

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
JUNE 13, 2016**

**A.) OPENING CEREMONIES & ROLL CALL**

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Cody D. Miller** at approximately **7:02 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. Bryson led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Pres., Cody D. Miller	Present	
Mayor, Daniel Teefy	Present	
Business Admin., Kevin Heydel	Present	<i>(Arrived 7:15PM)</i>
Solicitor, Charles Fiore	Present	
Engineer, Chris Rehmann, ARH	Present	
Dir. of Public Safety, Jim Smart	Present	
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Public Works, Mike Calvello	Present	
Dir. of Comm. Dev., Rosemary Flaherty		<i>Excused</i>
Deputy Mayor, Andy Potopchuk		<i>Excused</i>
Municipal Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

- **Jackson Road, Block 7201, Lot 3**
- **Faraway Branch, Block 6601, Lot 1, 2, 3**

Solicitor Charles Fiore noted these two parcels were items that were in the immediate vicinity of NJDEP property and before putting them on the land sale list I had suggested we contact DEP to see if there was interest. He then noted they are now on the land sale list and kind of a moot point at this time.

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

- **Victory Avenue, Block 9208, Lot 8**

The solicitor advised that this is a property located in the lakes and Fulton Bank is the owner of the property and they suggested perhaps this could be transferred over to the township as he believed it was immediately adjacent to two other township properties. It may have some value at a future land sale. There was a title search conducted and it looks to be clear so we can accept the conveyance of that property to the township. A resolution authorizing the transfer of the property will be prepared for the next council meeting. He then announced that the township land sale will be held next Thursday, June 23<sup>rd</sup>. **Engineer, Chris Rehmann** questioned if the solicitor knew if the Victory Lakes property had a house on it. The solicitor responded, no it is vacant land.

- **Williamstown Square Redevelopment**

**Cncl. Pres., Miller** noted that he was aware that the redevelopment committee has had discussions on this matter and he wanted to keep council members abreast of what is being discussed. He noted we met with Stuart Wainberg a few times and I know that Council and the Redevelopment Committee was not satisfied with some of the requirements that he was requesting in terms of the residential component with how many units he wants to put on that lot versus what is going to be available for commercial. **Cncl. Pres.**, advised we have been working with our redevelopment attorney Jim Maley of Maley & Associates, P.C. and Maser Consulting as well to try and come up with a plan that we can just move forward as we do have that deadline to the Pinelands which is in September and we need to adopt some form of a plan. He then noted that this will be on the agenda for discussion at the Ordinance Committee Meeting of July 6<sup>th</sup> as this will need to be adopted via ordinance. The professionals involved will be in attendance at that meeting to advise on what they are planning for that site and what has been contemplated. Again, this must go to the Planning Board as well and they would have to submit their recommendation. He stressed we want to let everyone know what is going on, we are still in discussions on this and we are not solidified on any form of an agreement yet but due to the fact this is time sensitive with the Pinelands in terms of switching the residential over to the other side we have to try and move this forward as soon as possible.

**Cncl. Bryson** questioned if the deadline was just relative to the switchover of residential to the other side or is it relative to other things. **Cncl. Pres., Miller** advised it is just to taking the residential component and moving it over to this side so we can actually adopt a redevelopment zone to send corrected plans to the Pinelands so we can actually move forward with the process of determining what needs to be there. **Solicitor Fiore** noted the issue being that Pinelands would not certify a redevelopment plan because there was not any residential on the Wainberg side. **Cncl. Bryson** questioned the number of units on the residential. **Cncl. Pres., Miller** noted they did not give us a specific number which is what I have been trying to figure out. He originally came back with a number at 400 and we said there is no way that is going to fly. He believed he (*Wainberg*) wanted like 30,000 sq ft for

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

commercial and we said that is not going to fly because it is on a major access road and we want to make sure that we are utilizing the space as much as possible. **Cncl. Bryson** questioned if there was to be a limit as to the number of bedrooms. **Cncl. Pres., Miller** then noted, that is the wonderful thing with having Jim Maley as our redevelopment attorney, when we decide to adopt this plan there are specifications and guidelines that council can place into the plan to say you can limit it to one (1) or two (2) bedrooms. There was discussion on the "Lumberyard" area located in Collingswood and how that is a perfect example of a mixed use as it ties into the extension of Main Street. **Cncl. Bryson** then questioned if RD Mgt. ever expressed another interest in building there (*CVS side*). **Cncl. Pres., Miller** indicated they are working on the facility but I think as far as we are concerned because they do not want to work with us we are just going to move forward with the plan as Stuart Wainberg is willing to work with us. Mr. Fiore then advised there was a "Pilot" that was approved by DLGS a few years ago and that will have to be redone. **Cncl. DiLucia** questioned what Stuart Wainberg has talked about in terms of the type of building he would like to do. **Cncl. Pres., Miller** noted he talked about a combination, at first it was some single family dwellings, some townhomes and some apartments. Then we indicated that single family dwellings just didn't make sense especially if you are talking about density. Then we said we would like to limit the space as it is supposed to be for young professionals that aren't looking to start a family just yet and it was also supposed to cater toward senior citizens as there was talk about fulfilling some of our COAH obligation by doing some form of senior apartment housing as well. I believe we scraped the single family dwellings. It is now basically townhomes and apartments. **Cncl. DiLucia** questioned if there was an idea of how many he is looking to do. **Cncl. Pres., Miller** noted the number he came back with was 350 and I believe the redevelopment committee was in agreement that number was too much. **Cncl. DiLucia** noted he realized a lot of this was in the developmental stage but questioned the square footage that he was going to reserve for commercial. **Cncl. Pres., Miller** noted 60,000 square foot for commercial. **Cncl. DiLucia** then questioned how much for the entire area. **Cncl. Pres., Miller** noted he did not have that number off the top of his head. **Cncl. Bryson** commented with 60,000 sq ft for commercial and the rest residential that is really a phenomenal flip from his original plan. Discussion took place on the residential versus the commercial aspects. **Cncl. Caligiuri** noted the original redevelopment plan was for both sides and it was considered a redevelopment zone and all the residential was on the RD side and all the commercial was on the other side (*Wainberg*). Now, what we want to do is move the residential component or some of the residential component because the Pinelands says now that you put residential into a redevelopment zone, you can not take it out. So, moving the residential to the Wainberg side that doesn't give RD the opportunity to make a lot of money on residential. They have never been cooperative and I don't see any reason to give them the cream of the crop. **Mayor Teefy** then noted we have been over this numerous times and it's the same story. We must listen and pay attention and stay in the ballgame here. What's happening here is we are rehashing the same stuff and not moving forward. We said we would abolish it, the Pinelands said, no. Now you have to take the idea of moving the mixed-use to the other side and that is all we are doing here. If we don't move the mixed-use it's going here (*on the side with RD*) so the Pinelands will certify the plan if we move the residential. **Cncl. Pres., Miller** then noted Stuart wants to move and this is why we are willing to do this because it allows us to get

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

more commercial in the municipality and we are marketing the township to young professionals and senior living. We are trying to have as minimal of an impact on the taxpayer as possible. **Cncl. Bryson** noted he just hopes that is the way this turns out because I spoke with Stuart before you guys ever came into office and that type of a flip in the plan would have been unacceptable years ago. He requested a copy of the letter from the Pinelands which stated that we couldn't do anything unless we shifted it over. **Cncl. DiLucia** noted this whole endeavor comes down to math and we will have to look strongly at the commercial space that he (*Wainberg*) is proposing to retain and the potential in taxes from that. Then look at the type of buildings he wants to put there and take a look at what the potential costs to this town just in education would be. Realistically, we are going to have to take the worst case scenario because he wants to build, he wants to sell and I can understand that and I would like to see the residential but something has to offset that cost to the taxpayer. If we just allow him to build without any idea on what the net result is going to be then we may have some problems. **Cncl. DiLucia** cautioned whatever we would do we should look very carefully at the math. **Cncl. Pres., Miller** noted that was 100% correct and he couldn't agree more and from what I know what he (*Wainberg*) is looking to do in terms of the high end is he is trying to make as much profit as possible. The higher the value of the residential the higher we take in on taxes. **Cncl. DiLucia** noted that he thought we had the ability to balance the difference between residential potential and costs to the town with yield on revenue from the commercial. At some point we will have to know what we are going to get in terms of revenue so that we are not going to put ourselves in debt to bring this into this town. He then spoke on the cost of education which continues to go up and we have no control once we build them on the number of children that would impact our schools. **Cncl. Pres., Miller** used Barclay Glen as an example, adding they did a pretty nice job of making it so that we weren't going to have many kids in there. Now, I believe, there are only five or six children in the complex but again that could change in the next ten to fifteen years which is why when Jim Maley does this agreement and we work out all the particulars we want to make sure we are limiting the amount of bedrooms because that will limit the number of children. **Cncl. DiLucia** then noted we are going to have a pretty accurate assessment of how much square footage is going to yield what, in terms of the residential component. What the worth of those properties would be and what they would yield in dollars, then try to make some type of estimate (*on the high end*) about how many children as well as other services. **Cncl. Pres., Miller** then noted the good thing about this type of complex is that, most likely, they would have their own private trash collection and private plowing so the only strain would be on our police services, etc. Solicitor Fiore advised the township would have to reimburse for certain services.

**C.) PUBLIC PORTION**

**Cncl. Dilks** made a motion to open the Public Portion. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of council in attendance.

**Chief of Police, John McKeown** advised on Wednesday, July 13<sup>th</sup> at 3:00PM our three new recruits will be graduating from the Police Academy. A notice will be sent as all

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C.) PUBLIC PORTION (cont'd)

are welcome to attend, however the Chief requested anyone interested in attending to please RSVP so he can let the academy know a number. He advised the recruits are doing well.

**Cncl. DiLucia** made a motion to close the Public Portion. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of council in attendance.

D.) NEW BUSINESS - None

E.) OLD BUSINESS - None

F.) COMMITTEE REPORTS

**Cncl. Caligiuri** reported that the Redevelopment Committee met on June 1<sup>st</sup> and we talked about a number of things. Fries Mill Road/Rt. 322 intersection and how there was some conversation going on with Rowan on a satellite location. There is still some talk on the possibility of a hotel going there. The housing was approved by the Planning Board for "the Pit" area. We are talking about that (four corner area) possibly becoming a redevelopment zone as that would create or provide some level of incentive. The Main Street rehabilitation zone is going to the Planning Board for consideration as Dr. Briller is proposing some retail/residential. North Main Street in the vicinity of the old candle shop that also has potential for rehabilitation. **Cncl. Pres., Miller** then noted in regard to the N. Main Street property we will be presented with an ordinance in terms of making it a rehabilitation zone due to the fact they will be putting a micro-brewery in the back building. They signed the lease agreement and are getting ready to start. **Cncl. Caligiuri** noted some talk about a possible town wide rehabilitation plan in the early fall however that seems presumptuous at this point. Finally, a redeveloper is currently looking at the Mink Lane site.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

**Cncl. Bryson** questioned Resolution R:126-2016 *Resolution Of The Township Council Of The Township Of Monroe Authorizing An Agreement With American Fidelity To Provide Flexible Spending Accounts To The Township Of Monroe Employees Effective July 1, 2016.* **Business Administrator, Kevin Heydel** explained this is a health savings account being offered to all our employees on a pre-tax basis. **Cncl. DiLucia** requested Mr. Heydel to explain the benefit of this type of program as the health insurance is supposed to be capped at \$400.00. Mr. Heydel explained what they can do is take bi-weekly deductions out of their paycheck pre-tax for that \$400.00 that would be their out of pocket expense. So they gain by not paying the tax on that \$400.00. **Cncl. DiLucia** questioned don't they still have to meet the minimum percentage to write it off on their taxes. Mr. Heydel responded no they don't, it is the same as premium sharing that comes out pre-tax. **Cncl. DiLucia** went into how a company such as American Fidelity works, you declare how much you want to set aside (*what*

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

*you anticipate as cost for your medical expenses*). What happens if you don't use the dollar figure, do you lose it? Mr. Heydel advised that actually here they are not going to lose it as we have agreed that we are going to work with the employees and they will not lose their money, they will be given grace periods to be able to utilize those funds from the previous year. **Cncl. DiLucia** noted, in other words, they will extend the time into the next year. Will it be for three (3) months? **Mr. Heydel** noted something like that. **Cncl. DiLucia** noted for clarification, if you don't use the funds in a 15 month period, you lose it, correct? **Mr. Heydel** noted, I believe so. **Cncl. DiLucia** then noted let's just make sure. I don't have a problem going into this because there is some benefit but make sure our members know how this works. Mr. Heydel advised that American Fidelity will be meeting with every employee who has township benefits and the reason they are doing this is because the employee has to sign off on a benefit selection form acknowledging what their benefits are and acknowledging that they have premium sharing coming out. **Cncl. DiLucia** noted that he read in the proposal this will cost the township nothing to set this up, where will the profits for American Fidelity come from? Mr. Heydel advised they have other products that they can offer to the employees however they are under no obligation to take anything. This company has been with us since 2010, some employees have elected to take certain things such as cancer insurance and additional disability insurance also life insurance. **Cncl. DiLucia** then noted this just opens up additional business for them and if they get none it does not cost anything. Mr. Heydel again advised this all going to be explained to each employee at their one on one session.

**Cncl. Pres., Miller** commented on Resolution R:124-2016 *Resolution Authorizing The Renewal Of Certain Plenary Retail Consumption, Plenary Retail Consumption With Broad Package Privilege, Plenary Retail Distribution And Club Licenses Within The Township Of Monroe, County Of Gloucester, State Of New Jersey*. He explained that one licensee was unable to secure their Tax Clearance and the liquor license can not be approved at this time. It may be necessary to call a Special Council Meeting to ensure this business has the license necessary for the 2016-2017 year. Another option would be for the licensee to acquire an Ad-Interim Permit issued through ABC until the Tax Clearance is issued and the license can be approved.

**Cncl. Heffner** questioned Resolution R:120-2016 *A Resolution Of The Township Council Of The Township Of Monroe Changing The Designation Of Custodian For The Monroe Township Police Department Records*. The Clerk responded that currently it is Captain LaPorta however with his retirement Captain Boyd will be the replacement adding there is also an alternate named. **Cncl. Heffner** questioned if the alternate received a stipend for this position. It was noted that the alternate did not receive a stipend.

**Mayor Teefy** questioned Resolution R:123-2016 *Resolution Of The Township Council Of The Township Of Monroe Awarding Bid To Arawak Paving, Inc. For Services Associated With The Winslow Road Resurfacing Project - Phase VII As Specified In The Bid Specifications For The Township Of Monroe, Gloucester County And Authorizing The Proper Township Officials To Execute The Required Documentation*.

