco responded that was correct. Mr. Fiore then noted when the check is sent to the township, you are not sending the entire amount, and you are sending the percentage discount minus the 25%. He explained, what we do is say a restaurant is in for 10%, we advertise 7.5% with a disclaimer that the merchant pays a little bit higher. Mr. Fiore noted so they are aware of the fact they are not getting the full percentage. Mr. de Falco responded, absolutely. **Tax Collector, Joan Rumpf** questioned what was the range for the percentage, you are speaking of 10% but can you ask each merchant and what is the lowest percent offered. Mr. de Falco responded that we see a percentage as low as 2% or 3% from the grocers because they do not have a lot of margin to as high as 20% where they may want to try to increase their business. It is totally up to them (*merchants*) when they sign up. The tax collector then questioned when the file comes with the credits for the taxes, if someone has sold their house, in the interim, how does that money go back to that person or does it stay with the property. Mr. de Falco noted it stays with the Block and Lot so if you sold your house and you stay in town you just go under your account and change the Block and Lot to your new residence and the money

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014**

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

follows you. On the other hand, if you leave town you can contact customer service and we can send you a check or an adjustment can be made at the closing table and the money stays with the Block and Lot. Ms. Rumpf noted but if it gets to us before you know it, it may result in refunds to the homeowner then. Mr. de Falco noted, no if it gets to you and they just left town or whatever, then it would go to the new owner, it stays with the Block and Lot.

**Cncl. Caligiuri** then questioned the 25% fee, for example if someone were to spend \$100.00 at a restaurant and the merchant offers 10% and the customer realizes a \$7.50 credit in property tax credit, they know they are actually getting a \$7.50 credit and the additional \$2.50 credit the restaurant is giving goes to your company. Mr. deFalco noted what we disclose on our website which has a listing of all businesses and their discount, when they see a restaurant they will see 7.5% and at the bottom there is a disclaimer saying the merchant pays a higher amount to cover all the costs associated with the program. The tax collector posed a question regarding replacement of cards. Mr. deFalco responded it would be up to the township how they want to handle this. He added once you register your card you can actually use your phone number, just like any other rewards program. **Cncl. Sebastian** if you need a certain number of retailers to start the program. Mr. deFalco responded absolutely. We would like to see a minimum of fifteen (15), and in other towns we have seen that number grow to between 50 and 55. **Cncl. Sebastian** then questioned if the vendors offered a percentage based on the card rather than on a percentage of the sale of materials. The response was that it is up to the merchant and he went on to speak of different ways the vendors could offer rewards. There was discussion on how the purchase of the actual reward cards could have several different sponsors. **Cncl. DiLucia** noted that certainly the incentive for the merchant is to get the exclusive use of the residents to shop in their area. He spoke of the possibility of a merchant from an adjoining town insisting on joining the program and if the legalities of this had been researched. Mr. deFalco responded that we did not go as far as looking into any legal issues with that. However, he noted that all the other towns who have done due diligence are comfortable keeping it as a "shop local" program. **Cncl. DiLucia** felt that legally you would not be able to prevent someone from another town with participating in our program. Mr. deFalco noted they have not looked into this from a legal standpoint. **Cncl. DiLucia** added it is very possible that if someone or a number of merchants adjoining our town said we would like to participate, that we would have to let them. Mr. deFalco noted that was a legal question for a lawyer. He was glad this question was posed and he would definitely look into this. **Cncl. Caligiuri** noted that residential property tax is tax deductible on a person's federal income tax and this would be a reduction on their tax liability. Does the homeowner still appreciate the full benefit of the property tax as a tax deduction? Mr. deFalco responded the answer to that question, as far as we know, is yes. He then explained there was some research on this and referred to an IRS memo dated in 2002 which states that a cash rebate or after tax money (*what this is essentially*) is not an incremental wealth therefore it is a non-taxable event. So you are able to take the full amount of the property taxes and you will not get a 1099 from us.

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014**

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

Mr. deFalco then explained stores such as CVS, Walmart and Shop Rite are very hard to get. However, as we grow they are going to start taking notice that we are a force. **Cncl. Teefy** posed a question to Tony Langella, Chairman of Economic Development Commission in regard to the number of local merchants who have shown an interest in the program. Mr. Langella noted he reached out to the Rotary and 25 members all said yes. We solicited the Business Association and they all said yes. He felt there were approximately 25 businesses ready to go and he personally did not see a problem with it. Mr. deFalco then advised they are now doing what are called, destination facilities. He then noted that Caldwell, Manalapan, Brick Township and Glassboro are ready to launch for now. Toward the end of the year Hillsboro, Bridgeton, Delran and Collingswood will be ready, by this time next year we should have at least 50 townships. Mr. Langella noted initially we will get some 15,000 cards and he stressed the need for additional cards, in the event people loose theirs (*at least a couple thousand extra*). Mr. deFalco noted he would push for a few extra thousand cards.

**Business Administrator, Kevin Heydel** questioned just what would be going out when the tax bills are cut and sent to the mortgage companies and will it reduce the taxes due by the credits received beforehand. He wanted to make sure we don't get into a situation of having people who overpaid their taxes and we have to issue refunds. Mr. deFalco urged Mr. Heydel to contact Marlboro Township on this, he will supply the contact information. The tax collector questioned just how these cards would be mailed out. Mr. deFalco explained when the time comes there will be a letter from the town council and the EDC explaining exactly how this works. The solicitor indicated that the postage for this could be quite costly, questioning if this would be a separate cost to the municipality. Mr. deFalco noted there are other ways in which to distribute the cards and that is something that must be discussed. There was discussion on the additional cost with the postage and he (*deFalco*) advised they have done a study and you can check into this but the weight of the card is really not such to cause additional postage.

There was a question posed as to the cost to the vendor for the equipment. Mr. deFalco advised if they do it on-line there is no need to purchase equipment, it can also be done on a tablet or IPHONE and there is no cost. You can also use one of those credit card looking machines and there is a one-time cost of \$160.00. There is no per swipe fee.

**Cncl. Pres., Garbowski** requested that council move forward with the "draft" resolution presented. By passing the resolution it allows Economic Development to move forward to try to get sponsors, it does not tie the township into anything just yet. He added there is a lot of work down the road and we would like to get things started.

**Cncl. Walter Bryson** made a motion to move forward with the resolution for approval at the regular council meeting. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of council in attendance. For the record, the Clerk indicated this resolution would be numbered R:76-2014 (*Resolution Of The Township Council Of The Township Of Monroe Supporting A Property Tax Rewards Program To Be Implemented As Part Of The "Buy Monroe" Shop Local Campaign*)

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014**

**C.) PUBLIC PORTION**

**Cncl. Frank Caligiuri** 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.

**Cncl. Bryson** commented on the five-year plan as it related to the Cecil Fire Company. He noted Mr. Heydel had previously eluded to doing some repairs at the facility. He added this building really needs a lot of work and he invited representatives from Cecil Fire to bring additional information to council members on the needed repairs, etc. **Business Administrator, Kevin Heydel** went on to speak of some conditions at the fire hall and how our building and grounds department is having someone in to take a look at the repairs.

**Robert Ferguson, Cecil Fire Chief and Nick Colavita, Assistant Chief** were in attendance to speak on the needs of the fire company.

**Nick Colavita** noted they met with the Public Safety Committee in January with regard to some items that needed to be replaced in the upcoming years and what they thought would be the high ticket budget items. The biggest item/need is the building itself, it was built circa 1984 and the building has not seen any upgrades nor significant repairs, there has been some patchwork over the past thirty years. He continued, one of the biggest issues has been the roof, the roof has been leaking and there have been some repairs that has gotten it under control but unfortunately when it rains, it rains inside as well. He spoke of rain/water within the kitchen/meeting room areas and now it is starting in the engine bay as well. At one point we were told it may be condensation but he did not think condensation in the building when it is raining outside is condensation, obviously there is still a problem with the roof. The leaking has caused a problem with insulation in the building as well as a mold build-up. Mr. Colavita felt no one would like to see mold build-up in their own homes and he cannot expect volunteers to come to a building with such a problem. Our building is deteriorating on the outside as well, it is nothing more than a pole barn and the siding is beginning to rust away. There are holes forming on the outside of the building, tripping hazards, and the concrete around the building has settled. With the severe winter weather, it has been nothing but a skating rink on the outside. The parking lot is nothing but garbage; holes are forming on a good part of the lot. He emphasized, overall our building is just horrible and we are asking that the township seriously consider putting an addition and upgrading our building. At this point we do not have a dollar figure on that. He felt it did not need replacement but we do feel that it needs serious upgrades and possibly an addition going up. We are outgrowing the building since 1984 there has been advancement in fire service and we are running out of space to store files, etc. We need upgraded facilities such as showering facilities along with facilities to decontaminate/clean-up our gear. Mr. Colavita indicated that we are begging to bring in an engineer to determine if a second story is feasible. Obviously, we are in the Pinelands and may not be able to expand the footing, going up may be a good option. Perhaps an architect coming in will find some realistic ways with which to upgrade our building, to make it suitable for the future.

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014

C.) PUBLIC PORTION (cont'd)

**Assistant Chief, Colavita** then stressed this is not a knock to any other organization with Monroe Township (*Williamstown Fire/Ambulance Association*) however they have seen new buildings in the last several years that were needed, now we need the same attention in the Cecil section of Monroe Township. This town has two (2) sections and both sections need some attention to their volunteerism. He stressed they were primarily in attendance to speak on the needs of the building but there are additional items included in a four (4) page letter that was sent to the PS Committee that needs some attention as well (*trucks, etc*).

**Cncl. Caligiuri** questioned if Gloucester County decided to locate a communications tower at the Cecil location. Mr. Heydel indicated, yes and that they would have to go through the Pinelands however he did not have the specifics on this. **Chief Robert Ferguson** advised he did some research on this and spoke with the county and he proposed that if we get rid of the smoke trailers (*mobile home*) at the rear of the property to have the county absorb the cost of removing them as they have seen their time and are in bad shape. We had hoped the county would demo them and perhaps we could negotiate a small storage building be placed back there. He advised the county said they are willing to negotiate and perhaps absorb those costs for permitting them to place the cell tower in that location.

**Cncl. Pres., Garbowski** questioned if any type of engineering study had been done for the Cecil Fire location as to what needs to be done. Mr. Heydel responded here is what the dilemma is going to be. They have asked about the outside work, the problems with the parking lot and the drainage. Mr. Heydel asked our engineer to do a study on this and Dave Cella of ARH is looking into this and will be coming with a cost analysis. But if you are going to start looking at doing architectural work and possibly doing the building, why would you do that work first. This is where council must decide just exactly what they are going to approve. Mr. Heydel noted when he submitted the capital plan he include some things. Chief Ferguson noted there is one hole out in front of the building that is nothing but a water hole. It is solid mud and through the asphalt. If we get a cold night we will have a member turn in there, hit ice and then hit another members car. We need to address the hole immediately. The mayor indicated this would be addressed tomorrow. **Cncl. Teefy** noted he felt we were at a point with not only the building at Cecil Fire but also with Williamstown Fire and the municipal building that we need to go out to bond, get some money and do this right, why piecemeal this along the way. **Cncl. Pres., Garbowski** again noted what we need is an engineering study so we know what kind of money we are talking about. Discussion took place on repair costs as opposed to new construction, and which would be most feasible.

**Assistant Chief, Nick Colavita** noted the last item he wanted to discuss/add was that we put together a five (5) year plan in the past dating all the way back to 2005 and this issue has been included since that time. Unfortunately, we all know the economy fell apart a few years ago but you guys are the masterminds of trying to move money around to please everyone. We have been kicking the can down the road and it will end up costing us 2 to 3 times more if we keep on doing this. He asked that council members look

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014

C.) PUBLIC PORTION (cont'd)

at what has been asked for and don't continue to kick the can. He thanked council for their time.

**Mary Cote - 1710 Biden Lane - Fries Mill Civic Association** approached council with some questions regarding communication from the township. She noted as a member of the civic association we try to attend the meetings on a somewhat routine basis but it is hard to find the agendas, they are not necessarily always there prior to the meetings. The Clerk did clarify that council meeting agendas are posted. Mrs. Cote responded yes, they are but the Planning and Ordinance meetings seem to be a little delayed. She questioned if there was a way these meeting agendas could be posted prior to their meeting date. The Clerk noted she would advise the boards but also check with our IT department to see if this could be initiated on a timely basis. **Cncl. Teefy** felt this was one of the biggest issues going on in our town, that being our website is not interactive enough and there is a need to designate someone in the building to make sure the information is pushed out, the technology is there. Ms. Cote noted we had a meeting this week with the Chief of Police and two (2) Lieutenants regarding issues going on within our neighborhoods. One issue is always speeding and because Willow Woods (*seven years in the making*) has not been finished, there still is a stretch of Mannington Drive where technically police officers cannot issue speeding tickets. **Cncl. Teefy** noted that Mannington Drive is not a cut through street. Ms. Cote indicated that was correct it was a very, straight long line. **Cncl. Teefy** then questioned the people who are speeding there are who? Ms. Cote replied residents. **Cncl. Teefy** suggested a meeting take place with the homeowners and the association stressing it is the residents who are guilty of speeding along that road. Ms. Cote then questioned if there was a timeframe and if it was fair that our municipality of police officers cannot issue tickets because the builder has not finished the neighborhood. **Engineer, Chris Rehmann** noted that we would request the builder to allow the township to enforce Title 39. The mayor indicated that this is "quasi-public" as the streets have yet to be dedicated, because they are not top coated. The solicitor noted that you have to remember they can issue the tickets. The question is going to be is that if they pay the money to hire a lawyer and the lawyer challenges the ticket based upon this. The mayor interjected saying it would cost a lot of money to do this but the solicitor is right in saying they should issue the ticket. Mr. Fiore noted the speed limit is 25 mph unless otherwise posted. Ms. Cote noted she felt this puts the police department at a disadvantage. The solicitor advised that our engineer will follow up on this and find out the timetable with respect to Mannington Drive. Mr. Rehmann advised we did not want to accept Mannington Drive because that is the main entrance for all the construction equipment in and out. What we have done is accepted areas off of Mannington but they still need to do some significant repairs.

Ms. Cote then referred to Serenity Woods (*off Fries Mill Road*) and if the developer was still working on his punch list items with regard to lighting and some other issues. **Engineer, Chris Rehmann** advised the top coat is on and many repairs are complete. Kathryn Cornforth, ARH noted there is a minor punch list that went to the bonding company though Mr. Fiore's office back sometime in December. She went on to note she actually spoke with Vince Pantarelli within the last month and reissued the punch list

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MARCH 24, 2014

C.) PUBLIC PORTION (cont'd)

directly to him. Also, we do not have a revised schedule from him, she did know that the individual lots that he is currently building are being done as individual lot grading applications, so we have a little leverage in terms of making sure he gets to things.

Ms. Cote then went on to speak with regard to construction equipment being stored by Paparone. **Solicitor Fiore** indicated he has given his opinion to Mr. Weikel about the fact that it is not an active construction site. He added it was, in his opinion, a zoning violation and they should be cited. He was not aware if in fact Mr. Weikel has cited Mr. Paparone. He felt that perhaps **Director of Code Enforcement, George Reitz** could follow up with Mr. Weikel regarding this issue. Mr. Fiore noted that he believed Mr. Weikel spoke with Randy Unangst of Paparone Homes and he indicated they were going to commence a work site known as Hamilton Green some six miles away. Mr. Fiore explained in his opinion it was a violation; however, it is the zoning officer who must issue the violation. Ms. Cote then added if this is an active work site then start putting the lights back on the property. If you are selling then run it like you are running it but if you aren't that stuff should be out of there. It hasn't been used for seven (7) years since Serenity Woods used some of it. She noted it was annoying that this is six (6) months after she spoke with the solicitor and probably four (4) months prior to that, he spoke with Mr. Weikel on this and still nothing is being done. Ms. Cote added that unfortunately, she is a newbie in this thing and has only been in this township for twelve (12) years. Rumors were always flying that Mr. Paparone had everybody in his pocket. She noted she was very disappointed adding that I don't want to assume, but it is very sad that she felt this was coming to fruition. Mayor Gabbianelli noted you are an idiot that is wrong. Ms. Cote then said I am not assuming sir, I am saying that I am disappointed. If I see something different then maybe I won't have that opinion. The mayor noted whatever you are smoking, I would like some. **Cncl. Caligiuri** then noted that he almost put me in a shallow grave after I cut about thirty (30) houses out of his Carriage Glen development.

**Cncl. William Sebastian** made a motion to close the Public Portion. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council in attendance.

D.) NEW BUSINESS

**Business Administrator, Kevin Heydel** advised we did the budget introduction at the last meeting with that he had some good news and some bad news. As the state always operates, they give you a date that you must introduce your budget then something comes down the line to change it. The Division of Pensions is issuing new bills and a new billing beginning April 1<sup>st</sup>, this is all due as new actuarials came out on the pension system. It is actually lowering our costs this year by approximately \$150,000 and this is all due to pension reform. We are now waiting on some guidance from the state as to whether or not we have to *re-introduce* with all the cap calculations, etc. The only change we would make on that would be to reduce the amount of surplus; we are not going to change any line items.

