

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
AUGUST 25, 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. Vice-Pres., Rich DiLucia** 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. Vice-Pres., DiLucia 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. Sebastian led the assembly in the Pledge of Allegiance to Our Flag and **Cncl. Caligiuri** offered the Invocation. At this time **Cncl. Vice-Pres., DiLucia** requested a moment of silence for Director of Finance Jeff Coles who passed away on Friday, August 22nd.

Mayor Gabbianelli noted with deep regret he must inform everyone that we lost our CFO Jeff Coles on Friday, August 22nd. Jeff has been our CFO for the past nine years and was an integral part of shaping the township finances. The Mayor noted when he first became mayor the township audit report was four or five pages but under Jeff the only report last year was from one department that did not turn in their petty cash within 48 hours. His work was excellent and he was a true professional. The Mayor extended condolences on behalf of the township to Jeff's two sons as well as the rest of his family.

ROLL CALL OF TOWNSHIP OFFICIALS

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

PRESENTATIONS

- **Certificate of Recognition**

Mayor Gabbianelli presented **Mathew Graesser** with a Certificate of Recognition in recognition of attaining the rank of Eagle Scout.

APPROVAL OF MINUTES

Cncl. Sebastian made a motion to approve the minutes as submitted of the Work Session, Regular Council Meeting and Closed Executive Session of July 28, 2014 and the Special Council Meeting of August 6, 2014. The motion was seconded by **Cncl. Bryson** and approved by all members of Council in attendance with the exception of **Cncl. Dilks** who Abstained on the minutes of July 28, 2014.

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B.) CORRESPONDENCE - None

C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

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

R:150-2014 Resolution Adjusting Township Of Monroe Tax Records

Cncl. Caligiuri made a motion to approve R:150-2014. The motion was seconded by Cncl. Dilks and unanimously approved by all members of Council in attendance.

R:151-2014 An Interlocal Services Agreement Between The Township Of Monroe And The Monroe Township Board Of Education For School Resource Officer Services For The School Year 2014-2015

Cncl. Bryson made a motion to approve R:151-2014. The motion was seconded by Cncl. Sebastian and unanimously approved by all members of Council in attendance.

R:152-2014 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Utilization Of Public Property For The Construction Of An Entrance Sign At The Intersection Of Corkery Lane And Ames Road

Cncl. Sebastian made a motion to approve R:152-2014. The motion was seconded by Cncl. Dilks and unanimously approved by all members of Council in attendance.

R:153-2014 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss The Simmermon V. Monroe Township And Guim V. Monroe Township Litigation

Cncl. Bryson made a motion to approve R:153-2014. The motion was seconded by Cncl. Dilks and unanimously approved by all members of Council in attendance.

R:154-2014 Resolution Of The Township Council Of The Township Of Monroe Awarding Re-Bid To Neri's Construction & Rentals, Inc. For Services Associated With The Drainage Improvements To Lois Drive As Specified In The Bid Specifications For The Township Of Monroe, Gloucester County And Authorizing The Proper Township Official To Execute The Required Documentation

Cncl. Dilks made a motion to approve R:154-2014. The motion was seconded by Cncl. Sebastian and unanimously approved by all members of Council in attendance.

R:155-2014 Resolution Awarding A Contract For Professional Services To Adams, Rehmann & Heggan Associates, Inc. For Services Associated With The Preparation Of Drainage Re-design Plans For W. Lois Drive Drainage Improvements As Part Of The FY2013 CDBG Project Within The Township Of Monroe, County Of Gloucester, State of New Jersey

Cncl. Sebastoam made a motion to approve R:155-2014. The motion was seconded by Cncl. Caligiuri and unanimously approved by all members of Council in attendance.

D.) ORDINANCES

Cncl. Vice-Pres., DiLucia turned this portion of the meeting over to Ordinance Committee Chairman Cncl. Sebastian.

O:15-2014 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 30 of the Code Of The Township Of Monroe Entitled "Emergency Medical Services Division"

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D.) ORDINANCES (cont'd)

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. DiLucia made a motion to approve Ordinance O:15-2014 for First Reading and Publication. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of Council in attendance.

E.) REPORTS AND OTHER MATTERS

Mayor Gabbianelli reported attending National Night Out on Thursday August 7th; noting this event was so well attended that they actually had to go out to get additional food. He also reported the Public Works Yard will be open on Saturdays through September 27th, Seniors will be able to drop off unused medication at the Police Station in October and the Senior Commission held a blood drive for the American Red Cross on Monday, August 18th at the Pfeiffer Center. The Mayor noted 39 pints of blood were collected and he extended his appreciation to the Senior Commission for doing a great job and to all those who donated for this worthy cause.

Cncl. Bryson spoke of speeding issues throughout the township and noted the Public Safety Committee held two meetings this month and one was relative to speeding in a specific area of town. The township will be enforcing the speed limits throughout the town with the help of new equipment that will pinpoint the exact speed and time of day in which it is taking place. He also reported the Historical Society held no meetings during the summer but will begin meeting again on the first Thursday in September. He encouraged residents to attend this meeting and assist in the many projects and activities of the Historical Society. He also reported a benefit "Hope for Taylor" will be held on Friday, September 19th from 6:00 to 11:00 PM at St. Mary's School. There will be a Buffett dinner, a DJ, Dancing, a 50/50 and those attending must be over 18 years old. The cost is \$25.00 a person. The benefit is being held for Taylor Marie Hyndman, a 16 year old Williamstown girl battling stage 3 Non-Hodgkins Lymphoma. **Cncl. Bryson** urged residents to attend this event, as Taylor's parents have a small business in Williamstown and do not have the type of insurance that covers all of her medical expenses and the funds raised will help defray some of those costs.

Cncl. Caligiuri reported attending the Public Safety Committee Meetings held on August 10th and 15th that **Cncl. Bryson** reported on and on attending the Open Space Advisory Committee Meeting on August 4th and the Planning Board Meeting on August 14th. He advised there is nothing to report from those two meetings.

Cncl. Dilks noted summer vacation is just about over and he hoped everyone had a great summer. Next week the kids will be going back to school and he urged drivers to pay attention and slow down, obey the speed limits and watch out for the kids so we have a safe school year.

Cncl. DiLucia spoke of how he worked with Jeff Coles in his capacity on the Finance/Budget Committee and noted Jeff was an intelligent, hardworking and a tremendous asset to this Council as well as this township and he would be sorely missed. He added he will personally miss him because when it came to dealing with finances Jeff was one of the best he has ever been associated with. **Cncl. DiLucia** state he is happy to see speeding being addressed, as many people in Holiday City and throughout Ward 2 have approached him with their concerns over that issue. The equipment being purchased will go a long way in identifying the time period the culprits are endangering our neighborhoods and our children. He added people will be ticketed and unfortunately most will be residents but this problem must be addressed before someone gets killed. **Cncl. DiLucia** noted he had a great time this summer at the shore but at the end of the week that will be ending, children will be going back to school and Council will be going back to our regular sessions. He added he hoped everyone had a great summer and that Council will have a productive year.

Cncl. Sebastian also offered his condolences to the family of Jeff Coles. He stated Jeff will be sorely missed as he was excellent in his position and could answer any question immediately, he didn't need to look anything up, he knew what you were talking about. **Cncl. Sebastian**

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E.) REPORTS AND OTHER MATTERS (cont'd)

reported he also attended the two Public Safety Meetings that Cncl. Bryson had reported on, National Night Out where everyone had a really great time and the Zoning Board Meeting where the application that was to be discussed was postponed until the next Zoning Board Meeting.

Cncl. Teefy invited residents to attend the POW/MIA Ceremony at the Pfeiffer Center on Friday, September 19th at 6:00 PM. He reported attending the National Night Out on August 7th; noting this event was well attended and the Municipal Alliance Committee did a fine job in putting it together. He also congratulated the boys, coaches and parents of the Monroe Township Little League Boys 10 - 11 year old baseball team for winning the New Jersey State Championship. Last year this team won the Eastern Regionals as 9 - 10 year olds and this is as far as they could go this year. We look forward to next year when they move up to the 12 year old bracket which we just saw the Taney Dragons from Philadelphia play against Chicago during the Little League World Series games. Cncl. Teefy noted the Halloween Parade will be held on Saturday, October 25th at 7:00 PM and those wishing to enter a float in the parade should contact the Parks and Rec Department. He reported by Council and the Administration working together four new police officers were added to the Police Department this year. Additional officers will now be assigned to the Traffic Department, which has only had two officers for the last several years and with those additional police on the street the speeding issues will be addressed. He added we can purchase as many devices as we want but when someone gets a ticket that is what will stop them from speeding. Cncl. Teefy also offered condolences to the sons and family members of Jeff Coles. He noted Jeff was a brilliant man who always had the answers at the top of his head; sometimes giving Council financial answers that we didn't want to hear but needed to hear. Cncl. Teefy commended Jeff for making Monroe Township more financially stable and noted this is a great loss for this township.

Business Administrator, Kevin Heydel noted he was honored to work side by side with Jeff on a daily basis for the past nine years and the last couple of days have been the hardest in the twelve years that he has worked here. This is a very tough situation, as Jeff was a very good man who was always there. Mr. Heydel noted he enjoyed working with him.

Engineer Chris Rehmann noted he wanted to make sure that the 2015 budget includes the \$211,000.00 grant from the NJDOT to complete the balance of Winslow Road. He added we have a deadline of October 14th to submit for next year and he would like to get some ideas on what roads Council would like considered to begin the process of reconstruction. Cncl. Teefy questioned whether Mr. Rehmann was saying Winslow Road would be completed in 2015. Mr. Rehmann replied yes we hope so, we want it to be done. Mr. Heydel indicated we may have one or two more years left on that project. Cncl. Bryson questioned whether the funding from the State had to be used on a state or county road. Mr. Rehmann replied no, it is used for local roads and they like it to be more of a major local road as opposed to an interior road within a development unless the development road connects to a major road. Cncl. Bryson recommended Corkery Lane between the Black Horse Pike and Malaga Road, as that is a major road to the soccer fields as well as Wal-Mart and it is in really poor condition. Mr. Rehmann advised he has submitted a new capital plan that includes an estimate of \$600,000.00 to reconstruct that road. If we do it under the same premise that we did Winslow Road the entire road could be permitted, we could apply for a series of grants and then pave it in phases or it could be part of a capital program. Cncl. Bryson questioned when Mr. Rehmann prepared that estimate did he consider installing curbs and sidewalks because that would make it more convenient for people to get to the Wal-Mart. Mr. Rehmann advised he did not; that could be added but it would be a considerable expense. Cncl. Sebastian questioned whether the section of Winslow Road that was skipped because the Mayor didn't want it paved due to a development being proposed there would be avoided. Mr. Rehmann replied no, we will go back and pick that up, which may take another year after we finish the area at New Brooklyn Road. Cncl. Sebastian questioned whether we would then have a moratorium on the road. Mr. Rehmann replied that's correct. In the past notices were sent to developers advising roads would be repaved in upcoming years and then it would be under a moratorium so they could preserve their rights and build or they would have to repave the road. He noted in his daily business he deals with nine CFOs throughout Southern/Central New Jersey and Jeff was a stalwart when it came to having it right. He always had a solution and it was never too much trouble and he got it right. Mr. Rehmann noted he cannot say how many times Loretta Rehmann, who does billing for ARH, has to return checks

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E.) REPORTS AND OTHER MATTERS (cont'd)

because people paid not the pending bill but the full contract by mistake and things of that nature but that never happened in Monroe Township. Mr. Rehmann noted in his opinion the team of Kevin Heydel and Jeff really put Monroe Township on a firm financial basis and not just for today. Cncl. DiLucia put them through the task to make sure they got it right and what is setup for the future is things that you do not see in other towns because their Council members do not know how to question. It is an asset to this township to have Councilmembers that are willing to get information and Kevin and Jeff put together were a great team. Mr. Rehmann noted he is really sorry to hear this sad news.

Director of Public Safety Jim Smart noted he just wanted to remind everyone that school will be opening again and when adjusting to Daylight Savings Time it will be darker in the morning and people should be cautious of children and crossing guards in the street. He reported he and the Business Administrator met with representatives from EMS and the Medical Director and we are looking to move the EMS along with a couple of new additions to our ambulances in order to help residents. The Police Department is following suit as well.

Cncl. Teefy reported Williamstown High School students will no longer be permitted to utilize Tuckahoe Road as the entrance to the high school. They will now enter on Clayton Road to utilize Braves Blvd. between the Middle School and the high school. Cncl. Teefy felt this was a good move on behalf of the school district because young drivers will not be making a left hand turn on Tuckahoe Road.

Cncl. Bryson spoke of abandoned houses in Williamstown and how Council was considering adopting an ordinance to protect property owners in and around those houses. New Jersey recently passed legislation that will levy heavy fines against abandoned homes and absentee creditors. There will be a minimum of \$1,500.00 per day fines for instate creditors and \$2,500.00 per day for out-of-state violators so that should make these people make the repairs to these house that are their investments.

F.) GENERAL PUBLIC DISCUSSION

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

John DeSanta, 1337 Herbert Blvd. a lifetime resident of Williamstown approached Council to address his concerns about a neighbor's house. He explained he had his property surveyed at a cost of \$700.00 and found their house is five inches onto his property and when he told the neighbors that they said he had his friend survey it. A year ago they had it surveyed and the markers are in the same place as his survey markers. He questioned what can be done to resolve this because he wants their house off his property and if nothing is done he'll move it himself with his truck and he doesn't care what happens to him. They have nine kids, two parents and friends coming over so the cesspool is always overflowing and it is 30 feet from his windows. He can't open his windows because of it and something needs to be done about this. He called about it a long time ago and nothing has been done. **Solicitor Fiore** suggested Mr. DeSanta contact the Clerk's Office in the morning regarding the cesspool and she will give him the phone number of the Gloucester County Board of Health and they will take care of it. The issue with the house being on his property is not a township issue, it is an issue between Mr. DeSanta and his neighbor and he would have to consult an attorney to deal with that issue. Mr. DeSanta stated he would have done that a long time ago but he doesn't have the money for that and he was told he could not sell his property unless that house was removed. That house has changed hands three times and he questioned how the township could let that happen. Mr. Fiore advised the township is not involved with the survey. If the property has been conveyed three different times that is a title issue and that homeowner has a problem with their title company. He explained Mr. DeSanta may want to consult with an attorney and sometimes attorneys handle those cases on a contingent basis because the title company is involved. Mr. DeSanta noted he is on welfare right now and does not have the money for that. Mr. Fiore again recommended Mr. DeSanta contact an attorney because if he is filing suit to take legal action against the neighbor and that property went through a real estate closing title insurance would be involved and the survey would reflect to what is referred to as an "Exception". Mr. DeSanta

