

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
SEPTEMBER 28, 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 **7:06 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. McIlvaine 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		Excused
Acting Solicitor, Bruce Warren	Present	
Engineer, Chris Rehmann, ARH	Present	
Dir. of Public Safety, Jim Smart	Present	
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Public Works, Bob Avis		Excused
Deputy Mayor, Andy Potopchuk		Excused
Municipal Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

**Business Administrator, Kevin Heydel** spoke with respect to *R:145-2015 Resolution Of The Township Council Of The Township Of Monroe Authorizing A Shared Services Agreement Between The Township Of Franklin And The Township Of Monroe, County Of Gloucester, State Of New Jersey For Certified Tax Collector/(1) Clerical Support Staff*. This was scheduled for approval at the Regular Council Meeting however Mr. Heydel requested this be removed from the formal agenda. He noted that he had forwarded a proposal however he did not have a chance to meet with the Business Administrator in Franklin Township to go over the final numbers. He did advise that the numbers appearing in the document before council are a bit inflated, therefore he wished to table this resolution to give him an opportunity to sit down and negotiate the actual contract. **Cncl. DiLucia** requested when Mr. Heydel is ready to act on

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**B.) MATTERS FOR DISCUSSION (cont'd)**

the contract if he would include a breakdown on the economics involved with it. Mr. Heydel responded, yes he would have that information. It was the consensus of council members to remove Resolution **R:145-2015** from the Regular Meeting Agenda. This matter will be re-scheduled for approval at a future council meeting.

**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.

**Wylie Freeman - 45 Carroll Avenue** approached council members with his safety concerns regarding traffic, speeding and parking issues along Carroll Avenue. He felt these conditions are leading to an accident waiting to happen. When there is parking on both sides of the street and a speed limit that is not enforced, something is going to happen. He noted he can't help but see what goes on because his home is directly across the street from St. Mary's school. Mr. Freeman alluded to what takes place there when mothers pull up, park their cars with the engine running to retrieve their child/children all along leaving other children unattended in the vehicle. Something is going to happen because when they do bring the children out, they bring them out on the street side, not on the curb side. There are, at least, a hundred cars a day on that street, if not more. Mr. Freeman urged mayor and council to take this into consideration and do something about this problem. Director of Public Safety, Jim Smart will correspond with the Chief of Police on this.

**Cncl. Dilks** made a motion to close the Public Portion. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

**D.) NEW BUSINESS**

**Mayor Teefy** displayed (*as a sample*) a map of Woolwich Township which encompasses much information along with several items of interest and the Economic Development Commission felt a map such as this would be beneficial to our residents. Monroe Township has signed on to initiate this type of map in 2016. He explained the advertising would cover the costs with very minimal cost to the township. It would be distributed via a mass mailing with approximately 12,000 households being serviced. Mayor Teefy went on to describe the contents that could or would be included.

**E.) OLD BUSINESS**

**Cncl. Bryson** spoke of this council putting together a resolution and having it sent statewide to municipalities and the legislature with regard to tax relief. He noted that previously council took the initiative to put together a resolution asking for something to be done on a particular matter, for example Abbotts/Burke ruling, and in this case we are asking for the State of New Jersey to look at ways of tax relief, in particular real estate taxes. He would like to get this placed on the agenda at some time, either through the law committee or to have the Solicitor draft something.

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**E.) OLD BUSINESS (cont'd)**

**Mayor Teefy** advised that the RGTC zone which is in the center of town was changed via ordinance changing it from a Mixed Use, allowing a micro-brewery to come in. It was then sent to the Pinelands however it was rejected due to the old attachments being forwarded not the current ones that should have been submitted. Therefore, we must bring this back to the ordinance committee so that we can go through the process again of going through two readings. Mayor Teefy then reported on the Affordable Housing/Fair Share Plan having a deadline of December 8<sup>th</sup> for submission of the initial plan. The solicitor along with Tim Kernan and Joe Rocco are working on this to have it prepared to go. The Planning Board will be sending to council requesting approval of joining in with a firm named *E-Council* out of Philadelphia who are reviewing everyone's requirements for COAH. What we found was when the initial one came out (*after COAH was re-established*) we had a figure at zero, then the numbers were reviewed and another number came in at 274, another gentleman just did a study which had us at zero but unfortunately he then had a massive stroke. Now everyone is fumbling around with what to do as everyone put a plan together and not sure of the numbers to use. This company (*E-Council*) has done this for many years at a cost of approximately \$2,000 to join with them on getting a report, which should be done by the end of October. This will aid in getting our plan to the state by the December 8<sup>th</sup> deadline. A proposal with regard to the Master Plan will probably be pushed back to 2016 as they need to work on this report to meet the deadline.

**Cncl. Bryson** noted one of the biggest things in relation to the COAH plan is putting together the numbers on what our obligation is. He spoke on the COAH law and if it has changed in giving us some kind of leeway as some of these developers could have gotten approvals from the Planning Board many years ago (*25 years or so*) and not work on it but that does not absolve us from an obligation to build it. Once an obligation is established, that is our number. He noted he is not a fan of COAH for one reason that being he did not think it is delegated fairly in the State of New Jersey and also he is against quotas in that respect. He felt we should have affordable housing however what we should have is the individual townships determine their own affordable housing needs and not have some independent body, independent of legislature, independent of people, independent of most everything determine what it should be. He urged whatever group will be doing this to make the number as conservative as possible. Cncl. Bryson then noted the thing a township has to do, in order to comply with COAH, is they have to build the units. Mayor Teefy then noted that with COAH there are no rules and right now it goes to a judge and he/she will determine the number. This plan helps give you a stance when you do go before the judge. Part of what we are changing at the Planning Board level is that they want their numbers up front, instead of waiting until the end as we have held off too many times. This is how we ran into a problem with Barclay Glen. Cncl. Bryson then spoke on the history behind COAH.

**Cncl. Heffner** noted his personal opinion regarding our number is when we send our numbers to the state, it should be zero. The reason for this is because nobody can come up with a firm decision. If we want to hire this particular person to do the leg work, that is fine and we should but that in our back pockets so when the state comes in and says this is the number, we say no we have an expert that says this is their number. He elaborated on his

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**E.) OLD BUSINESS (cont'd)**

reasons why he felt we should keep this information on hand. He felt we met our obligation, nobody has come up with a different number, we have done all we are supposed to do. Again noting, I think when we file it should be at zero and let them tell us differently. **Cncl. Bryson** agreed with that because the zero figure came from the courts.

**Cncl. Dilks** questioned the status on the demolition process of the furniture store located along the Black Horse Pike. The mayor advised the MUA stopped the application because they needed to disconnect, however they never billed because there was never a water connection. The sewer is run from the street in a little bit but they never used the sewer as they were on septic and there was a well out there since they were opened. This was straightened out in conjunction with our Construction Code Official. The demolition permit is now ready however the mayor was not sure if it had been picked up but the demolition should be happening very soon.

**Cncl. Heffner** questioned if bids had been prepared with regard to the demolition of the old library building. **Engineer, Chris Rehmann** explained we need to take a look to determine if there is asbestos in the building. Mr. Rehmann advised this should be done within the next two weeks.

**F.) COMMITTEE REPORTS**

**Cncl. Pres., Caligiuri** reported the Administration Committee met to discuss the pending action with the MMUA. The committee members agreed that a meeting should be called with representatives of the MMUA along with our administration to sit down and discuss what needs to be addressed to see if we can reach a resolution without hiring a lot of professionals. This is to be done to at least take some initial action to get things started as there may have been some misunderstanding or perhaps there was something that was not expressed properly and in conversation with the MUA perhaps this will help in the process. **Cncl. Pres., Caligiuri** will be sending out a letter to both the MUA and Administration to arrange a meeting.

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. Bryson** questioned Resolution **R:47-2015** *Resolution Of The Township Council Of The Township Of Monroe Authorizing The Sale Of Personal Property Pursuant To NJSA 40A:11-26 At A Public Sale To Be Conducted By Lee M. Fox Auctions*. He questioned if there was any target amount for the revenue this may generate. **Business Administrator, Kevin Heydel** advised the auction will be held at the Public Works garage and there is no way to determine that from what is out there. We will attempt to auction all the vehicles so that we can clean out that yard. Mayor Teefy did note that the guys out there have done a great job of cleaning up, it is more in order and they did a fantastic job. He also noted that attached to the resolution is a copy of the list of vehicles to be auctioned off.

**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None**

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At this time, Mayor Teefy spoke on some numbers associated with the registration of abandoned properties. This process has begun and we are up to approximately \$30,000 in revenue to date for some 100 homes on the register.

**I.) ADJOURNMENT**

**Cncl. Miller** made a motion to adjourn the Council Work Session of September 28, 2015. The motion was seconded by **Cncl. Heffner** and was unanimously approved by all members of Council.

**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 September 28, 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 Date 10/12/15  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_