

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
JANAURY 26, 2015**

A.) OPENING CEREMONIES & ROLL CALL

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President Frank Caligiuri** at **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. Miller led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine		Excused
Cncl. Cody Miller	Present	
Cncl. Pres., Frank Caligiuri	Present	
Mayor, Daniel Teefy	Present	
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Engineer, Dave Cella	Present	
Dir. of Public Safety, Jim Smart	Present	
Dir. of Code Enforcement, George Reitz		Excused
Dir. of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick	Present	

B.) MATTERS FOR DISCUSSION

- **Open Space Advisory Committee – Recommendations for 2015**

Len Fritz – Chairman of the Committee spoke on the Open Space properties included in the committee's recommendations previously presented for purchases and plans throughout the township. These recommendations were made in the hopes of expanding and improving our parks, open space and bike path. A handout was distributed to mayor and council that included recommendations for property acquisitions, containing information such as: Block, Lot, Address, Acres, Assessed Value and Owner. Mr. Fritz noted at the top of our list and biggest target is Scotland Run and the bike path in hopes of making a connection for those two facilities, the Block and Lot numbers were noted under Scotland Run Park Expansion properties. He then referred to the list that was distributed indicating each property was color coordinated and included with this list was a map (*that was*

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B.) MATTERS FOR DISCUSSION (cont'd)

displayed) of the Open Space Inventory and Proposed Parks supplied by Adams, Rehmann & Heggan. Our committee would prefer open space as we are looking at expansion of the Scotland Run Park and also a chance to connect the bike path to the park. This would give a destination as part of the bike path then, down the road, we would expand on other destinations and expansions of the bike path. He added that county/state along with other agencies have large scale plans for the entire region in the expansion of bike paths and parks. The committee thought this may help to dovetail with their intentions along with our own intentions, which is making a big greenery area. We already have one going pretty well at Scotland Run Park coming into our township and also an area by Tuckahoe Road with all the school property and ball fields, etc. He also mentioned the expansion of the Genova and Fera tracts inching its way over toward Mary Mazza Duffy Park. The properties listed regarding the Owens Field expansion would be priority #2 with parking being a problem in the area of Owens Park we (*committee*) thought additional tracts we are looking at in this area would serve at least access and perhaps free up some other lands and/or provide parking as well. He spoke of a lot located behind and to the south of the Mary Duffy Park was also to expand that facility, we understand there is a lot of wetlands/woodlands there but also again there was thought of expanding bike trails or hiking trails around through that and even making an activity type park trail that would give the user something/activity as they are going along there. He then gave examples of what possibly could be placed along the trails. Mr. Fritz then continued noting the properties relative to the Wagner Field Expansion indicating the committee would like to evaluate/address these properties sometime next year.

Cncl. Bryson noted that he would like to take a little more time to evaluate and actually review the properties as he had not seen a map prior to this. He spoke on some of the valuable properties being out around the Scotland Run area with Mr. Fritz noting the Scotland Run Park is out along Clayton Road and we are trying to bring it up to Rt. 322 to bring it closer to the bike path. Mr. Fritz noted he has been in contact with Ken Atkinson, from the Office of Land Preservation for Gloucester County and they are very excited about these lots (*Scotland Run Expansion*) referred to on the list of recommendations for property acquisitions being targeted by the township as they are within their target range as well. He advised the county had already looked at the Johnson Farm some years ago. (*At this time, several people were speaking, papers shuffled and parts of what was being discussed was indiscernible/inaudible*). **Cncl. Bryson** then referred to valuable property in the township, parcels where we don't have to go to extremes on to get development done that is where he would like to see us not put Open Space. The reason he says this is because in the future we may want to look at that area (*spoke of an area at Rt. 322/Hunter Woods*) as taxable and a ratable. This may be valuable property to our taxpayers because it is future revenue from one of a couple of ways. One way would be with housing or by the connection of some kind of commercial or industrial into what is going on now in Glassboro. **Cncl. Miller** then referred to a specific area on the map (*Scotland Run Park Expansion*) and questioned if a big bulk of the properties were considered wetlands. Mr. Fritz noted according to the maps that were provided by Adams, Rehmann & Heggan a big portion of those are considered Wetlands. **Cncl. Miller** then added so we really wouldn't be able to do any major development. Mr. Fritz noted there is a misnomer (*so to speak*) on development, commercially or residentially no you cannot put new houses or new stores in Wetlands however paths can be developed

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B.) MATTERS FOR DISCUSSION (cont'd)

through Wetlands. **Cncl. Miller** then noted so there wouldn't be any growth in the future for this area. There was continued discussion on the possible expansion of the bike path to Scotland Run Park. **Cncl. Pres., Caligiuri** questioned the Solicitor on the decision to acquire land through the Open Space. Mr. Fiore advised this would be an administrative function and the process would be such that there would be a need for two (2) appraisals on the property and then negotiate a contract with the prospective seller of the property. Council would then take a look at it from the funding standpoint as well as authorizing the mayor to sign the agreement of sale. All the negotiating would be through administration. Mr. Fritz then spoke on the thoughts the committee had as to the larger parcels, specifically those related to the expansion of Scotland Run Park, understanding that some of these are upland/farmland and some woodland and wetlands area. He continued to speak on how the committee entertained the thought of perhaps a subdivision to top off the lower part to help with the extension of the park and the extension of the bike path or just simply acquiring an easement through there to make the connection. He advised the county is looking to actually acquire because they physically want to expand the park as they have a desire to expand Scotland Run Park. Mr. Fritz noted the county was very excited when he contacted them to let them know certain lots were available. He had a lengthy conversation with Mr. Atkinson and he was very excited about what the township is attempting to do. Mr. Atkinson agreed with the extension of the bike path as both the county as well as the state has expanded bike paths on several existing roads. Mr. Fritz noted that Clayton Road just received a recent redo and Fries Mill Road is slated to have bike lanes designated on it, not necessarily stripped/signed but the shoulders are wide enough to be considered bike lanes. That opens up the door for many things down the road such as funding through the state for other projects that relate to pedestrian and bicycle access. **Cncl. Bryson** questioned, as a taxpayer just how much is the county going to put in. Mr. Fritz did not have that information at this point. **Cncl. Bryson** questioned if they had discussed anything about this. That information was not known at this time.

Solicitor Fiore then noted with discussion on access to the park (*Block 14001, Lot 19 included on list of properties*) that just as a suggestion perhaps we should have the engineer discern if you are allowed to run a bike path along a small stream as there is a stream that exists on the lots being discussed. **Engineer, Dave Cella** noted that right now his best guess would be that this is the best chance we are going to have for the placement of some type of boardwalk. Mr. Fiore then spoke of an area where a developer had come in a few years ago and he was trying to develop a piece of property (*to the left of the bike path*) where there was a large flag lot that could cross over the bike path that ties into Glassboro Williamstown Road. He was trying to do a subdivision but he wanted to do something crazy, he wanted to go build a roadway underneath the pipe (*bike path*). He added that years ago there was litigation on Sykes Lane and the two other parcels, the litigation was between Ben Johnson and Don Papparone with Mr. Johnson prevailing.

Len Fritz then continued noting Mr. Atkinson advised him that when they (*county*) did the preliminary investigation they saw a lot of cars parked there and one of the things the owner would have to do is clean up those cars to ensure there was an environmental clean bill of health before the county would do anything. Another item would be if it's to be

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developed and it can't be connected to the reverse side of the park then it would be necessary to have access from Sykes Lane or somewhere else.

Director of Public Safety, Jim Smart questioned how many pieces of property are between the bike path, the Johnson property then Scotland Run. Mr. Fritz advised there is the Johnson property and then what he believed was there were two other smaller pieces to the south. He then expanded on the properties listed with regard to the Scotland Run expansion. Discussion continued with Mr. Fritz adding that another thing we may want to take a look at is making a little parking area on the property as it would be beneficial to everyone. He was unsure if the county had any plans along this line. Mr. Smart added the county is looking to expand the bike path through Glassboro and Dave Cella added the extension would be somewhere down to a stretch that connects into Salem County.

Mayor Teefy advised that he would be having a conversation with Ken Atkinson on bringing the monies together to see if we can get this process going.

• **O:03-2015 Calendar Year 2015 Ordinance To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (NJSA 40A:4-45.14)**

Business Administrator, Kevin Heydel explained the need for such an ordinance. Each year we go through the same thing on the decision to pass an ordinance that allows us (*township*) to go up to 3½% of an appropriations increase. He noted the way it works, it is based upon the 1½% CPI (*Consumer Price Index*) and what the state statute allows you to do is pass an ordinance to go 2% above what the CPI index is. The way this number is calculated for the appropriation side is that you take last year's budget, subtract your debt service and then times that by 3½% and that is how we came up with the \$1,012,370.31 figure. This allows you to go up and increase your appropriations. He explained if we did not do this what would happen is you would only be allowed to increase by the 1½% and we can't hold ourselves to that. **Cncl. Pres., Caligiuri** then advised for those who were not familiar with this process that it was not indicative of our tax rate or any increase in the tax rate. Mr. Heydel advised we used CAP Banks back in 2012 when we did the compliance plan and that is the only year it was used, when a CAP Bank is established it takes your last two (2) years, it kind of rolls the money you have leftover so that in the event something happens, like we had with the recession where we took the hit on the budget and our surplus with all the appeals we had that CAP Bank to help us.

C.) PUBLIC PORTION

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

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D.) NEW BUSINESS – None

E.) OLD BUSINESS

Director of Public Safety, Jim Smart reported on a meeting with regard to the parking problems being dealt with in the Amberleigh development, specifically with regard to the “no parking” along Exposition Drive and Matisse Lane. **Engineer, Dave Cella** noted the current situation is such that we are looking into the feasibility of a few concepts they would like to take to administration to see what may be best. He explained the best option will need to go back to the Planning Board and we also need to speak with the solicitor about enforcement of Title 39 and taking over the roads so we can start doing some enforcement with regards to “no parking”. He added the no parking signs must be installed and we will be working with Public Works on this to get it done. After that, we must go back to the bonding company with an estimate to see what they will do, either give money or they may step up and finish the job. **Solicitor Fiore** advised the bonding company is required according to the approval to put the signage up and he is assuming they will put the signage up as planned and then the signage will be changed at a later date, right now it will be “no parking” on both sides. **Dave Cella** then advised the streets will be made one way either clockwise or counter-clockwise. Mr. Smart advised however we would still have to go to Amberleigh themselves and they have to approve by 67% of their residents, as it is a private community. He emphasized it was a good meeting, there was a lot on the table with a lot of discussion. Mr. Smart then noted the process is put up the “no parking” signs because it is all within our rights and how the development was originally proposed. Start a low level enforcement and then once they realize that “no parking” on the street is really going to be detrimental to the residents who live there, then we would go back with a proposal for the one way. In the interim, we are going to do a work up to see which direction makes the most sense based on hydrants, trash pick-up, parking, which side would be best for the parking and then it would still have to go back to the homeowners association for them to buy off on it and once they did then it would go back to the planning board. Mr. Smart continued and noted we are a long way off but we really want to try to start enforcing the “no parking” as it is a tremendous safety hazard back in there and there was concern with regard to the school buses having trouble manipulating their way through the area. It was noted that as part of the approval school buses were not supposed to have stops there. The pick-up was to be along Blue Bell Road where the gazebos were placed. Mr. Smart noted the meeting did start out a little rough, but it got real good as time went on. They have their concerns but the problem being the development was approved from the planning board since day one as **zero parking** on the street. The problem we have now because of not being able to do enforcement is we have allowed everyone to park anywhere over the last four or five years. He added they see the urgency with this and he himself drove the area (*Exposition*) and you are not going to be able to get a ladder truck around the back end of it. An engine, perhaps and an ambulance would be iffy because cars are parked on both sides of the street. Mr. Smart noted we had this conversation with them about a year ago and the matter seemed to get stifled. The solicitor was instrumental in bringing this matter back up again this year.

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E. OLD BUSINESS (cont'd)

Cncl. Pres., Caligiuri questioned if the HOA would consider procuring some additional land and putting some auxiliary parking. Mr. Smart responded that was on the table last year but the money isn't there. Another thing being tossed around was the elimination of some handicapped parking spaces. Their organization voted unanimously to eliminate the spaces and they would address them on a one by one basis however this would not be something done overnight, that will take some leg work and it must go back to the planning board. **Cncl. Pres., Caligiuri** noted if you are going to take parking away at the same time you need to give them a onetime chance to get an additional lot in there. Mayor Teefy noted they just do not have the money right now to do that, they said they would love to revisit the owner's fees going into next year. This is a way to fix the problem right now with the one way and one side of the street parking. From our perspective we need to get Title 39 passed through so that we can have this moving in March. Mr. Smart advised that we need to get the streets, in any new development, turned over to the township for reasons such as this a little sooner than upon final completion. Mr. Fiore explained the issue with that is due to them still being under the bond and still involved in litigation over the bond, this complicates that subdivision as it is somewhat unusual. Moving forward this is going to force everyone's hand to finalize it. There was discussion on many of our subdivisions where the developers have not turned over the streets to the township and this is due to them not finishing the bondable items, and we do not let them turn over the streets until they are complete on the bond. Mr. Smart stressed the problem being you cannot enforce speeding, etc. until the streets are turned over to us. It was noted that March 16th is the target date for placement of the "no parking" signs. He then advised the police will post a sign board giving twenty (20) days notice that the "no parking" is coming and then they will do a gradual on hand notification. Then upon there being repeat offenders, that is when they will start doing the real enforcement.

Cncl. Bryson questioned the solicitor regarding the bond issues at Amberleigh and if there was anything that materialized with regard to certain homeowners. The solicitor responded that he was speaking generally to the overall issues, after which we can speak to the isolated issue of the one homeowner that lives adjacent to it. The engineer's office had just provided Mr. Fiore with a letter as to what they perceive to be all outstanding items. He then sent it up to the attorney for the bonding company. We may offer the option of them giving the township the money and letting the township contract out and finish it. We are waiting to get the final numbers from the engineer's office. Mr. Fiore spoke as to the issue with the isolated homeowner, perhaps some of the money that we recoup from the bonding company may address that issue, but that particular issue in his mind does not appear to be one of the bondable items. However, we are trying to include it in one of the bondable items to try and help out some of the neighboring properties.

Cncl. Dilks posed a question to Dave Cella, ARH with regard to Willow Woods and if he had met with them with respect to the condition of Mannington Drive (*main roadway in development*). Mr. Cella noted we met with the contractor on this as there is a very noticeable wash board effect, as you drive in you feel almost a rumble effect. The contractor kind of

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E. OLD BUSINESS (cont'd)

intimated that it was bad but not the worse they had ever seen. Our office is going back and looking at some tests/standards we can apply. Right now we have not accepted what is there and we haven't come to terms with what our solution will be moving forward. We are still in conversation with the contractor. **Cncl. Dilks** noted that job is about the worse he has ever seen.

Cncl. Bryson spoke of a few intersections within the township that were discussed a few years ago and he wanted to see this matter brought up again for consideration. The first intersection he spoke of was Clayton Road & Corkery Lane (*vicinity of Mary Mazza Duffy park*) he felt this is a very poorly constructed intersection and his concern was with the difficulty to maneuver with just one stop sign. There have been some bad accidents at the site and he has seen other intersections that are just as difficult and those have a huge four-way stop sign. He inquired if it was possible to have a four-way stop installed. The other intersection he spoke of was Tuckahoe Road and Rt. 322 where there are left hand turn lanes on Rt. 322 but no left hand turn lanes along Tuckahoe Road and in recent times there has been more traffic along Tuckahoe Road with younger drivers and increased traffic with people trying to make their way onto Rt. 322 from Tuckahoe Road. He felt this was a very dangerous intersection. **Cncl. Dilks** noted that he went through a process some years ago to see if those left hand turn lanes were feasible. He noted he was advised there must be over 100 cars per hour coming through the intersection and this is an average throughout the day. **Cncl. Miller** noted if you are in the area during the time that school lets out there is a large volume. He also spoke on another intersection Black Horse Pike & Corkery Lane and with the Wawa and everything else at that intersection what happens is even if they change that lighting to where they time it where there is a left hand turn lane or they let one side of traffic go and then the other side, the biggest issue right now is there is no left hand turn lane so people pull out trying to make a left and there are people coming from the other side that you really can't see. **Cncl. Miller** thought it was definitely another intersection where some form of a study should be done.

Mayor Teefy advised that Rt. 322 & Fries Mill road has top priority and that is what we are going to go after first, there will be a meeting on Friday and this will be discussed again to see what we have to do to move this forward. After that we will prioritize what is next. **Cncl. Bryson** noted there was a discussion not so long ago about expanding Rt. 322 and a decision was to be made by the county as to where that expansion was to start, he thought perhaps the Mayor could inquire on this when he speaks with the county. He felt if the expansion were to take place down in this vicinity perhaps it could alleviate some problems with a few intersections.

F.) COMMITTEE REPORTS

Mayor Teefy requested a meeting of the Redevelopment Committee be scheduled soon. He explained Mr. Wainberg is anxious to come in and speak on some of the plans he

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F.) COMMITTEE REPORTS

has and the Mayor noted he would rather have the committee get together and figure out what you really want to do with the new plans going forward and then meet with Stuart Wainberg.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - None


H.) QUESTIONS REGARDING ORDINANCE SCHEULED - None

I.) ADJOURNMENT


With nothing further for discussion, **Cncl. Miller** made a motion to adjourn the Council Work Session of January 26, 2015. The motion was seconded by **Cncl. Heffner** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,


**Susan McCormick, RMC
Municipal Clerk**


Presiding Officer

These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of January 26, 2015 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 _____  _____
Approved as corrected _____

Date 2/9/15
Date _____