

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
SEPTEMBER 26, 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 **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. Dilks led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri		<i>Excused</i>
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 7:07PM)</i>
Solicitor, Charles Fiore	Present	
Engineer, Kathryn Cornforth, ARH	Present	
Dir. of Public Safety, Jim Smart	Present	<i>(Arrived 7:05PM)</i>
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Public Works, Mike Calvello	Present	
Dir. of Comm. Dev., Rosemary Flaherty	Present	
Deputy Mayor, Andy Potopchuk	Present	
Municipal Clerk, Susan McCormick	Present	

PRESENTATION

- **JIF Safety Incentive Program**

Bonnie Ridolfino, Hardenburgh Insurance Company - Township Risk Management Consultants was in attendance to present the annual program, this year entitled *“Put Safety on Your Agenda”*. Ms. Ridolfino distributed the program to those officials in attendance. She began by advising council this is done each year and allows you to get credit, which equates to money. Ms. Ridolfino proceeded to speak on The 2016 JIF Safety Campaign which is entitled *“A Second Can Change Your Life”* as well as the township’s safety and wellness program. She then went over the content included in the program touching on key components such as:

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PRESENTATION (cont'd)

- Purpose of the Presentation
- Core Leaders of the Safety & Wellness Program
- What Does your Program look like
- Township's 2016 Financial Resources

Ms. Ridolfino then extended her appreciation to mayor and council for allowing Hardenbergh Insurance Group to serve as your Risk Management Consultant and they look forward to continue working with the township.

Mayor Teefy then extended his thanks to the group adding that over the past 2 years they have done an outstanding job, much more than we were getting before from our other client. He then posed a question with regard to the proper procedure to be utilized by our workers in responding to calls as all our vehicles are equipped with radios. He felt there should be some direction given out to our employees on the best way to respond, especially when responding via cell phone, text, etc. **Ms. Ridolfino** responded, that was not a problem we can get a *tool box talk* out to everyone reminding them because the best practice is to pull to the side of the road.

B.) MATTERS FOR DISCUSSION

Ace Plumbing Heating and Electrical Supplies, Inc.
(former Saber & Sons Supply Co., Inc.)
Block 3401, Lot 3

Solicitor, Charles Fiore noted this was a follow up to what transpired at the last council meeting, advising of the conditions set forth for the transfer of the property.

- 1.) *Transfer of said lot with 30 foot wide easement*
- 2.) *Perpetual maintenance on said lot in its entirety*
- 3.) *The sum of \$3,500.00 to the Township earmarked for Parks & Rec*

Mr. Fiore explained this matter should be done via ordinance and should be placed on the next Ordinance Committee Meeting for review.

C.) PUBLIC PORTION

Cncl. Heffner made a motion to open the Public Portion. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of council in attendance. With no one wishing to address council **Cncl. Bryson** made a motion to close the Public Portion. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of council in attendance.

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D.) NEW BUSINESS

Cncl. Heffner spoke in reference to the gas street lights in the Forest Hills development. He referred to the Resolution/Agreement that was approved in 2011 (*copies made available to council*).

R:180-2011 Resolution of the Township Council Of the Township of Monroe Authorizing the Mayor to Execute An Agreement Between the Township of Monroe and South Jersey Gas Company for Forest Hills Gas Street Lights. He advised that both he and Business Administrator, Kevin Heydel have looked into this extensively as to the costs associated with the gas lights. Since July, 2015 to July, 2016 the cost has been approximately \$70,000.00 which comes out to a shade over \$30.00 per light, per month. Cncl. Heffner advised that he has since talked to the gas company and their lawyers reviewed the agreement and pretty much both parties, as long as they agree to nix it, they can. If we decide to move forward with taking out the gas lights, the gas company will take the gas lights out and remediate the property at no cost to the town. With that being said, Cncl. Heffner then checked with Atlantic City Electric and through ARH and the engineers at ACE they laid out a schematic for Forest Hills. This will take approximately sixty (60) lights mounted on telephone poles at a cost of \$56,000.00 (*one shot fee*). He added the electric bill for the year for those 60 lights at the current rate would amount to \$2,800.00. He then spoke on the illumination with the gas lights as you see nothing and we noticed this for the last couple of years during trick or treating. He felt both financially and safety wise this is a smart move and you are looking at a savings of about \$65,000.00 per year. He added it was a maintenance nightmare out there as well as a safety issue. The solicitor advised if council was so inclined you could give him authorization to send a letter to South Jersey Gas indicating we are not desirous of renewing the contract and it is my understanding that their counsel is of the same position. As long as this is mutually agreeable then the contract which in fact expires after five (5) years with the expiration date sometime in October would be automatically renewable for another year unless the parties mutually agree they want to terminate the contract. Cncl. Pres., Miller then indicated he was in favor of moving it forward and elaborated on his reasons and proceeded to poll council members for their comments. Mr. Fiore then noted that certainly a straw vote could be taken in the work session however he advised an official vote be taken (*regular council meeting*) for the record. Cncl. McIlvaine noted he rode around there for years and there is very little light, the gas lights do very little for the residents and for the police department for that matter. Except for the attractiveness of them I really don't see a good reason to keep them and with the savings and the safety issue I think it would be a good idea to remove the gas lights and go to regular street lights in the development. Cncl. Bryson noted he agreed with the possibility of the gas lights being removed but I also think that the residents of Forest Hills should also have a call on this one. We had the engineer in here to advise on the cost from SJ Gas to maintain these lamps and it is excessive. We are taking 179 lamps and replacing them with 60, he questioned if those 60 are halogen type lights. Cncl. Heffner explained those 60 lamps are COBRA lights and LED bulbs and they are put up according to what the state requires on new lighting. This lighting plan will be approved by ARH and ACE, this is not helter-skelter they will be installed where they are supposed to be. Cncl. Bryson brought up the possible use of esthetic lighting, they are LED and they give off a good bit of lighting and perhaps this could also help the residents because they like the esthetics of the

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D.) NEW BUSINESS (cont'd)

gas lamps. **Cncl. Heffner** then noted with the esthetic lighting now you are talking about hundreds of thousands of dollars because you would have to run all underground wiring, the cost would be astronomical and we have existing telephone poles throughout the development, more than sixty (60) perhaps a couple hundred. **Cncl. Bryson** noted that he is sticking to what he said, I feel the residents should be consulted as they have a big stake in this because their development, effectively their properties are increased in value by having the gas lamps and that esthetic since the beginning. I have tried to reason with them by encouraging them to try some electrical lamps instead of the gas because if we just go in there and we stick regular lighting on poles you will not have happy campers over there. **Cncl. Heffner** noted that he has heard all the complaints, I haven't heard one thing that would change my mind as far as taking those lamps out of there. It becomes a safety thing and the problem is, speaking as a tax payer, if you get a contractor in there to do all the work on the lamps it is still costing you \$30,000.00 per year for lit gas. It is still a savings of \$25,000.00. **Cncl. Bryson** then noted, I want more than 60 lights I don't think 60 is enough. There was then discussion back and forth.

Kathryn Cornforth, ARH advised that ACE does not actually do lighting layouts, they prefer an engineer to do it. She then noted we (*ARH*) went through the ordinance and did a layout that would meet the standard of your ordinance. She explained the decorative lights that **Cncl. Bryson** referred to would have to be reviewed through ACE and she was not sure how many options you really have with that as you may be looking at a custom light and while it would be a brand new light when you install it today, you will run into the same issues that you have with SJ Gas. The township would own the decorative lights so any time a car would hit it them, etc. you would have to pay for a complete new fixture. They are usually custom fixtures, whereas if someone hits a utility pole it is on ACE they are going to be responsible to fix the pole. Even though we met the standards of the ordinance, it is no different than if you have a new development and someone makes an appeal to have a light added at a later date. You have more than enough poles, if you wanted to add another light, you can. Ms. Cornforth explained the COBRA style mounts directly to the existing wooden utility poles and that is how it gets the power. It is from the existing poles that are running electric to the entire development. They would have to be hooked up but that is part of the cost that **Cncl. Heffner** received from ACE.

Cncl. Heffner advised the cost is from soup to nuts, we do nothing, we don't maintain them and we pay for no maintenance, they (*ACE*) do it all. **Cncl. DiLucia** then questioned the figures involved, is the \$70,000.00 the cost of the existing gas supply. **Cncl. Heffner** explained, \$30,000.00 is for the cost of gas itself and approximately \$40,000.00 in repairs. **Cncl. DiLucia** noted so the repair is the unknown number as that would fluctuate. **Cncl. Heffner** noted it would change and it has changed over the years. **Cncl. DiLucia** questioned the cost of the initial installation being \$50,000.00. **Cncl. Heffner** responded it is about \$56,000.00, in fact, they already gave us a contract where we would have 90 days to sign or they would have to re-submit. **Cncl. DiLucia** noted so then the initial cost would be less than a one year cost (*inaudible*). **Cncl. Heffner** noted it should all pay for itself in one year. **Cncl. DiLucia** questioned the estimated electric usage/rate. **Cncl. Heffner** advised at the current rate now it is about \$4.00 per pole, per month.

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D.) NEW BUSINESS (cont'd)

Cncl. DiLucia noted a former mayor had come before council and made some contentions that we are over paying for repairs, is that something that is real. **Cncl. Heffner** noted labor is labor, the cost is mostly in parts and materials the problem is who are you going to get to fix them? We don't have the township employees to do it and in reality when the gas company comes out it is one guy on a ladder. You know that would never fly with the township, it's going to be two guys with a bucket truck so now your costs are more, not that it would double but you are taking two bodies off of another project just to fix gas lights. Right now the way the contract reads, the gas company goes in there two days a month rain or shine. My personal opinion from being there it should be three or four days a month just trying to maintain things.

Cncl. DiLucia then noted it appeared to him there is a significant cost savings. **Cncl. Heffner** then noted not to mention the safety part of it; that is the big issue, that place is dark. **Cncl. Heffner** then noted there was an LED light just installed recently at a lower wattage (*Pin Oak Road*) and just this made such a difference in that area and the proposal from ACE is 100 watt LED, as that meets the standard. **Cncl. Heffner** noted there is going to be feedback, people will complain about it because of the ambiance and if this increases your property value then why are no developers installing them. Cherry Hill has one development with 117 gas lamps and there is a part of an old section in Cape May where the township maintains the lights. If it was a selling feature they would be all over the place. I am looking at the reality of it, it is a safety issue and it is just cost prohibitive to keep doing this. **Cncl. DiLucia** added that based on the savings he would have to agree. **Cncl. Dilks** then noted, he had to agree on this as it is a safety issue and there will be a big savings realized maintenance wise. We have been hearing about these gas lights for some time and he had no problem going with this. **Mayor Teefy** then noted having grown up in the Forest Hills development certainly they were nice in '70's and '80's but with the tree growth/maturity you don't get the same light as before and this has become a public safety issue. We will take some shots but it will realize a cost savings with the biggest issue being the public safety. **Cncl. Heffner** advised that where the lighting is taken out and the lines are capped SJ GAS will remediate any property/area affected.

Director of Public Safety, Jim Smart spoke on the transition of this and how the lighting will be set up so that everything is not off at once. **Cncl. Heffner** advised both parties will coordinate on this project. **Cncl. Pres., Miller** posed a question with regard to the budget and if the cost of the project would be included in next year's budget. **Business Administrator, Kevin Heydel** advised we would have to include this in the capital budget for next year. **Solicitor Fiore** noted that discussion seems to be leaning toward doing a formal resolution at the next meeting so that way there can be public discussion and open at least to public comment. He then suggested to have the figures in writing. **Cncl. DiLucia** then noted basically what will happen is we will front the \$50,000.00 but then pick it up on the savings involved. **Business Administrator, Kevin Heydel** noted actually what you could do is just put it into next year's budget, we wouldn't need to place it in the capital budget.

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E.) OLD BUSINESS

Mayor Teefy then noted some voltage problems out at Owens Park. The lights are not being turned on at all and everything is closed after sunset and it is getting tougher each day this goes on. On September 6th a call was received where someone had touched a fence and the high voltage gave them a shock. **Director of Community Affairs, Jim Bonder** responded, the lights were shut down and the shocks went away. Since then, Musco (*Sports Lighting*) and Janney Electric (*Installation*) has been contacted along with Atlantic City Electric, monitoring has taken place and nothing has changed. In addition a consulting firm, *MPE Consulting and Design, LLC* has been contacted and a recommendation has just come in for driving 10 foot poles down by the poles over at the senior league fields. Hopefully, this will be resolved very soon however we continue to keep everything closed as this is a public safety issue. We are staying on top of this and doing all we can to resolve this as we do not want to take any chances with the safety of the people.

Cncl. McIlvaine questioned the status on the Cecil Fire House property. **Solicitor Fiore** advised this should be going to closing by the end of October. **Kathryn Cornforth** advised we are doing the property survey and it should be done by Wednesday, at the latest this Friday.

Cncl. McIlvaine also questioned if the office alert system was in place. Mr. Heydel advised that just about everyone has their alert buttons and the system is now in place.

Cncl. Heffner questioned where we stand in regard to the Rotary building over at the Duffy complex. The mayor advised he would contact Jim Bonder for an update.

Cncl. Heffner questioned Mr. Heydel on a bill received for three (3) wreaths at a cost of \$300.00. Mr. Heydel noted that was incorrect there was a total of eleven (11) wreaths. He then questioned the number of inspectors and if we had that much work that we had to bring subs in. Mr. Heydel responded yes.

F.) COMMITTEE REPORTS - None

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - None

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED

Cncl. Heffner posed a question with regard to Ordinance O:26-2016 *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 175-135 "Signs")* scheduled for second reading. He referred to the section with regard to yard signs and in reading through the whole thing there is a 30 day time limit. Most of your youth organizations when they put a sign up it will show registrations where there will be two in January, two in February and one in early March, how is that going to equate to what the ordinance says. Right now it says it has to be up so many days prior and after so many days it has to be taken down.

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H.) QUESTIONS REGARDING ORDINANCES SCHEDULED (cont'd)

So, does it go by the last registration date? You could have 2½ months of a time frame in there so would they have to come in every single month to reapply? **Director of Community Development, Rosemary Flaherty** replied that technically we were thinking more or less of the carnival and events of that nature however I see what you are saying about the organizations. I will have to take a look at that because the ordinance may need to be tweaked. This is more or less for event signs not for the registration signs. This was to make sure they take down their carnival signs, etc. and if any organization has any functions and they are not collecting the signs then we would have a contact person to notify. **Cncl. Heffner** then questioned the solicitor that if this ordinance needs to be tweaked should we hold off on this at this time. Mr. Fiore advised that he would. **Cncl. Pres., Miller** noted if we want to make sure we are doing this adequately then that would be wise. **Cncl. Heffner** noted he was aware it had been advertised but a question came up from Little League and we need to get this right. This will go back to the ordinance committee for review. **Solicitor Fiore** then noted that Mr. Simmermon posed a question with regard to the insurance noted in the towing ordinance. Mr. Fiore noted his office did speak with an insurance broker in regard to this matter and to date he had not received a definitive answer. Therefore, he asked that the towing ordinance scheduled for 2nd reading be removed from the agenda.

Solicitor Fiore then reported on a meeting that took place today with himself, Tim Kernan, Rosemary Flaherty and Cncl. Heffner along with the attorney for Summerfields West/Friendly Village. Mr. Fiore explained that Summerfields West has become somewhat of an intervenor in our Affordable Housing case, meaning they are allowed to participate, they have not filed a challenge to our Affordable Housing Plan as of yet. There was discussion regarding their obligation which right now in Summerfields West is 11.11% of the current 60 some units they will be building. Their proposal was to transfer to the existing Friendly Village, which after you listen to their presentation is probably not a bad idea. He noted that the game plan probably would be perhaps a committee of council members would meet with their representatives and come back to the full council with a recommendation. **Cncl. Pres., Miller** noted an issue he has with this, that being we don't want to have it put in one distinct area, we wanted it to be adequately spread throughout the development because this would be the proper way to do it. The Solicitor advised you would be surprised to know that the plan approved before the Planning Board has all of the regular units in the new Summerfields West and all of the affordable housing all in one area. The plan they are coming forward with would have it disbursed throughout Friendly Village, they would replace existing buildings once they are vacated and would bring new mobile homes in whether it be a single or double wide whatever is in existence. Further negotiations would have to take place and perhaps they may be willing to give us an even higher number than what was talked about. In addition to that, they would also consider, as part of the negotiations acquiring the piece behind the Hurff property and expanding that also to take into account the storm sewer from both Battles Road and Theresa Lane which dead ends and where there has been a flooding problem. They may take into consideration oversizing the basin acquiring another piece of township property, coming back in for an amended plan, putting buffering in and straightening out that particular problem. **Cncl. DiLucia** noted even though they say it will be spread out in another area, isn't it true that the houses they are talking about in Summerfields West are at a much higher cost.

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Mr. Fiore noted there was no question about that. **Cncl. DiLucia** noted which is really going to reduce the amount of money they are going to charge for these affordable houses because if they are putting these modular homes in and let's say they are selling for \$160,000.00 and they reduce them because they are affordable the ones existing over there, the new ones might be \$80,000.00 and they will reduce them. You are going to get a much lower income level in that development then in the other. Even though they say affordable probably a lot of people living in the mobile home park couldn't afford those houses because the ceiling is going to be so much higher than what they are living in. I am sure there are 12 foot wide mobiles in that other park that probably you could buy for \$25,000.00 or so versus \$160,000.00. **Cncl. DiLucia** stressed that he thought we ought to look at this much closer as it not as easy as it appears. Mr. Fiore noted there are arguments both ways so we should expand our discussion and obviously anything that deals with that would have to come back to council. **Cncl. DiLucia** added they are looking at, does it reflect in a much more difficult sell because once people go into a place and find out there is affordable housing right away it puts up a stop sign. These are homes, modular homes they are selling and they are not cheap. There was some discussion on the exact location being discussed within the different sections. **Cncl. Heffner** advised originally you had Friendly Village right before that Summerfields and down the pike across from Iron Horse you have Summerfields West. Basically what they are doing/proposing, they would like to move their obligation from Summerfields West to the old Friendly Village. **Cncl. Dilks** noted the older places in there which are run down, will be they be taking those down and replacing them. **Cncl. Heffner** noted they made a good argument and actually it is a benefit to the township to do it this way and really what you are looking at right now is generally when somebody passes away the trailers are some 30-40 years old and what the park does is offer \$2,500.00 then throws it away, with their idea being we will trash that unit bring in a new unit but not quite what we have in Summerfields West but it still would be a nice single or nice comparable to whatever was there. It would be a lot cheaper than what Summerfields West would be but it's already going to be more valuable than what was there. **Cncl. DiLucia** noted the difference is going to be they are selling modular homes in one place and mobile homes in the other. Mobiles are nowhere near as expensive as modular homes. **Cncl. Dilks** questioned are they going to replace with modular homes? Mr. Fiore advised they would replace with whatever the existing pad is. **Cncl. DiLucia** noted the existing pads are created to put in cinder blocks then they are tied to the ground and you are only going to have maybe a 12 foot wide mobile and these modular are like double wides that could be 28 foot wide. They are not going to be able to replace model for model so something selling for \$160,000.00 they will be bringing something in at \$50,000.00 - \$70,000.00. Now, the thing is if they have to sell them at a fraction of the cost because they are affordable and the price goes down to say \$35,000.00 versus \$80,000.00 - \$90,000.00 the mere fact is there is going to affordable and affordable. You have people living in there now in a \$20,000.00 mobile. Mr. Fiore then noted and we are not getting credit for an affordable unit. **Cncl. DiLucia** then noted there are two problems and the owner doesn't tell you this. In mobile home law there is a thing called *rent decontrol* in this town there is rent control so they can only raise the rent on the ground the same amount that the senior citizens get in their increase, which was zero this year. Under rent decontrol when you sell to another person you can charge whatever the traffic will bear for that ground. That is the other advantage they have when they move a mobile out. **Solicitor Fiore** suggested that perhaps part of the negotiations would be that they cannot decontrol the rent.

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Cncl. Pres., Miller then appointed a committee (*DiLucia, Heffner, Miller*) to sit with the representatives/attorney for Summerfields West and report back to the full council with their recommendations. He then noted he was going back to a housing policy and understanding it and he felt that they are trying to convince you of something that will maximize their profit. Also, it is not going to be adequate enough in that when you speak of poverty and individuals when you put them into one distinct area the chances of upward mobility in terms of income, etc. is lessened when it is done that way versus maximizing it when they are spread out evenly in areas of higher income.

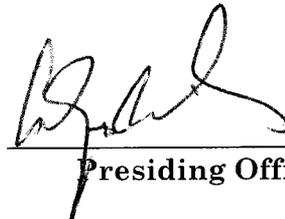
I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Heffner** made a motion to adjourn the Council Work Session of September 26, 2016. The motion was seconded by **Cncl. McIlvaine** 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 26, 2016 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 *SM* Date 10/10/16
Approved as corrected _____ Date _____