

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
MAY 27, 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** – Mayor Michael Gabbianelli 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		Excused
Dir. of Code Enforcement, George Reitz		Excused
Dir. of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick		Excused
Deputy Clerk, Sharon Wright	Present	

**Cncl. Pres., Garbowski** circulated a letter from Donna and Joseph Condoli thanking Council for approving their tax repayment agreement.

**B.) MATTERS FOR DISCUSSION**

• **Carriage Glen**

**Solicitor Fiore** explained Paparone Homes of New Jersey, developer of Carriage Glen requested a performance bond reduction for Sections 2, 5, 6 and 7. **Engineer Chris Rehmann** requested Council delay action on Section 6 until the next Council Meeting due to a drainage problem behind some of the homes caused by the pond level being higher than the design. It appears Paparone is beginning to work as the area is staked out. Mr. Rehmann

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

recommended releasing the other bonds since all work has been completed in those sections. Mr. Fiore noted the next Regular Council Meeting is June 23<sup>rd</sup> so a Special Meeting may need to be scheduled to address this matter. He explained there is a 45 day period for action to be taken from the time of the request or the bond reduction is automatic. He advised if necessary he could have the resolutions prepared for the Special Council Meeting scheduled after the Ordinance Committee Meeting on June 5<sup>th</sup>. Mr. Rehmann advised Council of an issue that he felt may need to be addressed. He explained homes adjacent to recharge basins are being built with basements and residents are installing in-ground pools and that can cause a fluctuation in the ground water table. Over the course of time basins may not work as well and may fill up, which also causes ground water build up. He felt it is not our responsibility to tell a citizen whether they can or can't put in a pool; that should be between him and his pool construction company and whether a basement should be put in is between the builder and the home buyer. He went on to speak of how ground water pressure may be popping one pool out of the ground and how the township permitting process should not be responsible to determine whether a pool should be installed in an area, that should be the responsibility of the contractor. He suggested buffers be installed around those areas or including language in the zoning ordinance prohibiting in-ground pools and basements within 200 feet of a retention basin. However he cautioned that once we legislate that we are taking some responsibility. Mayor Gabbianelli spoke of sitting on the Gloucester County Board of Appeals where he sees issues of houses next to basins flooding. Mr. Rehmann then explained Papparone is going to clean the Carriage Glen basin so it will not retain water, which may help, as hydrostatic pressure pushes the water out of the basin. Mr. Fiore spoke of the law dictating what developers must depict when they present a plan to the Zoning/Planning Board about perking the entire site. He suggested adopting legislation that requires a Perk Test be performed in areas within 200 feet of the basin as part of the permit process. Mayor Gabbianelli felt nothing would be determined from perk tests until the basin gets flooded. Mr. Rehmann suggested establishing legislation in the design standards of the Land Use Law that would require the lots within 100 feet of the basin to be built upon last to ensure the basin is acting properly. He explained on a 100 acre property one or two acres are designated as the basin area and a couple of samples are taken in those areas. Seasonal high ground water may be found but when the trees are gone and the houses are constructed it changes the hydrodynamics of the site. He noted he has threatened and gotten some results by saying proper information was not submitted to the Planning/Zoning Board and because seasonal high groundwater is different they must go back and amend the plan. That usually gets things done and in some cases the basins can be widened but once homes are built around it that is not an option. **Cncl. Caligiuri** noted in regards to the in-ground pool he can't imagine anything other than equalization in the water table because when it passes the pool the pressure should be exactly the same on both sides of the pool. If anything there could be more pressure in the pool than there is in the water table. Mr. Rehmann noted that's right. He explained he has not investigated that problem because he didn't want to go on the site and give the resident the feeling that the township would take care of the problem. **Cncl. Caligiuri** questioned whether the retention basin is covered by RSI standards and what the buffer area is. Mr. Rehmann replied yes but there is nothing in the RSI standards that provides a remedy if incorrect information is given at the time the Board approves the site. **Cncl. Caligiuri** questioned whether we hold a bond. Mr. Rehmann replied yes but if a basin

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

is undersized it has less capacity and if it needs to be widened it would end up being in someone's backyard so there is no remedy. He noted he is working with Papparone to lower the level of the pond permanently so water does not back up in the storm drains and backyards but he cannot help someone with a pool and basement whose property is down in groundwater. They must have a sump pump or additional work done. Cncl. Caligiuri questioned in areas with lower groundwater levels could vulcanized materials, such as a rubber dish injection, be used to waterproof a house that has an issue with a naturally occurring stream. Mr. Rehmann indicated he was not aware of that but even if a basement was waterproofed there could be issues if there was greater pressure on the outside. **Cncl. Sebastian** explained if a vinyl and fiberglass pool is maintained according to the contractors recommendations the dynamics of the pool will be maintained but if the water goes below a certain level the amount of weight within the pool does not counteract the weight of the water below it, so the pool could pop. Many of the issues are with pools at vacant homes or those that were not maintained properly. Mayor Gabbianelli noted concrete pools now have plugs in the bottom because of water pressure. Cncl. Sebastian explained when basements are vulcanized the walls are just done and sump pumps are put in the floor but that is not the solution because the water comes right back in after being pumped out. Mr. Rehmann noted he will make some recommendations but Council may not be interested in adopting that type of legislation because it could involve the township in things that should be taken care of by the residents themselves. **Cncl. Pres., Garbowski** felt Mr. Rehmann's idea about building on the lots surrounding the basin last was an option and he requested that he prepare the amendments for the Land Use Law.

• **Library - RFP**

**Solicitor Fiore** explained Council has before them the draft RFP regarding the concept of leasing out a small portion of the library for a hot café service with baked goods. No food will be cooked on site, the small vending area will be open during the Library's regular hours and a minimum of \$50.00 will be charged per month to cover utility costs. Built into the RFP and any contract awarded will be language that after a period of time the township would negotiate with the café vendor to determine whether additional rent will be required. This service is being provided for people utilizing the Library rather than to generate a profit. Mr. Fiore noted since the Mayor is the chief executive officer he is part of this consideration as well. **Mayor Gabbianelli** expressed his displeasure with this; noting he will not consider it because he doesn't want food in the Library that would draw ants or other bugs. He then questioned whether he would have to sign the contract because if so it can wait until the next administration. Mr. Fiore advised if a contract was awarded the Mayor would have to sign it. Mr. Fiore explained he prepared the draft RFP and the next step would be to advertise it in the newspaper. Cncl. Pres., Grabowski questioned whether Council wanted to review this further or move it forward. All members of Council in attendance were in favor of moving it forward.

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

- **Lois Drive Drainage**

**Engineer Chris Rehmann** explained how each year the Business Administrator gets about \$55,000.00 from the Community Development Grant and how sometimes it's hard to find a project that fits within that amount of money. This year that money will be used to address a flooding issue along Lois Drive that the Public Works Department has been dealing with for some time. In an attempt to spread the water out along Lois Drive small recharge facilities will be installed upstream using lengths of perforated aluminum pipe to pick up the water before it gets to the easement location on Lois Drive. Mr. Rehmann explained how this area is located on a crest between the Squankum Branch and the Great Egg Harbor River and Scotland Run in the other direction. It is almost like on the top of the hill in Monroe Township so there is no easy stream to get to or no outlet where a pipe could be run to drain the water. What is needed to resolve this situation is to construct a basin on the seven/eight acre strip of land the township owns behind the easement, which is between two houses on Lois Drive. The cost to construct a basin, fencing, landscaping and to get access to the property other than between the two homes would be \$150,000.00 to \$200,000.00 so with the \$55,000.00 grant money the current proposal is the best that can be done at this time. **Kathryn Cornforth**, from ARH, noted she has not talked with any of the residents but through the grapevine has heard some complaints about the proposal. Mr. Rehmann noted he did not want Council to vote on Resolution R:109 when there is discontent in the neighborhood but he also wanted the neighbors to understand that with what we have this is the best we can do at this time. **Cncl. Bryson** questioned where the water will go when these changes are made. Mr. Rehmann explained he thinks the water will percolate; adding this project will not carry all the water it will just lessen the impact down the road. Once we take that from the low point into the retention basin we can pick up all that water and let it percolate. There is no direct discharge.

**C.) PUBLIC PORTION**

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

Several residents from Lois Drive were in attendance to address their concerns with the drainage issues in their neighborhood. **Carol Stevenson, 921 Lois Drive** distributed pictures along with other information regarding the flooding that takes place in front of her home during heavy rainstorms. She explained how the water from Main Street, Kirk and Fern Roads flow to one storm drain and how for 45 years there was never a water problem until the town fathers allowed new development along Main Street. She spoke of how more water flowed towards her home after a hubcap was removed from the drain on East Lois Drive and of **Cncl. Dilks** digging out the drainage area behind her home when she complained about four years ago. Water rushes out to that area, which is a circular area approximately 12' by 15' but it is again all overgrown and dammed up by a fallen tree. Mayor Gabbianelli noted people in the neighborhood also dump their yard waste out there. Mrs. Stevenson noted last year a large tree fell there and her neighbor used his own equipment to cut it up. She also spoke of removing her second bathroom room due to the sewer backing up three

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**C.) PUBLIC PORTION (cont'd)**

times, of how the MMUA has tried to prevent water from getting into her home, of the street cracking from all the water and of how Mr. Agnesino put a sign over a whole by the drain to fix it. Mrs. Stevenson noted the proposed drainage plan is just a band aid, it is not going to work during a downpour and is a waste of money. She explained after a storm she rides around to see where the water is coming from and going and she distributed a map she had drawn showing how the water flows. Mrs. Stevenson noted over the years she has written three letters to the Mayor and Cncl. Dilks and received no response to her letters. Mr. Dilks did go out and dig up the drainage area but he never spoke to her about the problem. She requested Council review the information she provided so they would understand what the neighborhood is going through. Mr. Rehmann noted if there is not a way to get that water away from the street and those properties it will only get worse. He explained he didn't know what else to do with the funds that are available and if we don't use those funds we will lose them. **Cncl. Bryson** questioned whether the existing drainage pipe could be checked to see if it was blocked anywhere or whether it could be extended further into the woods. Kathryn Cornforth explained as part of the Lois Drive Project there is a line item for videoing the storm pipe from the low point at the curb inlet to the next intersection at East Lois Drive. Mr. Rehmann explained if we don't excavate the pipe cannot be run further into the woods. We could design a basin for a 100 to 150 year storm to ensure we get that water out of there but it will take some research, surveying and soil testing. **Cncl. Caligiuri** questioned what type of pipe is there. **Mike Calvello** explained it is reinforced concrete pipe and it is usually clear because when the water floods it rushes through there. Cncl. Caligiuri noted he was curious because thousands of gallons of water can run through a 24 inch pipe. Mr. Rehmann noted that's correct but the water has no place to go because the seepage pit behind Mrs. Stevenson's yard fills quickly. Mrs. Stevenson explained the water dries up fast in that area so it does percolate but the problem is getting it off the street. She expressed concern that if that drain ever gets clogged the water will be in her home and that of her neighbor. The residents keep the area clean but are getting older now and it is becoming more difficult. Mr. Rehmann questioned if the flooding only happens during downpours or under a normal rain. Mrs. Stevenson replied under a normal rain the water might come up a little bit but nothing like in the downpours. She noted during the 100 year storm the residents around the corner also got water. She noted ever since she has lived there where East Lois and Lois Drive come together has always flooded probably from poor design.

**Elizabeth Duman, 932 Lois Drive** explained her basement was waterproofed and a sump pump was installed but four years ago during a bad storm the sump pump didn't work and her whole basement flooded.

**Paul DeLaurentis, 849 Lois Drive** noted he lives at the corner of East Lois and Lois Drive and is curious as to how Mr. Rehmann came up with the proposed plan because most of the water is flowing from East Lois to Lois not from the direction where the drains are being proposed. Mrs. Stevenson noted the water there drains for hours.

**Cncl. Teefy** questioned whether the \$55,000,00 grant money and an emergency appropriation out of the surplus could be used to do this project right. **Business Administrator Kevin Heydel** explained Council could do a Special Emergency or a Capital

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**C.) PUBLIC PORTION (cont'd)**

Ordinance for \$200,000.00. Cncl. Teefy questioned whether the township would be able to keep the grant money. Mr. Heydel advised yes if the money was used quickly as there are time constraints. **Cncl. Sebastian** suggested applying the \$55,000.00 towards the engineering of the project. Mr. Heydel advised it cannot all be spent on engineering, as a certain amount must be spent on construction. Mr. Rehmann suggested Council postpone a decision on Resolution R:109 until the next Council Meeting because a lot of information has been given tonight. Cncl. Bryson questioned whether any funding was available through the State for Sandy or any of the other storms because that could be combined with funding we already have. Mayor Gabbianelli explained we won't get any money from Sandy because we had no problems during that storm, our problems were from the 100 year storm that was the week before Sandy. Discussion took place regarding whether there was another access to the township owned property, the property Atlantic City Electric owns in that area and how long it takes for the water to drain.

**Cncl. Pres., Garbowski** polled Council and all were in favor of removing R:109-2014 from the Regular Council Meeting agenda this evening.

With no one else wishing to speak **Cncl. Sebastian** made a motion to close the Public Portion. The motion was seconded by **Cncl. Teefy** and unanimously approved by all members of Council in attendance.

**D.) NEW BUSINESS - None**

**E.) OLD BUSINESS**

**Cncl. Bryson** referred to the new punch list the Solicitor and the Engineer put together on April 24<sup>th</sup> for Amberleigh and questioned whether anything was done for the people. **Solicitor Fiore** advised Kathryn Cornforth provided him with a comprehensive plan that included all landscaping and pointed out all the land between Amberleigh and the single family homes. That plan was sent to the attorney for the bonding company. Mr. Fiore commended Kathryn on that report.

**F.) COMMITTEE REPORTS**

**Cncl. Bryson** reported the entire Dog Park Committee was not in attendance at the last meeting so another meeting must be scheduled for the entire committee to review the suggestions made. He thanked Kathryn Cornforth and Chris Rehmann for working with the Girl Scouts to recommend sites and for providing a detailed report. Once the entire committee has reviewed the report a recommendation will be provided to Council. Members of the committee have been hearing that residents would like to see the dog park centrally located.

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G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - 5/27/14


Cncl. Bryson noted upon review of the sports lighting resolution he noticed the variation between the lowest and highest bidder. Mr. Heydel advised he had expected the bid to come in at \$150,000.00 but it came in at \$128,000.00 however when the work starts they may find the service needs to be changed. Cncl. Bryson noted if that happens \$20,000.00 is available to do that work.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - 5/27/14 - None

I.) ADJOURNMENT

With nothing further for discussion, Cncl. Frank Caligiuri made a motion to adjourn the Council Work Session of May 27, 2014. The motion was seconded by Cncl. William Sebastian and was unanimously approved by all members of Council.

Respectfully submitted,

  
Sharon Wright, RMC  
Deputy Clerk

  
Presiding Officer

*These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of May 27, 2014 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 AmJ Date 6/23/14  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_