

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JULY 28, 2014**

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:00 PM by **Cncl. Pres., Ronald Garbowski** in the Court Room 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, the Courier Post and the Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex.

Cncl. Pres., Garbowski stated the Clerk has placed a sign-in sheet at the rear of the Court Room. If anyone would like to address Council during the Public Portion, please sign in and you will be asked to come forward to the microphone. Kindly state your name for the record.

SALUTE TO FLAG - INVOCATION

Cncl. DiLucia led the assembly in the Pledge of Allegiance to Our Flag and **Deacon Al Lamonica of Our Lady of Peace Parish** offered the Invocation.

ROLL CALL OF TOWNSHIP OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks		Excused
Cncl. Rich DiLucia	Present	
Cncl. William Sebastian	Present	
Cncl. Daniel Teefy	Present	
Cncl. Pres., Ronald Garbowski	Present	
Mayor Michael Gabbianelli		Excused
Solicitor, Charles Fiore	Present	
Business Adm., Kevin Heydel	Present	(Arrived 8:25PM)
Engineer, Chris Rehmann	Present	
Dir. Finance, Jeff Coles		Excused
Dir. Of Code Enforcement, George Reitz	Present	
Dir. Of Public Safety, Jim Smart	Present	(Arrived 8:25PM)
Dir. Of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick	Present	

PRESENTATIONS - None

APPROVAL OF MINUTES

Cncl. DiLucia made a motion to approve the minutes as submitted of the Work Session and Regular Council Meeting of June 23, 2014 and the Special Council Meeting and Closed Executive Session of July 2, 2014. The motion was seconded by **Cncl. Teefy** and approved by all members of Council in attendance (*Dilks-Absent*) with the exception of **Cncl. Sebastian** who Abstained on the minutes of July 2, 2014.

B.) CORRESPONDENCE - None

PUBLIC HEARING - 8:15 PM

**REQUEST FOR FUNDING - GREEN ACRES PROGRAM
RECREATIONAL IMPROVEMENTS - BLOCK 13001, LOT 16**

(Construction of dog park, walking paths, picnic area, related site amenities & landscaping improvements)

Cncl. Pres., Garbowski opened the Public Hearing.

Engineer, Chris Rehmann explained the Public Hearing was a requirement for a Green Acres application for a project located along Clayton Road known as the Genova tract. This is a project that has been worked on in conjunction with Cncl. Bryson and his committee members

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(DiLucia, Teefy) to determine an area for a dog park also noting the Girl Scouts were involved in the process. Mr. Rehmann then displayed a graphic representation of the Genova tract with an area shown for the proposed dog park. He explained it is not designed at this moment, but this would be the location that we recommend. There are some unstructured fields at the present time that are shown on the representation, along with some parking and an access road from Clayton Road that eventually will be tied into the Owens Park project. He went on to explain, what is seen on the plan is a dog park of approximately one-third of an acre, somewhere in the area of 15,000 sq ft along with trails that amount to almost one mile worth of trails for outdoor recreation, along with a picnic area and to have a passive portion of the park as well as the active portion. Mr. Rehmann continued and noted what we are recommending is, in order to construct the infrastructure associated with this, is to do the grading of the future fields and seed everything to stabilize. He advised we would be asking/applying for a total of \$780,000.00 from the Green Acres program. The township is an urban aide township so we are eligible for 50% of that figure in the form of a grant, and 50% in the form of a low-interest loan. Mr. Rehmann concluded with noting the above was the proposal for this evening and added there was a deadline of the end of this month to complete the application. The public hearing is part of the requirements necessary for completion of the application.

At this time, Mr. Rehmann fielded questions from the council members. There was no Public Comment or questions as no one from the public was in attendance and no questions were posed by other officials in attendance.

C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

Cncl. Sebastian made a motion to open the Resolutions Scheduled-Public Portion. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Caligiuri** made a motion to close the Resolutions Scheduled-Public Portion. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of Council.

R:137-2014 Resolution Adjusting Township Of Monroe Tax Records

Cncl. Sebastian made a motion to approve Resolution R:137-2014. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council in attendance.

R:138-2014 Resolution Of The Township Council Of The Township Of Monroe In Support Of A Workplace Wellness Program To Promote The Health And Safety Of Monroe Township Municipal Employees

Cncl. DiLucia made a motion to approve Resolution R:138-2014. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of Council in attendance.

R:139-2014 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor And Appropriate Township Representative To Execute Any Agreements And Amendments Thereto With The New Jersey Department Of Environmental Protection, Green Acres Program For The Project Known As Monroe Township Dog Park Improvements Within The Township Of Monroe

Cncl. Sebastian made a motion to approve Resolution R:139-2014. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council in attendance.

R:140-2014 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute An Amended Developer's Agreement With Wal-Mart Stores East, L.P. For Application # 416-BSP, Block 3901, Lots 1, 38, 38.02, 39, 40 And Part of 1.01

Cncl. Bryson made a motion to approve Resolution R:140-2014. The motion was seconded by **Cncl. Teefy**.

Cncl. Sebastian requested Mr. Fiore to give a brief explanation of the changes to the Wal-Mart agreement. Mr. Fiore explained originally when the project was approved it encompassed the entire parcel. The front part of that parcel is now going to be developed by Applebee's and

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C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION (cont'd)

they are basically segregating the approval and the developer for Applebee's is going to execute a new Developer's Agreement for that particular area of the property.

Resolution R:140-2014 was unanimously approved by all members of Council in attendance.

R:141-2014 Resolution Of The Township Council Of The Township of Monroe Authorizing The Acceptance Of A Replacement Irrevocable Letter Of Credit For Dun-Rite Sand & Gravel Company

Cncl. Teefy made a motion to approve Resolution R:141-2014. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council in attendance.

R:142-2014 Resolution Of The Township Council Of The Township Of Monroe Releasing The Maintenance Bond Posted For "Stockton Run", Phase I, Subdivision # 1502, Block 11301, Lots 12 & 23

Cncl. Sebastian made a motion to approve Resolution R:142-2014. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council in attendance.

R:143-2014 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss Guim V. Monroe Township And Simmermon V. Monroe Township Litigations

Cncl. Teefy made a motion to approve Resolution R:143-2014. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of Council in attendance.

R:144-2014 Resolution Approving The Bill List For The Council Meeting Of July 28, 2014

Cncl. Bryson made a motion to approve Resolution R:144-2014. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council in attendance.

R:145-2014 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute An Amended Developer's Agreement With Blackhorse Pike AA, LLC For Site Plan #461-SP, Block 3201, Lots 2 & 3

Cncl. Bryson made a motion to approve Resolution R:145-2014. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council in attendance.

R:146-2014 Resolution Authorizing A Reduction In The Performance Guaranty For "Carriage Glen" Subdivision, Section 5, Subdivision #1696, Block 10301, Lot 16 For Certain Site Improvements

Cncl. Sebastian made a motion to approve Resolution R:146-2014. The motion was seconded by **Cncl. Teefy** and unanimously approved by all members of Council in attendance.

R:147-2014 Resolution Authorizing A Reduction In The Performance Guaranty For "Carriage Glen" Subdivision, Section 6, Subdivision #1696, Block 10301, Lot 16 For Certain Site Improvements

Cncl. DiLucia made a motion to approve Resolution R:147-2014. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council in attendance.

R:148-2014 Resolution Authorizing A Reduction In The Performance Guaranty For "Carriage Glen" Subdivision, Section 7, Subdivision #1696, Block 10301, Lot 16 For Certain Site Improvements

Cncl. Sebastian made a motion to approve Resolution R:148-2014. The motion was seconded by **Cncl. Teefy** and unanimously approved by all members of Council in attendance.

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D.) ORDINANCES - None

E.) REPORTS AND OTHER MATTERS

Cncl. Bryson noted during the Work Session Meeting a resident discussed the problem of speeding in his development and because of that discussion he wanted to appeal to everyone to please slow down when driving through developments, as children could be playing in the street. He also spoke about Congress and the Administration in Washington not taking the initiative to resolve the problem of children crossing our southern border. Those children are being sent to other states without the approval from those states and New Jersey happens to be one of the top five the children are being sent to. He urged residents to contact their legislators to question how and what they are going to do about this problem. He noted this Country needs to stand up for the rights of Americans and the free world. Last week China announced they would be working with Nicaragua to build a 178 mile canal that will compete against the free world's Panama Canal. Nicaragua has been one of our enemies over the last fifteen years and Russia is going to protect the Chinese interest while they are building the canal. This issue has not been on the national news and Americans need to be made aware of it. Cncl. Bryson added he has mentioned in the past that industry will possibly be moving back to the United States because of the conditions in China but we have done nothing to make it a place for businesses to set up manufacturing facilities. We also need to get the United States on a level playing field in regards to trading, solvency and immigration as it affects us on the local as well as national government levels.

Cncl. Caligiuri reported attending the Open Space Advisory Board Meeting on July 7th and on July 10th he attended the Planning Board Meeting where some resolutions were memorialized. He noted the Planning Board declined the Pineland Commission's recommended amendment to the Sign Ordinance because the proposal would require pre-existing, non-conforming signs that have already been erected to be removed and that does not normally happen. Usually when there is a pre-existing condition they are allowed to remain so the Planning Board declined the proposed amendment based on those circumstances.

Cncl. Sebastian noted he reported during the Work Session that the Zoning Board's professionals and Developer Peter Hovnanian of Hovbros held a meeting and discussed the viability of changing the 195 market ratable homes that were received under the Conversion Law back to their original application for age restricted homes and a club house. After that meeting the attorneys decided the simplest way to do that would be for the applicant to send a letter to the Zoning Board requesting that their request under the Conversion Law be removed. Part of that original application of approval involved Sterling Glen Phase 2 and the developer has agreed to give up any rights they had under that approval. They will come in for a new application changing 115 age restricted to 78 market ratables at some future date. Cncl. Sebastian noted changing the 195 homes back to age-restricted is a big relief on the school system.

Cncl. Teefy reported on Saturday, September 20th the Legion Riders Post 252 will host a beef and beer to benefit a local family. It will be held at the American Legion Hall on Sicklerville Road from 2:00 PM to 6:00 PM and will include food, drinks, a 50/50 and a basket of cheer. The Municipal Alliance Commission is sponsoring National Night Out on Thursday, August 7th at the Pfeiffer Center from 6:00 PM to 9:00 PM. This event will include food, games and various presentations. Cncl. Teefy also reported the Monroe Township Little League tournament teams have been very successful. In District 21 there are ten different age brackets/groups for boy's baseball and girl's softball and Monroe Township won five of those. The Little League (twelve year old) and the Little League Softball teams won the districts. The Junior and Senior softball team won the districts and were the Section 4 champs that moved onto the State championship where they won one game and lost two to be eliminated. The nine and ten year old team last year that won the Mid-Atlantic Region Championship is still together and they won the districts and are playing in the Sectional Finals that will play tomorrow night. If they win they advance to the State finals, which is as far as they can go. That tournament will be held here in Monroe Township.

Cncl. Pres. Garbowski reported the Economic Development Commission, which met on July 21st is continuing work on the Shop Monroe Tax Card Project. Once school starts in September they will also continue working on the video project in conjunction with students

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E.) REPORTS AND OTHER MATTERS (con't)

from the Middle School and High School. The Commission is also working in conjunction with the County and other government agencies to set up a small business seminar at the Library in September or October. He also noted the Library Board is in recess until September and residents should check the Library website for all summer programs.

F.) GENERAL PUBLIC DISCUSSION

Cncl. Sebastian made a motion to open the General Public Discussion. The motion was seconded by Cncl. Caligiuri and unanimously approved by all members of Council. With no one wishing to speak Cncl. Sebastian made a motion to close the General Public Discussion. The motion was seconded by Cncl. Caligiuri and unanimously approved by all members of Council.

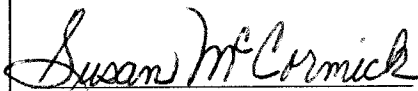
CLOSED EXECUTIVE SESSION

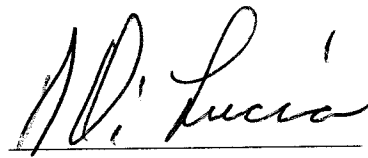
Solicitor Fiore noted Council just concluded a Closed Executive Session where he gave a ten minute report regarding two litigation items. No action was taken by Council.

G.) ADJOURNMENT

With nothing further to discuss Cncl. Sebastian made a motion to adjourn the Regular Council Meeting of July 28, 2014. The motion was seconded by Cncl. Caligiuri and unanimously approved by all members of Council in attendance.

Respectfully submitted,


Susan McCormick, RMC
Municipal Clerk


Presiding Officer

These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Council Meeting of July 28, 2014 and serve as only a synopsis of the proceedings. 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
Approved as corrected _____

Date 8/25/14
Date _____