

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JULY 11, 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. McIlvaine led the Assembly in the Pledge of Allegiance to Our Flag and **Cncl. Pres., Miller** offered the Invocation.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walt Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks		Excused
Cncl. Rich DiLucia	Present	
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Pres., Cody D. Miller	Present	
Mayor Daniel Teefy		Excused
Solicitor Charles Fiore	Present	
Business Administrator, Kevin Heydel	Present	
Engineer, Chris Rehmann, ARH	Present	
Dir. Of Code Enforcement, George Reitz	Present	
Dir. Of Public Safety, Jim Smart	Present	(Arrived 8:05 PM)
Dir. Of Public Works, Michael Calvello		Excused
Dir. Community Dev., Rosemary Flaherty	Present	
Deputy Mayor Andy Potopchuk	Present	
Municipal Clerk, Susan McCormick	Present	

PRESENTATION

- **Open Bible Baptist Church**

Floss Schauer along with ladies from the Open Bible Baptist Church presented **Deputy Chief of Police, Jon Rumpf** with a fruit basket to show their appreciation to the Monroe Township Police Officers who put their lives on the line every day for this community.

APPROVAL OF MINUTES

Cncl. Bryson made a motion to approve the minutes as submitted of the Council Work Session, Regular Council Meeting and Closed Executive Session of June 13, 2016 and the Special Council Meeting of June 23, 2016. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of Council in attendance.

B.) GENERAL PUBLIC DISCUSSION

Cncl. DiLucia made a motion to open the General Public Discussion. The motion was seconded by **Cncl. McIlvaine** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Bryson** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of Council in attendance.

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C.) CORRESPONDENCE - None

D.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

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

Cncl. DiLucia made a motion to bracket for a Consent Agenda Resolutions R:130-2016 through R:146-2016. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:130-2016 THROUGH R:146-2016

R:130-2016 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute The Shared Services Agreement With The Gloucester County Improvement Authority And The County Of Gloucester, New Jersey (*Small Stage - MDA Walk*)

R:131-2016 Resolution Certifying That The Township Council Of The Township Of Monroe, Gloucester County In The State Of New Jersey, Has Reviewed The General Comment And Recommendation Section Of The Report Of Audit For The Year 2015

R:132-2016 An Interlocal Services Agreement Between The Township Of Monroe And The Monroe Township Board Of Education For School Resource Officer Services For The School Year 2016-2017

R:133-2016 Resolution Approving The Bill For The Council Meeting Of July 11, 2016

R:134-2016 Resolution Authorizing The Monroe Township Planning Board to Review Proposed Redevelopment Plan For 1030 North Main Street, Block 1303, Lot 20 In The Township Of Monroe

R:135-2016 Resolution Adjusting Township Of Monroe Tax Records

R:136-2016 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Reduction Of An Irrevocable Standby Letter Of Credit For "Stirling Glen 1" Development Phase 1, Section 1, Subdivision #1713, Block 14201, Lot 10

R:137-2016 Resolution Of The Township Council Of The Township Of Monroe Cancelling Tax Sale Certificate Number 2000146 And Adjusting Tax Records For The First And Second Quarter Of 2016 For Block 12702, Lot 8 (Tuckahoe Road)

R:138-2016 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Township Of Monroe Pursuant to *N.J.S.A. 52:34-6.2(b)(3)* To Become A Member Of The Houston-Galveston Area Council (HGAC) Cooperative Purchase Program

R:139-2016 Resolution Of The Township Council Of The Township Of Monroe Accepting Land Sale Bids From Township Owned Property, Authorizing And Ratifying A Contract For Sale Regarding Same Pursuant To *N.J.S.A. 40A:12-13(A)* And Authorizing The Solicitor To Prepare Deeds Of Conveyance

R:140-2016 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute The Urban County Cooperation Agreement Between The County Of Gloucester And Eligible Municipalities For The Community Development Block Grant Entitlement And Home Investment Partnership Program Funds

R:141-2016 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor And/Or His Designee To Execute A Contract For Sale Of Vacant Land From The Agnes Stadnick To The Township Of Monroe For Block 5501, Lots 7, 8, And 9, a/k/a 2708 South Black Horse Pike, Williamstown, New Jersey And To Execute Any And All Documents Necessary To Finalize Said Transaction

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

R:142-2016 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Township Of Monroe To Enter Into A Cooperative Pricing Agreement With The Educational Services Commission Of New Jersey

R:143-2016 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Renewal Of A Collective Bargaining Agreement Between The Township Of Monroe And United Food & Commercial Workers Union, Local 1360 From January 1, 2015 Through December 31, 2017

R:144-2016 Resolution Of The Township Council Of The Township Of Monroe Approval And Acceptance Of A Multi-Modal Transportation Plan Prepared By Adams, Rehmann & Heggan

R:145-2016 Resolution Of The Township Council Of The Township Of Monroe Endorsing The "Fairness Formula" As Introduced By Governor Christie To Promote Fair Funding For Monroe Township Students And To Relieve The Unfair Property Tax Burden

R:146-2016 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss Amberleigh And Affordable Housing

Cncl. Caligiuri made a motion to approve Resolutions R:130-2016 through R:146-2016. The motion was seconded by **Cncl. Heffner** and approved by all members of Council with the exception of **Cncl. Pres., Miller** who voted **Nay** on **R:145-2016** because he felt it hurts students of impoverished school systems and does nothing to correct the problem in New Jersey with the funding formula and **Cncl. McIlvaine** **Abstained with Cause** on **R:139-2016**.

E.) ORDINANCES

Cncl. Pres., Miller turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Heffner**. **Cncl. Pres., Miller** made a motion to open the Public Hearing for Ordinances O:18-2016 and O:19-2016. 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. Caligiuri** and unanimously approved by all members of Council in attendance.

O:18-2016 An Ordinance Of The Township Of Monroe Creating Chapter 105, Entitled "Crane Use And Operations"

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 O:18-2016 for Second Reading and Public Hearing. The motion was seconded by **Cncl. McIlvaine**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:18-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Dilks)**

Tally: 6 Ayes, 0 Nays, 0 Absent, 1 Absent. Ordinance O:18-2016 was duly approved Second Reading and Public Hearing.

O:19-2016 An Ordinance To Amend Chapter 267 Of The Code Of The Township Of Monroe Entitled "Vehicles And Traffic" (*Parking Prince Avenue*)

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 O:19-2016 for Second Reading and Public Hearing. The motion was seconded by **Cncl. McIlvaine**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:19-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Dilks)**

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E.) ORDINANCES (cont'd)

Tally: 6 Ayes, 0 Nays, 0 Absent, 1 Absent. Ordinance O:19-2016 was duly approved Second Reading and Public Hearing.

O:20-2016 Ordinance Of The Township Council Of The Township Of Monroe Adopting The Redevelopment Plan For Block 1303, Lot 20, 1030 North Main Street, Township Of Monroe, Gloucester County, New Jersey

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:20-2016 for First Reading and Publication. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council in attendance.

O:21-2016 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 109 Entitled "Circuses And Carnivals"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:21-2016 for First Reading and Publication. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of Council in attendance.

O:22-2016 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 104 Entitled "Buildings"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:22-2016 for First Reading and Publication. The motion was seconded by **Cncl. McIlvaine** and unanimously approved by all members of Council in attendance.

E.) REPORTS AND OTHER MATTERS

Cncl. Bryson invited residents to attend the Historical Society meetings held on the first Thursday of each month at 7:00 PM. He spoke of their events and how they are trying to set up a presentation from some of the Indian tribes that were originally in this area. **Cncl. Bryson** noted he wished he could have signs made up that say "Watch Children As If They Were Your Own Children" and he urged residents to slow down when driving through developments, as children will be playing outside now that school is out. He spoke of the incident in Dallas where five police officers were killed and noted no matter what color, race or creed a police officer is they are here to help, protect and serve us. Some individuals think the police have no value but they have a great value to us and without them there would be "anarchism" in this Country. **Cncl. Bryson** urged everyone to support all police departments and to say a prayer for those that have lost their loved ones. He referred to Resolution R:145-2016 regarding school funding and explained how Abbot/Burke allocates 85% of the State's school funding to 30 school districts out of 560 and how other districts that want the same kind of programs must pay for it through local tax dollars. Abbott/Burke has been in play and challenged many times. The reason it was put in place is because urban school districts have children in need but suburban and nonurban districts have children in need as well and now there are people on both sides of the aisle in Trenton that know and understand that. They also know New Jersey taxes are either the highest or one of the highest in the nation and this is one of the reasons for that. Over the years governors have tried to make a change and he has supported changes to Abbott/Burke every time the issue came up. Hopefully the legislature will stand up for this and if challenged again, hopefully, the Supreme Court will take the side of the taxpayers.

Cncl. Caligiuri recognized the members of the Open Bible Baptist Church for the kindness shown to the Monroe Township Police Department. He reported attending the Environmental Commission Meeting on June 20th but there was not a quorum present due to excused absences.

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F.) REPORTS AND OTHER MATTERS (cont'd)

The Commission did review projects that are underway. Margie Neil and Adan Maskery have expressed interest in joining the Environmental Commission and that will be discussed when they submit their official applications. On June 9th he attended the Planning Board Meeting where three significant applications were heard. One was Freedom Auto Sales at 1982 N. Black Horse Pike, which wants to take over James' Motors, another was Sky Dive Crosskeys, which will take over Freefall Adventures and the third was Kathrine Jones at 345 Glassboro Road, which was for the reconstruction of an antique and repair shop that was destroyed by fire.

Cncl. DiLucia reported in the past two weeks this County has experienced the loss of seven lives, two citizens and five police officers and people in this country are trying to take political advantage of this tragedy and some leaders are trying to cite something instead of trying to quell the situation. At some point in time this will be like a fire that no one will be able to put out and there will be a lot more tragic deaths. He noted what he saw was white and black police officers running towards the bullets and they were doing that irrespective of what the issues were and that was courageous. He noted his prayers go out to the families of those who died. Cncl. DiLucia spoke of the proposed gas tax in New Jersey to repair the roads/bridges and of the proposal to eliminate the State sales tax. He explained if that is done the drop in revenue could exceed the revenue received from the gas tax and when that happens real estate taxes will be going up. He noted in his experience most people are stretched to the breaking point and we will need to be very careful of what we do. This scenario reminds him of what is being done in Washington, D.C. to Social Security and Medicare. Over the years money has been taken out of these funds for other projects and now they are crying that unless the American public does something like give up their benefits or put more money into it we will lose it. Social Security and Medicare would not be in trouble today if money had not been taken out and if the gas tax already in effect for years would have been used for road repairs we would not be looking at a shortfall in road construction funds. The Delaware Port Authority raised the toll from \$2.50 to \$5.00 in one jump and then three years later they had more money than they knew what to do with so they decided to reimburse people who went over the bridges a certain number of times. They never figured out the least impact on the people they just put it into effect, overshoot and got more than what was really need. One state came up with an idea not to increase the gas tax but to charge 1.5¢ for every mile driven a year. That sounds good until you do the math because if the average car gets 20 miles a gallon that amounts to 30¢ a gallon increase in gas. Cncl. DiLucia suggested instead of increasing the gas tax for everyone it only be increased on the turnpikes, which are utilized by out of state people and the revenue from that might be what is needed. That would not be discriminatory and it might work. He felt that if an additional tax is put on gas, the sales tax is dropped and the death penalty tax (estate tax) is lowered at some point in time there will be a short fall in revenue that will create problems in the general fund. We can't fund the pensions now so what will happen when we are getting 1/7th less in sales taxes. He felt this is a switch and bait game and anything that has a potential to raise real estate taxes he is opposed to. The roads, Social Security and Medicare must be fixed but there must be a sensible approach to fixing them. He urged legislators to come up with a better plan that makes sense for the future because adding tax to the gas is not the answer to the problem.

Cncl. Heffner reported he had a light month, as there were not many meetings to attend. He reported reading the report prepared by ARH regarding the status of township roads and noted that was very enlightening and very thorough. He commended Chris Rehmann for doing a great job in preparing this report. Cncl. Heffner spoke of driving down all the roads included in the report and can't believe how many years we did nothing but kick the can down the road. He requested Council seriously look at this plan because we need to start putting some serious money into future budgets for our infrastructure. The roads are in bad shape and should be a priority in the next budget because \$200,000.00 or \$300,000.00 just doesn't cut it.

Cncl. McIlvaine reported he also had a light month. He noted he wanted to stand side by side with Cncl. Bryson and DiLucia in support of the police because being a retired police officer he knows how difficult it is to be out there trying to do the best you can and make everyone happy. That never happens but the police try very hard. He assured the community that the officers here are the best and Chief McKeown and Deputy Chief Rumpf run a very tight ship. The Police Department is an accredited department and that status is very difficult to accomplish. Cncl. McIlvaine noted he is proud of them and proud to have served with them.

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F.) REPORTS AND OTHER MATTERS (cont'd)

Township Engineer, Chris Rehmann reported Governor Christy has withheld the grants for the reconstruction of Corkery Lane. He explained when grants are given for DOT projects they do not pay for the engineering; that comes out of the budget so we are moving ahead to have a "shovel ready" project when all permits are in place. That area is in the Pinelands and Council has already authorized this work to move forward. He reported working on the phase of Winslow Road that was locally funded, that most of the handicap ramps funded through the Community Development Block Grants have been completed that they are working on punch list items and that the old Library has been demolished. Mr. Rehmann urged Council to review the Multi-Modal Transportation Plan and if they feel it is worth the time he would be happy to make a presentation as to the why, where and the conclusions made, as he would like Council to have good talking knowledge of what this means. **Cncl. Pres., Miller** noted he would like that and he questioned how much time Mr. Rehmann would need to make that presentation. Mr. Rehmann suggested fifteen minutes for the presentation and then time for any questions Council might have. **Cncl. Pres., Miller** noted the presentation will be scheduled for the next Council Meeting. Mr. Rehmann spoke of the job description and roof specifications for the Hall Street School and questioned Mr. Fiore on whether the township was permitted to donate funds to the Historical Society for the express purpose of fixing the roof and does that put them in a position where they would not need to meet the State bidding requirements. He noted the two quotes received are not based on prevailing wage and for this small job maybe local people could be used. He also noted he will contact Public Works because the proposal said there is a hole in the roof so a tarp should be put over that because if we have to bid it, it will take 30 to 40 days to get a contractor on site and we don't want anything destroyed in the meantime. **Cncl. Heffner** noted the Engineer's report says the same thing every month regarding the Cecil Fire House and he questioned when there will be a concrete date for completion of the project. Ms. Cornforth noted she would follow up with the County to see if there is anything that can be done to move this forward.

Director of Community Development, Mrs. Flaherty reported in response to Mr. Butler, the resident who came before Council regarding Accurate Industries, she met with Bob Rasmussen and his team on June 22nd. Mr. Rasmussen gave her a copy of all the State permitting including their OSHA training and everything is up to date. She toured the entire site and there is a significant amount of cleanup and improvement that needs to be done but Mr. Rasmussen notified her on July 5th that a contract was signed and within two weeks the entire site would be getting a facelift so there will be a big improvement to New Brooklyn Road. She added she followed up on the accusations regarding the lead paint and Accurate not being OSHA certified and that is not true, everything is in place. Mrs. Flaherty advised a new restaurant is going in at 305 South Main Street (formerly Mom-Mom's) and they will be doing a total facelift to the front of the building as well as to the inside of the building. Colonial Estates is under new management and they are having twenty old mobile homes removed by Hargrove. Twenty new homes will be put in and that will be a big lift for that trailer park. Mrs. Flaherty noted the VFW sign on the Black Horse Pike looks really good and they deserve kudos for that. She noted she is working along with the Mayor, the Township engineers and the four property owners at the intersection of Route 322 and Fries Mill Road. Progress is being made with the DOT and before the year's end we hope to have the DOT permit to start the improvements on that intersection. **Cncl. Bryson** questioned if the trailers being removed from Colonial Estates were occupied. Mrs. Flaherty advised the people had been evicted and the trailers were abandoned.

Deputy Mayor Andy Potopchuk reported he spoke to members of the VFW and they asked him to thank Council for their help in getting the sign. He also reported the Municipal Alliance will hold National Night Out on Saturday, August 6th from 5:00 PM to 9:00 PM.

Cncl. Pres., Miller reported National Night Out is an event the Municipal Alliance does every year to raise awareness as well as to foster relationships with the police, the fire companies, EMS and the County of Gloucester. This is a really good night and he encouraged residents to attend. **Cncl. Pres., Miller** noted he doesn't like to talk about State issues but in regards to the Transportation Trust Fund but originally the deal reached between the Senate President and the Governor fell through because at the eleventh hour the Speaker and Governor worked out another deal and thanks to the Governor the \$200,000.00 Monroe Township was to receive for Corkery Lane improvements has been halted. Other road projects have also been halted and

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F.) REPORTS AND OTHER MATTERS (cont'd)

because of that it is now going to cost the taxpayers millions of dollars in additional money. He noted he is not happy about that and wanted to encourage the Governor to stop campaigning with Donald Trump and get back to New Jersey to do his job. Cncl. Pres., Miller commended the Police Chief and Deputy Chief for introducing resolutions to increase diversity within the Police Department, for recruiting minorities, for the Police Department being accredited and for the foot patrols along Main Street so they can get to know the residents. In regards to recent events there are issues and dialogue needs to be open however resorting to violence is not the answer. He reported there was a positive article about Monroe Township in the Philadelphia Inquirer regarding Main Street, Williamstown Square and the Route 322 and Fries Mill Road Project. He added it is exciting that we will be moving forward with some additional redevelopment sites within the next few months and hopefully we will entice businesses here.

Cncl. McIlvaine made a motion to go into Closed Executive Session. The motion was seconded by Cncl. DiLucia and unanimously approved by all members of Council in attendance.

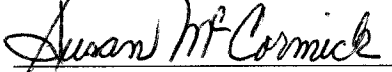
CLOSED EXECUTIVE SESSION

Solicitor Fiore noted the Council just concluded a Closed Executive Session where discussion took place regarding the Amberleigh Project as well as affordable housing. No formal action will be taken this evening regarding the subject matters.

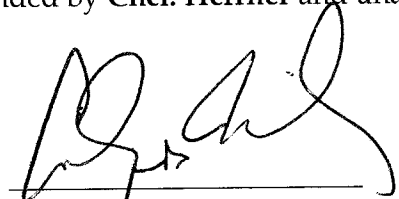
G.) ADJOURNMENT

With nothing further to discuss Cncl. Bryson made a motion to adjourn the Regular Council Meeting of July 11, 2016. The motion was seconded by Cncl. Heffner 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 July 11, 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 AmJ
Approved as corrected _____

Date 8/8/16
Date _____