

MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
FEBRUARY 22, 2016

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:00 PM by **Cncl. Pres., Cody D. Miller** 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 and also on the Monroe Township website.

**Cncl. Pres., Miller** stated the Clerk has placed a sign-in sheet in the meeting room. If anyone would like to address Council please sign in and you will be recognized during the Public Portion. Kindly state your name for the record.

**SALUTE TO FLAG**

**Cncl. Heffner** led the Assembly in the Pledge of Allegiance to Our Flag and **Deacon Jim Hallman of Our Lady of Peace Parish** offered the Invocation.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Walt Bryson	Present
Cncl. Frank Caligiuri	Present
Cncl. Marvin Dilks	Present
Cncl. Rich DiLucia	Present
Cncl. Bob Heffner	Present
Cncl. Bart McIlvaine	Present
Cncl. Cody Miller	Present
Mayor Daniel Teefy	Present
Solicitor Charles Fiore	Present
Business Administrator, Kevin Heydel	Present
Engineer, Kathryn Cornforth	Present
Dir. Of Code Enforcement, George Reitz	Present
Dir. Of Public Safety, Jim Smart	Present
Dir. Of Public Works, Michael Calvello	Present
Deputy Mayor Andy Potopchuk	Present
Municipal Clerk, Susan McCormick	Present

**PRESENTATION**

• **Eagle Scout Recognition - Dylan S. Rocco**

**Mayor Teefy** and **Cncl. Pres., Miller** presented a Certificate of Recognition to **Dylan S. Rocco** for completing his Eagle Leadership Project "St. Thomas Digital Cemetery" and attaining the highest and most coveted rank in scouting "Eagle Scout". Dylan explained his project was to digitally map the St. Thomas Cemetery so those names could be found on line. There were approximately 350 names with the earliest dating back to 1780.

• **Spotlight on Business - Antony & Cleopatra**

**Tony Langella, Chairman of the Economic Development Commission and owner of Antony & Cleopatra Caterers** was in attendance along with his son Antony Langella Jr. and their sales manager Jason Lewis to spotlight Antony & Cleopatra Caterers. Mr. Langella noted his business opened March 1973 and located in Williamstown due to the town being centrally located between Philadelphia and the shore. He has a New Jersey Liquor License and holds all types of events including wedding ceremonies, showers and christenings. Last week a Comedy Night was held that 300 people attended. **Jason Lewis, Sales Manager**, noted he has been a resident of Williamstown for over forty years and he commended the Mayor and Council for the growth he is seeing within the community. **Antony Langella Jr.** noted the services of Antony and

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PRESENTATION (cont'd)

Cleopatra Caterers extends throughout South Jersey and into Philadelphia and they look forward to servicing this community and being a part of Monroe Township. **Cncl. Pres., Miller** noted in 2014 or 2015 the Courier Post named Anthony & Cleopatra the best caterer in South Jersey. Mr. Langella noted we were named best caterer and best place for a wedding reception last year and we are trying for those awards again this year. He added during the forty-three years in business we were lucky enough to win many awards because food, service and accommodating all guests and customers is very important to us. **Mayor Teefy** questioned what their signature dish is. Mr. Langella replied we have several but the one people go crazy for is the Chicken Alexis, which a boneless skinless breast of chicken with three cheeses, bacon and mushrooms on top. Mayor Teefy noted what is good about Anthony and Cleopatra is that it has two bars so big events can be spread out. Mr. Langella noted our venue is private so only one wedding will be held there at a time while some venues have several weddings going on at the same time. He added we take care of our clients and are cognizant of their safety and wellbeing and we are very responsible with their drinking. We want them to have a good time but a safe time as well.

APPROVAL OF MINUTES

**Cncl. Heffner** made a motion to approve the minutes as submitted of the Council Work Session and Regular Council Meeting of February 8, 2016. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

B.) CORRESPONDENCE - None

C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

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

**R:66-2016** Emergency Temporary Resolution Prior To Adoption Of The Budget Township Of Monroe, County Of Gloucester

**Cncl. Heffner** made a motion to approve Resolution R:66-2016. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of Council.

**R:67-2016** Resolution Approving The Bill List For The Council Meeting Of February 22, 2016

**Cncl. Heffner** made a motion to approve Resolution R:67-2016. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council.

**R:68-2016** Resolution Authorizing The Reduction Of An Irrevocable Standby Letter Of Credit In The Amount Of \$1,999,150.00 For "Stirling Glen 1" Development Phase 1, Section 1, Subdivision #1713, Block 14201, Lot 1

**Cncl. Dilks** made a motion to approve Resolution R:68-2016. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council.

**R:69-2016** Resolution Authorizing The Execution Of The amended Resolution To Participate In The State Health Benefits Program To Provide Health Insurance Coverage And Benefits To The Township Of Monroe Employees, Retirees And Their Families

**Cncl. Heffner** made a motion to approve Resolution R:69-2016. The motion was seconded by **Cncl. McIlvaine** and unanimously approved by all members of Council.

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C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION (cont'd)

**R:70-2016** Resolution Of The Township Council Of The Township Of Monroe Confirming The Mayor's Appointment Of Nicholas T. Lacovara, Esquire, As Judge Of The Monroe Township Municipal Court

**Cncl. Caligiuri** made a motion to approve Resolution R:70-2016. The motion was seconded by **Cncl. Dilks** and approved by all members of Council with the exception of **Cncl. Heffner** who voted **Nay**.

**R:71-2016** Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss *Collective Bargaining/Negotiations*

**Cncl. Bryson** made a motion to approve Resolution R:71-2016. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council.

**CLOSED EXECUTIVE SESSION**

**Solicitor Fiore** reported Council just concluded a Closed Executive Session at which time an update was given and discussion took place regarding a collective bargaining agreement. No action will be taken by Council this evening.

D.) ORDINANCES

**Cncl. Pres., Miller** turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Heffner** who stated Ordinance O:05-2016 and O:06-2016 would be removed from the agenda for further discussion. **Cncl. Pres., Miller** made a motion to open the Public Hearing for Ordinances O:04-2016, O:07-2016 and O:08-2016. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Pres., Miller** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

**O:04-2016** Calendar Year 2016 Ordinance To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40A:4-45.14)

**Second Reading:** The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Pres., Miller** made a motion to approve Ordinance O:04-2016 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Dilks**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:04-2016 FOR SECOND READING  
AND PUBLIC HEARING - ALL AYES**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:04-2016 was duly approved for Second Reading and Public Hearing.

**Cncl. Bryson** commented Ordinance O:04-2016 is for a CAP Bank, which allows 3.5% over the CAP however when Council reviews the budget this year we will shoot for as low as we can possibly get it and that might even be zero.

**Cncl. DiLucia** commented that he was voting yes with the same reservations that **Cncl. Bryson** expressed.

**O:05-2016** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management" (Chapter 175-133 "Sidewalks") (Second Reading and Public Hearing) **REMOVED FROM AGENDA**

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**D.) ORDINANCES (cont'd)**

**O:06-2016** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management" (Chapter 175-54 "Subdivision, Site Plan & Conditional Use Approval") (**Second Reading and Public Hearing**) **REMOVED FROM AGENDA**

**O:07-2016** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 26 Of The Code Of The Township Of Monroe Entitled "Economic Development Commission"

**Second Reading:** The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Pres., Miller** made a motion to approve Ordinance O:07-2016 for Second Reading and Public Hearing. The motion was seconded by **Cncl. McIlvaine**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:07-2016 FOR SECOND READING  
AND PUBLIC HEARING - ALL AYES**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:07-2016 was duly approved for Second Reading and Public Hearing.

**O:08-2016** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 267 Of The Code Of The Township Of Monroe, Entitled "Vehicles And Traffic" (Chapter 267-55 Schedule XXII Bus Stops)

**Second Reading:** The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Pres., Miller** made a motion to approve Ordinance O:08-2016 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Dilks**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:08-2016 FOR SECOND READING  
AND PUBLIC HEARING - ALL AYES**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:08-2016 was duly approved for Second Reading and Public Hearing.

**E.) REPORTS AND OTHER MATTERS**

**Cncl. Bryson** reported the Historical Society is still looking for members and he invited those interested to attend one of the meetings, which are held on the first Thursday of every month at 7:00 PM. He reported on April 30<sup>th</sup> an Arts Festival will be held on Main Street and during this event the Historical Society will display some art exhibits on the grounds of the Ireland House and hold a tasting for the Malaga Road vineyard. Inside the Ireland House the Board of Health will be available to answer questions residents may have. The Historical Society will also be holding its third annual British Car Show and tea garden in May and possibly another tasting at that time. **Cncl. Bryson** reported over the President's Day Holiday weekend he received a telephone call from someone from his church regarding an elderly lady from Route 322 who had no water because her well went dry. He called **Eddie Haff**, the new MMUA supervisor, who got a crew out there on Sunday and Monday to make the repairs so this lady had water by Monday night. **Cncl. Bryson** noted the MUA did a positive thing and he wanted to make it known that they work hard to help people.

**Cncl. Caligiuri** reported attending the Planning Board Meeting on January 28<sup>th</sup>. He noted he wanted to welcome Rock and Jump, a play facility opening at the CVS Shopping Center. This business will create five full time and thirty part-time jobs. The Deals Store by the Post Office is changing to a Family Dollar Store and with that change the developer has agreed to do some additional landscaping to make that shopping center more attractive. The Turnersville Auto Mall proposes to reoccupy what was previously known as Motor Zone and will be using that property for a car storage and auction sales for sealed bids only.

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

**Cncl. Dilks** reported the Senior Commission is running a casino trip to Resorts Casino and the Tomasello Winery on March 15<sup>th</sup>. Price per person is \$27.00 and the trip will depart at 10:00 AM from the Pfeiffer Community Center. The trip includes \$25.00 for slot play, lunch and wine tasting at Tomasello Winery. He also reported attending the Main Street Committee Meeting on Tuesday, February 16<sup>th</sup> and noted he was very impressed, as the meeting was very well attended and very well organized. The Main Street Committee is holding an Arts Festival on Saturday, April 30<sup>th</sup> from 10:00 AM to 4:00 PM. This event will include dance, music, theatre and visible arts and more. Cncl. Dilks reported attending a ribbon cutting ceremony on Thursday, February 18<sup>th</sup> for Dynamic Tint located in the Williamstown Pavilion. The president of the Chamber of Commerce, Kathy Falcone along with many business people, the Mayor and Cncl. Pres., Miller were in attendance. He reported attending the Williamstown Sunrise Rotary Comedy Night that was held to raise funds to purchase handicap accessible playground equipment for the Mary Duffy Park. He noted approximately 350 people attended and everyone laughed all night at the three comedians. Cncl. Dilks reported the Williamstown Sunrise Rotary is also sponsoring a Golf Outing on June 8<sup>th</sup> at the Renault Vineyard Golf Course.

**Cncl. DiLucia** reported his only committee obligation this month was to attend the Safety Committee Meeting but that meeting was cancelled. He commented on the upcoming Presidential Election; noting he watched 75% of the debates between both parties and the one thing that troubles him is the issues being talked about may not be what affects the American public. Jobs and loss of jobs in this Country is a very big issue and many people laid off from their careers are now underemployed from working in part-time jobs and not one candidate has a reasonable approach to fixing that problem. He noted he tries to listen to the candidate's positions on Social Security and Medicare because both of those programs need funding help if they are going to continue to provide benefits to senior citizens and the disabled. One candidate wants to raise the Social Security contributions to \$250,000.00 from the \$100,000.00 plus it is right now because he contends that would make the system viable for the next fifty years. Cncl. DiLucia felt businesses and wealthy people would oppose that because they will be the ones who will incur the increase if that approach is adopted. He suggested everyone watch the debates and discussions because next year we will have a new president who hopefully will address the issues important to the people in Monroe Township.

**Cncl. Heffner** reported he was unable to attend the first Zoning Board Meeting of the month because he had a prior meeting and the second meeting was cancelled and the Pinelands Meeting he was supposed to attend was also cancelled. He reported attending the Elected Officials Seminar, the Sunrise Rotary Comedy night fund raiser and the School Board's presentation at Whitehall School regarding the bond referendum. He noted for all the complaining people do about this issue it was embarrassing to see only eleven people showed up for the presentation. He added after the questions pass or fail people will be screaming when they should have paid attention to what was going on. Cncl. Heffner encouraged everyone to go vote at the Special School Election on Tuesday, March 8<sup>th</sup>.

**Mayor Teefy** noted the election Cncl. Heffner spoke of will be held at the Middle School on Tuesday, March 8<sup>th</sup> from 4:00 PM to 9:00 PM. The vote will be on two questions. Question one deals with improving facilities, dredging a basin, irrigation on athletic fields, improvements to parking lots, replacement of windows and security doors. The cost for those projects is approximately \$11,000,000.00 over the period of twenty years. If question one is approved taxes will increase \$41.18 annually and over the twenty year period that would amount to \$823.00. He suggested residents check the Board of Education website to find out when their next presentation will be. Question two deals with athletic turf at the football stadium and the multiple use soccer fields, which are used for soccer, lacrosse, baseball and softball. The cost of question two is \$3,900,000.00 and that cannot pass unless question one passes. If both questions pass the total tax increase will be \$61.39. Question two amounts to \$21.29 for an annual cost of \$404.00. Mayor Teefy noted it is very important that residents understand what the issue is as it is very important that everyone comes out to vote on March 8<sup>th</sup>. The Mayor reported attending the JIF Elected Officials Seminar on February 10<sup>th</sup> and the Grand Opening for Dynamic Tint on February 18<sup>th</sup>. He added sixty-five people attended the grand opening which was also the kickoff for the Williamstown Chamber of Commerce. Les Vail from the Gloucester County Chamber of Commerce was there in support of that. The Mayor reported attending the Sunrise Rotary

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

Comedy Night to support their fund raising efforts and Brandon Palazzo's Court of Honor on February 20<sup>th</sup>, which was also his 23<sup>rd</sup> wedding anniversary. Brandon's project was a stone outdoor classroom at Radix Elementary School and he dedicated it to his former teacher Dennis Spera. The Mayor felt that was an appropriate memorial because in 1971 when Mr. Spera was his substitute teacher at Maple Grove he took everyone outside to teach the class. Mayor Teefy reported there is an interest in starting a walking/running team of Monroe Township volunteers and employees. The idea for the team is to support each other, support the community and meet new people. Upcoming events are the Dennis Spera Scholarship Walk and Run, the Barbara Mead Walk, the Police Unity Tour and the ARC Foundation Walk and Run. The Mayor noted he put out a challenge that if twenty or more employees signed up for the team he will buy tee shirts. That goal has been reached so he is buying the shirts. Anyone interested in joining the team should contact Dawn Farrell or Tara Park. The Mayor reported the Music Festival will be held on Saturday, June 4<sup>th</sup>. One of the activities will be a Shaving Pie Contest and they are trying to break the Guinness Book of Work Records. The current record is 968 and they are trying to get 1,000 people out that day. The cost is \$10.00 and all proceeds will go for the Duffy Park playground equipment. The Mayor invited residents and business owners to join him on March 3<sup>rd</sup> at 7:00 PM for the New Jersey Department of Community Affairs presentation on revitalizing and designing our downtown Main Street. He noted his goal as mayor is to bring back our hometown and that starts with Main Street. That process was started in January 2015 with the creation of the Main Street Committee, which consists of thirty dedicated volunteers. The Committee put banners up along Main Street, flags on Memorial Day, held a Scarecrow and Snowman Contest and are coming up with some new ideas to add more this year for Memorial Day. New businesses have opened up and more are on the way. Jef Buehler, Director of the Office of Main Street from the Department of Community Affairs will be conducting the presentation, which include an open public forum for questions, answers, comments and suggestions. Mayor Teefy commended the Construction Office for getting the abandoned houses registered. He noted curing this problem has been a slow process but now more violations are being sent out than ever before so we should start seeing a difference throughout the township. He noted a lady from Briarwood contacted him regarding people going in and out of a vacant home next to her so he made some calls and those people were arrested over the weekend. They were acting as real estate agents and were selling homes not only here but in Sicklerville and would take people's money and move on to another location. The Mayor reported the Main Street Committee is holding the first annual Arts Festival on Saturday, April 30<sup>th</sup> from 10:00 AM to 4:00 PM. This event will include about twenty workshops, the Wheaton Art group will be in attendance, four bands will be performing and there will be food vendors. He spoke of negative newspaper articles about heroin use in town and noted the Arts Festival will show people what Williamstown is really about and he encouraged everyone to attend as it should be a wonderful day.

**Director of Public Safety Jim Smart** reported the Police Department took over the Office of Emergency Management and held an after action meeting regarding the Jonas Storm to keep everyone up to date on the changes that were made, what went well and where improvements still need to be made. This meeting was a follow up with all the organizations that participated during the storm. Mr. Smart noted in the future social media will be utilized more to get information out to the public.

**Mayor Teefy** noted Mr. Smart's recommendation to move OEM to the Police Department didn't thrill everyone but after that meeting people walked away knowing there was a difference. Frank McLaughlin did a great job over the years but the Police Department has a few more resources that can really help and that has made the difference. Mr. Smart added Jonas didn't hit us as hard as expected but all the tools were put in place if it did. Part of the conversation at the meeting was whether we activated and then demobilized soon enough and the general consensus was yes. At the LEPC Meeting there was a heavy emphasis on keeping emergency services all on the same page and the ability to do the documentation through the Police Department's ProPhoenix is a major improvement.

**Cncl. Pres., Miller** noted in honor of President's Day there is a comment FDR made, which is "Be sincere, be brief, be seated". He noted he is already sincere, already seated so it is time for him to be brief. He reported the Police Department is holding the John Davis Memorial Golf Outing on Monday, March 28<sup>th</sup> at 12:30 PM to raise funds to benefit officers in distress.

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**F.) GENERAL PUBLIC DISCUSSION**

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

Ernie Carbone, Chairman of the Main Street Committee thanked the Mayor and Council for giving him the opportunity to give an update on what the Main Street Committee is working on. He noted the Main Street Newsletter will be sent out on the first Wednesday of every month to communicate the progress of the committee. He referred to the Mayor's report regarding the DCA presentation on March 3<sup>rd</sup> and noted as part of this program there are mandated classes that will teach us how to begin running Main Street as if it were a business. He spoke of attending along with Rosemary Flaherty the first class on "How To Think Like Entrepreneurs". This class put us with people that have like interests and it was interesting to see the problems they overcame and how this whole process will integrate us into a position in one or two years that will allow Main Street to be formed as its own entity. Main Street will then be a 501C3 that will pull away from the financial support of the township. Mr. Carbone noted the microbrewery is working with James Maley the Redevelopment Attorney and they are finalizing plans for their location on Main Street. Dr. Briller's project at 239 South Main Street is ready for demolition and they are moving through the Pinelands process right now. Plans are in place to put a restaurant on that site with apartments above. Approvals are in place now for Dauntless Design Collaborative an architectural firm moving into 354 South Main Street and they are currently in the construction phase. Mr. Carbone also spoke about the Arts Festival and noted he would give an update at the next meeting regarding those participating. There will be music, workshops, vendors and some of the shops will hold workshops as well.

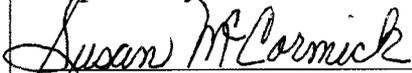
With no one else wishing to speak Cncl. Heffner made a motion to close the General Public Portion. The motion was seconded by Cncl. Bryson and unanimously approved by all members of Council.

Mayor Teefy noted coming within the next week or so people will see something around town that they have seen before but it will be a little different this time. He would not say what it was only that everyone will be talking about it on Williamstown Talk and if people send emails and we will let everyone know who did it.

**G.) ADJOURNMENT**

With nothing further to discuss Cncl. Heffner made a motion to adjourn the Regular Council Meeting of February 22, 2016. The motion was seconded by Cncl. Bryson and unanimously approved by all members of Council in attendance.

Respectfully submitted,

  
Susan McCormick, RMC  
Township Clerk

  
Presiding Officer

*These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Council Meeting of February 22, 2016 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 \_\_\_\_\_ *sm* \_\_\_\_\_  
Approved as corrected \_\_\_\_\_

Date 3/14/16  
Date \_\_\_\_\_