

**MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
DECEMBER 22, 2014**

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

The Regular Council Meeting of the Township of Monroe was called to order at approximately 7:00 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. Dilks** led the assembly in the Pledge of Allegiance to Our Flag and **Pastor Jeffrey Tilden, Cross Keys United Methodist Church** offered the Invocation.

**Mayor Gabbianelli** requested a moment of silence in memory of the former pastor of the Cross Keys United Methodist Church, Brian Greco who passed away on December 17<sup>th</sup>. Pastor Greco had given the invocation at many Council Meetings in the past.

**ROLL CALL OF TOWNSHIP OFFICIALS**

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	Present	
Mayor Michael Gabbianelli	Present	
Acting Solicitor, Barbara Dumadag	Present	
Business Adm., Kevin Heydel	Present	
Engineer, Dave Cella	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	

**PRESENTATION**

**Business Administrator, Kevin Heydel** noted he was honored to say a few words about Mayor Gabbianelli who has served this community for thirty-seven years; twenty-five years as a police officer and twelve years as the mayor. He spoke of how as a police officer instead of arresting children in trouble Michael Gabbianelli would take them home to their parents giving them a second chance and how during his tenure as mayor he bolstered the parks by building ball fields allowing the sporting organizations to grow and service our growing community. Because of what the Mayor did our children have won numerous championships putting Monroe on the map in South Jersey and some of those kids are now on our high school teams that are flourishing. In 2003 Michael Gabbianelli promised this community he would get the job done and at that time we were one of the fastest growing communities in South Jersey. Housing growth was at record highs to the tune of 250 new homes every year. Our school population grew, housing prices grew, values grew and everything looked prosperous until 2008-2009 when we had the housing crash. The housing values plummeted and what that did to this community was almost a disaster but the Mayor fought through all of that and promised to give this township a state of the art Library and commercial growth and he did that. People complain about taxes but we are in New Jersey, which has the highest taxes behind California, New York and

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**PRESENTATION** (cont'd)

Connecticut. Our tax base was a disaster during the housing crash and during the last couple of years we have struggled but through the leadership of Michael Gabbianelli our township is back on the path of stability. Mayor Gabbianelli also performed approximately 1,000 weddings over his twelve years as mayor. For performing those wedding ceremonies he took donations for the Sunshine Foundation, an organization dedicated to under privileged physically and mentally challenged children. Every year that organization takes children to Disney World for a day and Mayor Gabbianelli has been a chaperone for many years. Mayor Gabbianelli gives off a rough, tough attitude but we have seen into the open window of his heart to see who he really is. Mr. Heydel thanked the Mayor for his service on behalf of the administration and the residents of this township and requested Christine Scola and Sherri McIlvaine from the Mayor's Office to join him in presenting Mayor Gabbianelli with a gift certificate to Scotland Run from their office. He also presented the Mayor with a Proclamation from Council in recognition of his dedicated service to the Township of Monroe. **Mayor Gabbianelli** expressed his appreciation for this recognition.

**Pam Pontano of the Honor Flight Program** noted she was in attendance tonight to publically thank Mayor Gabbianelli for his support of the Honor Flight Program. She noted in 2008 she heard of this program that took veterans to Washington to see their memorials and she tried to find people to help her get the program started in Monroe Township but no one wanted to help. Someone suggested she speak to Mayor Gabbianelli and when she talked to him he questioned what she needed. She told him everything so he made a few phone calls and opened doors for her to start the program, telling her anything for the veterans and kids from the high school. In 2008 Honor Flight took about 43 veterans to Washington and last year 105 World War II and Korean Veterans went and among them was the 500<sup>th</sup> veteran that has participated in the program. Ms. Pontano noted she wanted to extend her appreciation to Mayor Gabbianelli for leading by example and invited him to attend the next Honor Flight trip scheduled for June 6<sup>th</sup>. She also asked the Council and Mayor Elect Teefy to continue assisting with this program, as it is the only Honor Flight hub in the State of New Jersey and serves veterans throughout the state. A representative from Honor Flight presented Mayor Gabbianelli with a plaque in grateful appreciation for his dedicated service to the Honor Flight of SouthERN New Jersey.

**Cncl. Vice-Pres., DiLucia** presented a Certificate of Appreciation along with a desk clock to **Cncl. Pres., Ronald Garbowski** in recognition of his eight years of dedicated service to the Township of Monroe. Cncl. Vice-Pres., DiLucia noted the accomplishments of Council were achieved because everyone worked as a team of seven members and Cncl. Garbowski was an ultimate team player. He was very involved in the Library as well as the Economic Development Commission who initiated the Merchant Tax Discount Program that will begin shortly. Cncl. DiLucia noted Cncl. Garbowski will be missed and on behalf of the Mayor and Council he wanted to extend best wishes to him in all future endeavors. **Cncl. Pres., Garbowski** expressed his appreciation for this recognition.

**Cncl. Bryson** presented a Certificate of Appreciation along with a desk clock to **Cncl. William Sebastian** in recognition of his eight years of dedicated service to the Township of Monroe. Cncl. Bryson spoke of how Cncl. Sebastian has been dedicated to the residents of the township as a member of the Monroe Township Ambulance and Rescue Association, the Planning Board, the Zoning Board of Adjustment as well as a member of Council and on behalf of the Mayor and Council he extended best wishes to Cncl. Sebastian in all future endeavors. **Cncl. Sebastian** thanked everyone for the recognition.

**Cncl. Caligiuri** presented a Certificate of Appreciation along with a desk clock to **Cncl. Daniel Teefy** in recognition of his twelve years of dedicated service to the Township of Monroe. Cncl. Caligiuri noted he was honored to make this presentation to Cncl. Teefy who he has been behind for over a decade and throughout his run for mayor. He went on to speak of how outside the realm of Council Dan has been a coach, been involved in Project Graduation touching many people, which showed with the number who supported him during the election. Cncl. Caligiuri noted he looks forward to working with Cncl. Teefy over at least the next two years. Cncl. Teefy extended his appreciation for the recognition.

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**APPROVAL OF MINUTES**

**Cncl. DiLucia** made a motion to approve the minutes as submitted of the Work Session and Regular Council Meeting of December 8, 2014. The motion was seconded by **Cncl. Bryson** and approved by all members of Council with the exception of **Cncl. Dilks** who Abstained.

**B.) CORRESPONDENCE - None**

**C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION**

**Cncl. Sebastian** made a motion to open the Resolution 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. DiLucia** made a motion to close the Resolutions Scheduled-Public Portion. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

**Cncl. Sebastian** made a motion to bracket and approve by Consent Agenda Resolutions R:215-2014 through R:224-2014. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council.

**CONSENT AGENDA**

**R:215-2014** Resolution And Notice Of Council Work Sessions, Regular Council Meetings And Ordinance Committee Meetings Of The Township Of Monroe For The Year 2015

**R:216-2014** Resolution Of The Township Council Of The Township Of Monroe Adopting The Resolution Submitted By The Open Space Advisory Committee Of The Township Of Monroe For The Allocation Of Funds For The Preservation Of Open Space Within The Township Of Monroe.

**R:217-2014** Resolution Releasing The Irrevocable Standby Letter Of Credit Posted For "Cross Keys Pavilion - IHOP Restaurant" Site Plan #SP444, PS-2, Block 101, Lot 3.03 And Substituting A Maintenance Guaranty In The Amount Of \$47,400.00 For Certain Site Improvements.

**R:218-2014** Resolution Requesting Approval Of Items Of Revenue And Appropriation NJS A 40A:4-87 (*New Jersey Division of Motor Vehicles - DDEF*)

**R:219-2014** Resolution Awarding A Contract For Professional Services To Adams, Rehmann & Heggan Associates, Inc. For Services Associated Assisting The Township Of Monroe With The Preparation Of The Plan For Submission To The DVRPC For A Multi-Model Transportation System Plan Within The Township Of Monroe, County Of Gloucester, State Of New Jersey

**R:220-2014** Resolution Of The Township Council Of The Township Of Monroe Transferring Funds For The Budget Year 2014

**R:221-2014** Resolution Authorizing The Acceptance Of An Irrevocable Standby Letter Of Credit In The Amount Of \$315,812.00 For Williamstown TVC-ARC, LLC For Site Plan #463-SP, Block 3901, Lot 1.03

**R:222-2014** Resolution Approving The Bill List For The Council Meeting Of December 22, 2014

**R:223-2014** Resolution Canceling Grant Receivable And Appropriation "HDSRF Petro Kiryk Site Grant"

**R:224-2014** Resolution Authorizing A Reduction In The Performance Guaranty For "Carriage Glen" Subdivision, Section 4 Subdivision # 1696, Block 10301, Lot 16 For Certain Site Improvements

**Cncl. Sebastian** made a motion to approve Resolutions R:215-2014 through R:224-2014. The motion was seconded by **Cncl. Teefy** and unanimously approved by all members of Council.

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D.) ORDINANCES - None

E.) REPORTS AND OTHER MATTERS

**Mayor Gabbianelli** noted this is the last meeting he will be attending and he wanted to thank the residents for giving him the opportunity to serve as mayor for three terms, as it has been an extraordinary experience in his life. Two things that stand out is he was blessed to renew the wedding vows of his parents on their 50<sup>th</sup> wedding anniversary and to be involved with Father Carmen in pronouncing his son and his wife married at St. Mary's Church. He noted his administration has accomplished many things over the last twelve years and leave the township in a better condition than when he first took office. He extended his appreciation to Business Administrator Kevin Heydel, former CFO Jeff Coles, Sherri McIlvaine, Karen Slade, Vicki Taylor-Machulsky and Christine Scola of his office, the professionals Chris Rehmann and Chuck Fiore, the directors, the Public Works employees, the staff in town hall and the volunteer firemen and ambulance association members. He also expressed his appreciation to the Council for their support over the years and to his wife, mother and other family members for their support. He thanked the Clerk and members of her staff for their help, expressed best wishes to Mayor Elect Teefy and extended Christmas and New Year wishes to the residents of the community.

**Cncl. Teefy** thanked Mayor Gabbianelli for the job he did over the past twelve years noting he will be missed and it has been a pleasure to work with him as he has always communicated well with Council. Cncl. Teefy noted he has some big shoes to fill and is honored to follow Mayor Gabbianelli. He noted it has also been a pleasure working with Council over the last twelve years. He thanked Cncl. Sebastian for working together to get many things accomplished over the last eight years and noted as Cncl. DiLucia stated Cncl. Garbowski is a team player and has been instrumental in making this a better town. He also noted as mayor he will be working with the rest of Council and extended his appreciation to the residents of the township for electing him three times to Council. He thanked his wife and children for all their support noting that when he was first elected his son Daniel was only four years old and is now 6'2" and his daughter Maddie is now a college student. Cncl. Teefy went on to say how Council cannot accomplish what they do without a good support staff and they have that with the Clerk and her staff and it has been a pleasure to work with them. He spoke of Council transforming to use tablets instead of paper copies and how the Clerk's office assisted in that transformation.

**Cncl. Sebastian** referred to Cncl. Bryson's comments about him being a member of the Monroe Township Ambulance and Rescue Association for 34 years and noted he has found that it is a benefit to be a volunteer in this community as the people of this community are very appreciative of everything we do. Little over 26 years ago he was fortunate enough to be placed on the Zoning Board of Adjustment and got to work and interact with the employees of Monroe Township. Originally it was with Carolyn Farrell, Dawn Farrell and Fred Weikel and then later Ninette Orbaczewski became involved. Eight years ago as a councilman he met Sue, Sharon, Aileen and Karen and as mentioned by Cncl. Teefy this Council cannot function without the Clerk's Office. He noted he receives compliments that he has information at the tip of his fingers and that would not be possible without the Clerk's Office taking the time to look up information for Council. He added he has never had a problem day or night picking up the phone and requesting information from the Clerk's Office or the Zoning Board of Adjustment Office. Cncl. Sebastian noted this municipality could function perfectly by the employees currently on staff. In the past there have been complaints about leaves not being picked up at a certain time but when residents find out the reason is because that department is shorthanded due to the economy and employees not being replaced they understand. The job gets done because employees have gladly worked overtime to do it. He noted he cannot say enough about Public Works, Pokey Ward and the Buildings and Grounds Department and Kevin Heydel who he interacted with almost on a daily basis and never did any of them tell him they couldn't handle something or that it wasn't their job. He also spoke of how he butted heads with Mayor Gabbianelli over the years but when it came to getting something done for the municipality they worked together to do it. He noted he cannot say enough about how the individuals on this Council have acted for the benefit of the municipality over the last eight years even though sometimes it did not seem like that to people on the outside who are not privy to the information Council receives. He noted he appreciates Mayor Gabbianelli taking the township to this level and for not laying off employees during the difficult years. Cncl. Sebastian expressed his appreciation to everyone for working with him during the past eight years.

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**E.) REPORTS AND OTHER MATTERS**

**Cncl. DiLucia** extended best wishes to Cncl. Sebastian and noted he will be missed particularly as Ordinance Chairman, as he did a tremendous job in that position. He referred to Mayor Gabbianelli's comments about the municipality being in a good position when Cncl. Teefy takes over as mayor and noted he wonders about that because once he was told a coaching job he took over would be very easy but he found that the team he was going to coach had not won a game in ten years. He noted Cncl. Teefy's new position may not be all that easy but with him as mayor and this council the job will get done. Cncl. DiLucia noted the first time he met Mayor Gabbianelli was over a beer when he was running for his council seat. Both of them had an understanding about their positions, what they wanted to accomplish and had a great relationship with one another over the years. Cncl. DiLucia added sometimes the Mayor is not politically correct but he prefers it that way because he would rather have someone say they don't like something rather than say they like it and then go behind his back with a different story. He extended best wishes to Mayor Gabbianelli and his family and noted he will be missed.

**Cncl. Dilks** extended his appreciation to the Clerk and her staff noting Council would be lost without them as they have always done a great job for Council throughout the years. He extended his appreciation to Cncl. Pres., Garbowski, Cncl. Vice-Pres., DiLucia and Ordinance Committee Chairman Cncl. Sebastian for the job they did throughout the year. He noted Cncl. Sebastian, Garbowski and Teefy will definitely be missed on Council and it has been an honor to work with them. He also extended best wishes to Mayor Gabbianelli; noting twelve years, three terms, is a long time working together and we are in a better place today because of him. Cncl. Dilks also wished everyone a Merry Christmas.

**Cncl. Caligiuri** reported on Thursday, December 18<sup>th</sup> he attended the Planning Board Meeting where the court ordered Blaze Mill subdivision was approved. On December 1<sup>st</sup> he attended the Open Space Advisory Committee Meeting where the objectives for 2015 were reviewed. Cncl. Caligiuri noted in terms of his affiliation with Mayor Gabbianelli he has not always been a pleasure to work with and it took him about ten years to realize he was not the ogre that he thought he was and in fact, he is a tremendously objective and caring big teddy bear. The Mayor never has done anything without thinking about the ramification for the entire township so in hindsight it has been a pleasure to work with him because he has demonstrated a great deal of dedication. In moving forward Cncl. Teefy has some big shoes to fill and a big office to clean because the Mayor's desk is pretty messy. He noted for the balance of his colleagues on Council it has been a pleasure to work with them and for those that will not be back next year he will miss working with them as well. Cncl. Caligiuri extended holiday wishes to everyone.

**Cncl. Bryson** noted this is both a happy and sad time. Happy because it is a season of peace, joy and giving, sad because it is a time to see his colleges move on because this Council and Mayor worked well together. It will be a bit challenging to face the reality of building a new working relationship with new councilmembers and mayor but as always we will be working to do what is right for our residents. This is the last Council Meeting for three of our most dedicated, hardworking public servants, Mike, Bill and Ron and he has been honored to work with these people for many years. Cncl. Bryson wished them all the best of luck moving forward and extended New Year wishes to everyone.

**Business Administrator, Kevin Heydel** noted he wanted to first thank Mayor Gabbianelli as it has been one of the greatest opportunities of his life to be able to serve this community over the last twelve years and to work side by side with Mayor Gabbianelli. It has been an experience and he will tremendously miss the Mayor. He also noted Cncl. Garbowski and Cncl. Sebastian have done a great job and he enjoyed working together with each of them. Cncl. Teefy has also done a great job and he looks forward to hopefully working with him in the future. Mr. Heydel extended Christmas and New Year wishes to all.

**Engineer, Dave Cella** noted it has been a pleasure for the engineer's office to work with this Mayor and Council and they will be missed. He wished everyone a happy and healthy holiday season.

**Director of Public Safety, Jim Smart** noted he will miss Cncl. Sebastian even though they did bang heads occasionally but always seemed to work out their issues. He added he didn't have much interaction with Cncl. Garbowski but when they did it was always fun. Mr. Smart noted in regards to the Mayor he always knew where he was coming from and that is all anyone could

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

hope for. He wished the Mayor good luck in the future and noted he would go where the future takes him with Cncl. Teefy. He also wished everyone a happy, safe Christmas and New Year.

**Director of Public Works, Bob Avis** extended his appreciation to the Mayor for giving him the opportunity to fill the shoes of Jim Agnesino. He added that he didn't know Cncl. Sebastian, Garbowski and Teefy when he was appointed director and didn't know what to expect but it has been a pleasure working with them. He also extended holiday wishes to everyone.

**Cncl. Pres., Garbowski** noted eight years ago he was elected to office and during that period major accomplishments have been made and he is proud of what has been accomplished through Council, the Mayor, the volunteers, township employees and the MMUA. He noted several years ago we negotiated with Comcast an \$80,000.00 technology grant to benefit the township with new computers, radio equipment and software. He also had the pleasure of chairing three School Budget Review Committees to help keep school budgets in line while maintaining a quality education for our children. Twice during the past eight years Monroe Township has been voted one of the top five towns in the State of New Jersey and that says a lot. We supported our volunteers with new equipment when needed, reduced costs through shared services, built a parks and rec system that is one of the best in South Jersey and have created Redevelopment Zones and economic policies that will continue to produce business growth in our community for years to come. He noted he is proud to have been Council President during the 150<sup>th</sup> Year Anniversary and during the dedication of the new Library, which is one of the best in Gloucester County. Cncl. Pres., Garbowski asked that our Council and Mayor-Elect continue the spirit of cooperation. He thanked the Clerk's Office for keeping Council well educated and prepared and for all the support over the years. He extended wishes for a safe and healthy holiday and noted he will miss every one.

**Susan McCormick** thanked everyone for their sentiments, noting it has been a pleasure working with Council and she looks forward to working with Mayor-Elect Teefy.


**F.) GENERAL PUBLIC DISCUSSION**


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

**G.) ADJOURNMENT**

With nothing further to discuss **Cncl. Bryson** made a motion to adjourn the Regular Council Meeting of December 22, 2014 but noted he would like to pass it to Mayor Gabbianelli to make that motion. **Mayor Gabbianelli** noted this is the first time he has been allowed to make a motion. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council.

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 December 22, 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 1/12/15  
Approved as corrected \_\_\_\_\_

Date 1/12/15  
Date \_\_\_\_\_