

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
MARCH 23, 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 J. Caligiuri** at approximately **7:05 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. 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	Present
Cncl. Cody Miller	Present
Cncl. Pres., Frank Caligiuri	Present

Mayor, Daniel Teefy	Present
Business Admin., Kevin Heydel	Present
Solicitor, Charles Fiore	Present
Engineer, Chris Rehmann, ARH	Present
Dir. of Public Safety, Jim Smart	Present (Arrived 7:10PM)
Dir. of Code Enforcement, George Reitz	Present
Dir. of Public Works, Bob Avis	Present
Municipal Clerk, Susan McCormick	Present

B.) MATTERS FOR DISCUSSION

• **Monroe Township Little League – Opening Day**

Nick Fortunato, President Monroe Township Little League was in attendance to extend an invitation to Mayor and Council to participate in Little League Opening Day Ceremonies scheduled for **Saturday, April 4th at 10:00AM**. He advised line up for the parade down Main Street to the Church Street complex will be at the Williamstown Fire House at 9:30AM. Mayor and Council were extended an invitation to either walk the parade route or meet at the complex for the ceremonies. He thanked Mayor and Council for their continued support of the association along with Jim Bonder who Mr. Fortunato expressed thanks to for all his assistance in preparation of the ball fields. **Mayor Teefy** advised there will be a re-dedication of the Church Street field and a brief ceremony will be held to dedicate the facility as the Marvin F. Wagner field. The Wagner family will be invited to attend the

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B.) MATTERS FOR DISCUSSION (cont'd)

ceremony which will take place immediately following the Little League opening day ceremony.

- **Towing – Lake Avenue Auto Body**

Cncl. Pres., Caligiuri spoke with regard to the above referenced matter and announced that if anyone was in attendance for this matter to please be advised that the owner of Lake Avenue Auto Body has requested to be represented by an attorney and for that reason there will be no discussion on this.

- **Affordable Housing Agreement – Barclay Glen at Cross Keys**

Al Marmero (Long, Marmero & Associates) Solicitor for the Zoning Board of Adjustment was in attendance to speak on a *draft* of an Affordable Housing Agreement submitted by Barclay Glen for consideration by council members. Mr. Marmero went on to give some background/history on the project which consists of 204 units that was first approved by the zoning board back in 2010. There were amendments and changes made to the plan and ultimately a final approval came in 2012. At the time this project was approved COAH was in flux (*as it often is*) and the developer and the zoning board both agreed that the developer would be obligated to do an on-site set-aside to satisfy his affordable housing requirements and the number of units for that set-aside would be consistent with whatever COAH required at the time the applicant sought building permits. Mr. Marmero continued noting the approval was set up this way to do whatever the minimum was required by law at the time they were going to construct these units. Also at the time of this approval the COAH 3rd round rules were in effect and they called for a 20% set-aside, which would be forty-one (41) affordable units on-site at this project. In 2013 the 3rd round rules were invalidated by the Supreme Court so you could have an argument that the 20% set-aside was no longer justifiable. There was then proposed 3rd round rules which came out in 2014 which appear to say a 10% set-aside would be required, all the while our township had an ordinance which called for an 11% set-aside. He continued explaining at that point the developer came in and submitted a correspondence to both myself with a copy to the solicitor. Upon receipt of the correspondence he immediately contacted Mr. Fiore and Tim Kernan to discuss the content. What the developer was proposing was now that they were constructing the units and finalizing the project they wanted to come to some agreement as to what was actually required. This was because again their resolution was kind of open-ended, it just left COAH to be whatever is in existence at the time they are building. Mr. Marmero noted they have twenty-one (21) units currently set-aside for affordable housing in this project and what they are seeking to do is to acquire permission from the township to have to construct/set-aside **NO** more affordable units, they would like to stick to the twenty-one (21) units, which is approximately 10% of this project. They have also made some arguments that in fact they may not be required to do any COAH and they sought permission to remove the affordable set-asides from these existing units. Obviously, we advised them this was not supportable, at all. Instead what they are proposing to do is to stick with twenty-one (21) units and that is what the agreement (*in front of council*) is for. Mr. Marmero then noted again it is

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B.) MATTERS FOR DISCUSSION (cont'd)

questionable how supportable any of these numbers are due to COAH, now of course there has been a change since this has come out now that COAH again, based on the Supreme Court decision, which now leaves COAH solely in the jurisdiction of the courts. Mr. Marmero explained what we have here is a proposal for a 10% set-aside and that is what the developer is asking you to act on tonight.

Tim Kernan, Planner noted when they pulled building permits (*which is probably a couple years now*) at that time he thought COAH was still requiring a 20% set-aside, at least their regulations allowed for a 20% set-aside. He was not sure anything really changed from when they received their final approval until when they pulled building permits. Mr. Kernan went on and noted since then the courts have ruled that COAH has failed to adopt new regulations so they are giving the power back to the trial courts to oversee affordable housing reductions in towns. He then explained up until when they pulled building permits not much had changed, at least from when they received their approvals, and he was not so sure we're compelled to reduce.

Cncl. Pres., Caligiuri then questioned the property in question and if it was located behind Sam's Club. **Mr. Kernan** responded yes. **Cncl. Pres., Caligiuri** noted this location was originally zoned commercial and questioned if that was correct. **Mr. Kernan** responded yes. **Cncl. Pres.,** then noted we gave them a concession where we would accept a mixed use because they indicated there was no way they could rent enough commercial at that location. We took a concession at that point in time to give them the mixed use with the idea that they would fulfill our COAH obligation as well (*or least there was some thought about that*). Another point raised was we are currently in compliance with our COAH requirement which would include the allocation that is part of this agreement, questioning if that was correct. **Mr. Kernan** explained those units that **Mr. Marmero** referred to were never part of our COAH plan. Our last COAH plan pre-dated when they filed for the variance to build the apartment complex. Therefore any units that have already been occupied and the other twenty on the table we get credit for those but they would be in addition to anything we have already been given credit for. **Cncl. Pres., Caligiuri** noted we really don't know what our obligation is going to be moving forward at this point in time, questioning if that was correct. **Mr. Kernan** explained we don't know, we have somewhat of an indication. Friday morning there was a conference call (*Kernan, Marmero, Fiore*) with our COAH Master, Mary Beth Lonergan and we were brought up to speed on the Supreme Court ruling that came in the week of March 10th. We now have an idea of what may be in store for Monroe Township. **Solicitor Fiore** indicated they are looking at it just from the trial court standpoint and it has kind of been in flux and there has been a lot of rumors and theories about how we are going to proceed but based upon the new numbers we are at zero (0). We are an Urban Aide community and after the 2nd round we are at zero. Now of course we are going to proceed through the trial court but the legislature may intercede with other regulations that may take us beyond the zero figure. **Mr. Fiore** added anything prospectively from the end of round 2 in 1999 through 2024, all those are going to count as bonus units. He explained the procedure we will have to go through, going to court and proceeding in front of Judge McDonald for a declaratory judgment action and get the approval of court to kind of move forward. We are fortunate in some regard because we are an Urban Aide community.

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B.) MATTERS FOR DISCUSSION (cont'd)

Mr. Fiore then referred to a point made by Cncl. Pres. Caligiuri, that being as part of the process they came in for a variance and it was approved in exchange for the developer getting the advantage of having a use variance and being able to have the mixed use community, this is probably the municipality's strongest argument. **Cncl. Pres., Caligiuri** then noted we do not have a lot of commercial here and he stressed we gave up a valuable piece of commercial, for what we have available to us. This was under the pretense that commercial would never rent over there, they claimed those buildings are going to be vacant forever and the best we can hope to do is rent the housing units. He then noted one of the first things rented was all the commercial in that strip mall center, and as he recalled this was rented almost immediately even before the housing units. He then noted his feeling was that we have already given up an awful lot. Solicitor Fiore then noted the flip side to that in putting on the developers cap which you have to look at is from the standpoint that we are at zero, they (*developer*) will say the flux of the law is that you don't need the units, so why are we going to force them to put the units in. The 21 units that are COAH units once the leases expire they are going to try to not have them be affordable units according to what the numbers are. **Mr. Kernan** then noted he had somewhat of a concern that the number zero will change because there are other towns that are picking up the slack (*so to speak*). When COAH came out with their 3rd set of Round 3 rules last summer they calculated a statewide need of 40,000 affordable units over the period of time from 1999-2024. Then a group, Fair Share Housing, sued after COAH failed to adopt those rules in October and their consultant came up with the statewide need of 175,000, more than 4x that of COAH's own numbers from the prior year. In both cases Monroe's were zeroed out but other towns are picking up the slack. For example, West Deptford's requirement went up to 1800 units this was calculated on the Fair Share Housing Center Consultant's numbers. **Mr. Kernan** noted there will be many towns that will be hiring people to fight the new numbers. **Cncl. Pres., Caligiuri** noted his fear was when the legislation is eventually adopted and comes out and we give this concession at this point in time and the burden winds up being on the taxpayers of the town to meet the COAH obligation. Especially, after we handed concessions to the developer. He continued, now I would consider the concession if we hadn't already given the developer the *shirt off our back* in losing a valuable piece of commercial in this process. His personal feeling was that he would not be in favor of it (*agreement*).

Cncl. Bryson noted while we might still be at zero, we still have an obligation as a municipality to build what was our COAH numbers and the dollar amount is not there at this point. He then noted when we did this our obligation was 20%, the law at that time was 20%, the COAH requirement was 20% and if COAH comes back again and says Round 2 at zero and Round 3 at zero, if we do the extra 20 (*or the 20 obligated at that time*) then we would be 20 units ahead for the next round, and he felt we should be ahead rather than behind because we are already behind dollar wise, not number wise. This will cost this township a fortune if COAH ever comes back (*private, government or anyone else*) and says you have to build what you said was to be built.

Cncl. Heffner then noted the original agreement was for forty-one (41) units and his personal opinion was that's what they should abide by because if he remembered correctly there is another seventy-two (72) units going in so I will assume he (*developer*) is going to

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B.) MATTERS FOR DISCUSSION (cont'd)

apply for zero COAH units. Mr. Marmero explained with that one he can't because the resolution was crafted in a different way as the resolution calls for an 11% set-aside. So no matter what COAH does (*increases, decreases, goes away*) he must do an 11% set-aside, regardless. He cannot come in for any relief on that other development. Mr. Marmero went on and noted the only reason he (*developer*) thinks he can come in for relief on this existing development is because the resolution was left a bit open ended in terms of COAH. Cncl. Heffner noted with the other seventy-two (72) units he hears there is a possibility they won't have access to the club house. **Mr. Kernan** then explained, additionally as part of the resolution there was a hope that the same developer (*Fieldstone*) would buy and manage the other 72 units and there was a little incentive if he did that then those eight units (*11% set-aside*) for Affordable Housing would go away and the 41 units would cover both projects and would have an effective 15% set-aside (*41 out of 276 or so*). Mr. Kernan then noted to his knowledge, as of today, the two developers still have not been able to reach an agreement on that. If the developer who received approval for the 72 units (*Guzzo*) goes forward on his own then yeah potentially his tenants would have no access to the club house or the pool.

Cncl. DiLucia then noted he felt that what we did is to give away a very valuable property located in a very valuable area. The Cross Keys area as everyone knows is the area right now where commercial is going on and we still get nothing. We gave that up and got affordable housing, which we needed at the time to comply and now all of a sudden because the winds changed they want the best of both worlds. He felt they should live with the agreement. **Cncl. Dilks** also felt they should live with the agreement what is going to happen is they will end up taking us court and try to get it overturned.

Tim Kernan noted he wished to clarify our current plan or where we stand with the state. We do have, based on the report submitted by Mary Beth Lonergan with regard to the Blaze Mill settlement agreement, somewhere around 129 units credit going into Round 3. **Cncl. Pres., Caligiuri** questioned how many are actually built. Mr. Kernan explained a lot of it was due to Justin Commons and that has been built out. But part of that is also the affordable program that is built into the settlement. He did emphasize some of the 129 units are not built. He continued if there were a way to put an incentive out there to the two developers (*Guzzo/Pizzo*) where somehow they could get their deal worked out so the tenants in the 72 units have access to the club house and pool, he felt it would be worth considering (*affordable housing agreement*) as an inducement to getting rid of some of those COAH units and to get this to closure. **Cncl. Pres., Caligiuri** noted he did not think he has a choice, if he is going to build other houses and sell them at a premium and make a profit whether they have access to the club house or not is his prerogative, they carry more market value for him if they have access to the club house, it does nothing for the township. However, what does do something for the township is having those affordable units available. So if he wants to make those units available to use the club house he can sell them at a premium because they then have pools and places to go. In his estimation, if he doesn't want to make them available to the club house, etc. then he has to sell them at a reduced price.

Cncl. DiLucia noted that we just agreed on 322 with the developer to take the responsibility of the COAH requirement, so whatever that COAH requirement is going to be

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B.) MATTERS FOR DISCUSSION (cont'd)

on that site is going to be our obligation. **Cncl. Pres., Caligiuri** noted that Mr. Kernan seems to indicate or at least he implies that we have met the obligation, as it stands now. However, we do not know what it is going to be after the legislation comes in. **Cncl. DiLucia** then indicated that we do know that we owe on this project and he did not see federal housing going away. There may be a lot of tinkering and a lot of adjustments but you are always going to have affordable housing in one way or another and there is always going to be a requirement. He felt if we have an opportunity to put some in the bank, we should.

Cncl. Bryson noted we did have an agreement for the property out on 322 for a number of COAH houses. That is still paper, that is not built but even though it is still paper it is still our obligation. Again, best we go 20 houses in favor because we don't know what is going to happen.

It was the consensus of council to stick to the original plan and not move forward with the Affordable Housing Agreement – Barclay Glen as presented.

C.) PUBLIC PORTION

Cncl. Miller made a motion to open the Public Portion. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

Jim Decker – 1614 White Cedar Lane approached council noting he has been a resident since 1988 and he was concerned with a growing problem in the development (*Forest Hills*) that being homes that are left vacant. But what bothers him more is the people living in homes that are so trashed that it makes it hard to sell a home across the street or in the area. Mr. Decker explained he has been to the health department and around to different people, they go to a specific house and the one that directly affects him is 1606 White Cedar Lane and he then went on to describe the conditions of this house along with others within the development. He indicated he does not worry so much about Red Oak on down and it seems like no one is following up on the conditions. **Cncl. Pres., Caligiuri** explained we do not have a zoning patrol so unless someone reports something to us we don't know about it but now that you have reported it what we need from you is a list of the properties. He explained we can't site a home for not looking pretty but there are certain things that we can site a home for such as tires, health hazards and things of that nature as they are violations. Once the list of properties is received we will give that list to our zoning officer, the zoning officer will then inspect the properties and if they are in violation a notice will be sent. Mr. Decker then spoke on how he has seen township entities go through the neighborhood and nothing is reported, what do they do close their eyes? **Cncl. Pres., Caligiuri** explained that we don't have an enforcement arm so if anyone were within the township confines and were to spot a violation it could be construed as being (*inaudible*). However, he did add that whenever a resident reports something to us we do react immediately. Discussion continued and Mr. Decker then spoke adding that the neighborhood itself is so nice but then you come upon some in the condition of 1606 White Cedar Lane. **Cncl. Pres., Caligiuri** then noted

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C. PUBLIC PORTION (*cont'd*)

we do have a new ordinance in place (*abandoned homes*) and when homes are abandoned they must be registered and when they are not properly cared for there are fines/penalties imposed so whoever the lien holder is they are constantly being accessed certain fees. That is done so there is some type of incentive for them to market the property very quickly at a reasonable price. Otherwise they (*lien holder*) will be losing a considerable amount of money not only in interest but they are also losing it for the township, adding this law just took effect recently. **Cncl. Bryson** questioned if there were people living at this particular property. Mr. Decker responded yes but explained, adding the gentleman is a nice guy, but he is taking away from the property and he is down grading the value of all the homes in the area. Mr. Decker also added this gentleman also has a couple of properties that he rents located in Camden and he is a trash collector and there is a big shack in his back yard. Mr. Decker added he can't even explain this as he gets so upset about the conditions. He added the garage is filled with nothing but trash and there are three (3) unregistered vehicles in the driveway and there was approximately eleven (11) until about 2 months ago. Mr. Decker stressed we take a lot of pride in in our homes, we just need some help. **Cncl. Pres., Caligiuri** requested that Mr. Decker compile a list of the area/homes affected and we will take steps promptly.

Mayor Teefy noted he was very familiar with the property as he had previously lived across the street from the house in question. He requested that **Director of Code Enforcement, George Reitz** get in touch with the zoning office personnel (*Fred, Dan*) and have them drive out to take a look at these properties to check on unregistered vehicles, etc. He asked that a report be generated back to him to advise him of exactly what is going on in this particular area of the development (*Forest Hills*).

Cncl. DiLucia noted it was apparent to him that we must expedite putting together a data base on these abandoned homes. He received a call yesterday from a resident in the Green Meadows development and there is nine (9) abandoned/empty houses and some of them are in terrible shape. He will be preparing a list of those properties to submit to the appropriate department. **Cncl. DiLucia** then noted you see this thing is compounding, I mean when you see 9 in one development with approximately 100 houses that's 10% of the homes. This is the same problem that is being brought forward here and it is a two-fold problem, you have abandoned houses that are decayed. He then went into detail on the deplorable condition of one of the homes. He indicated that he knows there are limitations on what we can legally do in terms of enforcing some things that may not be in violation of the law but he felt those things that are enforceable we must define exactly what we can do legally and put this data base together to set up a process.

Cncl. Miller then advised that the county now has a data base that we most likely will be utilizing. We just have to designate the official who will be doing the enforcement. **Business Administrator, Kevin Heydel** noted he will be attending a meeting on this and

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C.) PUBLIC PORTION (cont'd)

we have to understand what this is all about before we do anything, once we understand we can act on it. He will know much more after his meeting on Wednesday, March 25th.

Cncl. Bryson added that Mr. Heydel is exactly correct, we must understand what we have to do because there are procedures to follow. However, as this progresses and we have more and more abandoned houses that people buy at a lower cost this will affect this entire community as a whole. You will find more and more people who cannot sell their houses and they will walk away. He then spoke on the real estate values in Monroe Township compared to other towns.

Tim Brown (*Forest Hills*) approached council with a concern that a lot of people in his development are afraid to complain and don't want to report anything if they see something due to potential repercussions/retribution. **Cncl. Pres., Caligiuri** assured Mr. Brown that he can contact him and it will be reported anonymously and he can report anything to any council member. Mr. Brown just wanted to bring this to the attention of council because this a reason a lot of things are not reported. Mr. Brown noted he will advise the residents to go through Cncl. Bryson to report any problems. He stressed some of these things/condition of homes have been going on for 10 years and he personally has lived next to an abandoned house for 15 years (*just about*).

Cncl. Bryson noted if Mr. Brown would like to have a community meeting he will attend because the first thing we need to do is get rid of that fear. He added there is a problem as we (*township*) are undermanned as far as enforcement capability. We first have to know where those houses are located, give us those addresses and we will work from there.

Mr. Decker questioned if there was the possibility of initiating a website where people could report specific information without any feedback, just telling you (*township*) so there could be some follow-up. This way people would know what to do and how to report problems. Mayor Teefy is in the process of looking into this.

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.

D.) NEW BUSINESS

Mayor Teefy advised in conjunction with the Little League Opening Day Ceremony taking place on Saturday, April 4th we will also be dedicating the addition of the Marvin F. Wagner sign and placing it at the Church Street field.

E.) OLD BUSINESS – None

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F.) COMMITTEE REPORTS

Cncl. DiLucia reported on a meeting of the Law Committee (*DiLucia, Heffner, Bryson*) where we met with some area jewelers on the Precious Metals ordinance. At the conclusion of the meeting a lawyer representing one of the jewelers agreed to take a couple weeks to meet with his client to see if there could be some type of compromise because at one point one of the jewelers made it pretty clear that no matter what we do it wasn't going to be good. He then elaborated on what transpired and noted since then we received an email from the police department that the level of activity for the one specific jeweler represented by legal counsel was about an average of five (5) transactions a day. **Cncl. DiLucia** added that he brought in a tray filled with small/tiny beads, the most extreme example that he could possibly come up with. In conclusion, in two weeks the attorney is supposed to get together with Chuck to determine if there is anything that can be done. The police were also there and the demonstration on the computer seemed alright however there was one small glitch. The solicitor noted what was interesting was Detective Sulzbach did a cursory review of the number of entries over the past few months the vendor with the most opposition to this did and the average number of entries came to six (6).

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Cncl. Bryson posed questions on a number of resolutions, one being **R:73-2015 Resolution Of The Township Council Of The Township Of Monroe Authorizing An Interlocal Services Agreement Between The Township Of Franklin And The Township Of Monroe, County Of Gloucester, State Of New Jersey For Public Works Equipment And Personnel**. He questioned the fees involved, if there was a fixed fee or no fee. **Mayor Teefy** then explained what we are looking to do first is to do leaf pick-up for Franklin Township. They have no trucks currently and we have seven (7) operating trucks. We are looking to supply them with two (2) in April to do their developments and they are looking to go out and purchase three (3) vehicles then they will have five (5) going. It will take approximately 2 to 3 weeks to complete the leaf pick-up in their developments, then their other three (3) vehicles will be brought over to our town so we will have about 9 or 10 going and we will have a more efficient process. The mayor stressed we will work with each other to share the service including manpower. The service involves just leaf pick-up for now however we have talked about snow removal/plowing and affordable housing and looking to have a meeting soon on this. **Business Administrator, Kevin Heydel** noted really what this looks to cover is equipment, somewhat like what we have done with Washington Township when we did not have a bucket truck. This gives us the ability to share equipment so we are not duplicating equipment costs. **Cncl. Heffner** noted his concern with sharing equipment because for as long as he can remember every time you borrow equipment it seems to always break when it gets back to you. He questioned who would be responsible for fixing the equipment when we lend it out. **Director of Public Works, Bob Avis** noted it is something mutually agreed upon and when we had the problem with the our tractor, Washington Township fixed the vehicle, when we had the bucket truck and the cylinder went bad, we fixed it. The solicitor indicated that may be something we should address in the agreement as to what the costs would be for repair. Mr. Fiore questioned the insurance limits referred to in the agreement and if they conformed to the JIF and if the numbers match the JIF numbers or is this an

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G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)

existing agreement that Franklin had. Mr. Fiore noted he did not have an opportunity to review the agreement prior to the meeting. Mr. Heydel indicated this is an agreement that they (*Franklin Township*) came up with. Mr. Fiore felt the agreement should be more specific in certain areas as it is not specific enough for him and he would like to put the approval off until the next meeting, if possible as he felt it needed to include some additional protection. Discussion continued on the agreement and it was the consensus of council to schedule a "Special Meeting" prior to the Ordinance Committee meeting of Wednesday, April 8, 2015 specifically for approval of a Shared Services Agreement. This would give the solicitor ample to review the agreement and prepare both the resolution and agreement.

Cncl. Bryson then questioned both resolutions **R:66-2015 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Lease Agreement With Four Seasons Nursery, LLC For The Purposes Of Farming For The Years 2015 And 2016**

R:67-2015 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Lease Agreement With Gerald A. Barrett For The Purposes Of Farming For The Years 2015 And 2016

He questioned if we were still collecting money for the leases as noted above. The solicitor indicated there was a lease agreement that was attached with the resolutions that noted the monies for each property. Also, the money is paid at the time of the signing of the lease.

Cncl. Heffner questioned if the township had dealt with Four Seasons Nursery previously. Mr. Fiore noted that no we have not dealt with this entity before. **Cncl. Heffner** then noted when the land is farmed at the end of the year you are removing crops and usually when a nursery is done they are removing soil. Mr. Fiore explained that Four Seasons will only be planting crops.

Cncl. Dilks, Chairman of Ordinance Committee advised for clarification purposes that the Ordinance Committee Meeting scheduled for Wednesday, April 1st has been cancelled and will be rescheduled for a "Special Meeting" and Ordinance Committee Meeting to be held on **Wednesday, April 8, 2015 at 7:00PM.**

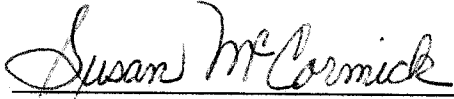
H.) QUESTIONS REGARDING ORDINANCE SCHEULED - None

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Miller** made a motion to adjourn the Council Work Session of March 23, 2015. The motion was seconded by **Cncl. Heffner** and was unanimously approved by all members of Council in attendance.

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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 March 23, 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 Am
Approved as corrected _____

Date 4/13/15
Date _____