

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
MARCH 13, 2017**

A.) OPENING CEREMONIES & ROLL CALL

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Bart McIlvaine** at approximately **7:01 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. Garbowski led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Ron Garbowski	Present	
Cncl. Bob Heffner	Present	
Cncl. Joe Marino	Present	
Cncl. Cody Miller	Present	
Cncl. Pres., Bart McIlvaine	Present	
Mayor, Daniel Teefy		Excused
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Engineer, Kathryn Cornforth, ARH	Present	
Dir. of Public Safety, Jim Smart		Excused
Dir. of Code Enforcement, George Reitz		Excused
Dir. of Public Works, Mike Calvello	Present	
Dir. of Community Dev., Rosemary Flaherty	Present	
Deputy Mayor, Andy Potopchuk	Present	
Chief of Police, John McKeown	Present	
Municipal Clerk, Susan McCormick	Present	

B.) MATTERS FOR DISCUSSION – None

C.) PUBLIC PORTION

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

Jack Simmermon – A-Jacks Towing & Recovery approached council with a question regarding meeting all of the requirements for the new contract, questioning if the towing application is due by May 1st, July 1st or the first week that you go on towing. **Solicitor Charles Fiore** indicated that would be May 1st.

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C.) PUBLIC PORTION (cont'd)

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

D.) NEW BUSINESS - None

E.) OLD BUSINESS

Cncl. Miller gave an update on the gas lamps/lighting in the Forest Hills development. He advised that a meeting had taken place previously to discuss the options we could take. He contacted a representative from South Jersey Gas, who was the Head of Operations and was told that those lamps are the property of SJ Gas and we cannot operate or repair them. **Cncl. Miller** advised that he questioned if they had the ability to shut off the gas line and the response was they do not. We would have to re-ignite them so there is really not a cheaper alternative. We are basically at a point where we either #1 keep them or #2 decide to get rid of them and install the lighting fixtures. Again, he reiterated that there is really no viable options for us to repair them or even to change the flow of the gas. Right now, we are kind of stuck between a rock and hard place unless we would like to go in and individually install valves and have the residents pay for their gas, there is really not another alternative. **Cncl. DiLucia** requested clarification, questioning the response that there is no way to cut the gas off. **Cncl. Miller** responded, no because it runs, it comes from one main. If you shut off the valve, you shut off the gas for the entire development. **Cncl. DiLucia** questioned if you could use self-igniters? **Cncl. Miller** noted yes, you could do that but the installation requires a lot of software and there are a lot of costs associated with it. **Cncl. DiLucia** questioned, what is the cost? **Cncl. Miller** indicated he did not know, he did not get an estimate. **Cncl. DiLucia** felt perhaps that is what we should do, get the costs to see if it is cheaper than paying for the gas. **Cncl. Miller** added that would be something that SJ Gas would have to agree to and he was not sure if they would. **Cncl. Heffner** noted the problem you have in going to electronic ignition is there are a few companies out there retrofitting those older units, some of those lights are over 40 years old and an absolute nightmare. Plus, to get self-ignition you have to have electric at each pole, so now you are talking about running electric to every single one of those lamps. **Cncl. DiLucia** noted, there has to be a way for this to be done, I can't believe there is no way to do this. **Cncl. Miller** added that he tried to exhaust all options and again there would be costs involved for it.

Cncl. DiLucia then noted we started from the perspective there is a cost associated with the gas, and that has been a cost that has been on-going, the issue being do we continue to pay that cost. What we are trying to do in this process was nobody wanted to charge and nobody wanted to cut the gas/lights off. He believed that was obvious at the end of the last meeting as the Mayor made it clear that he was not going to agree to take the lights away. So, now we are looking at a way to minimize costs and the only way he could think to do this would be to cut the flow of gas off when not utilizing a light and they automatically re-ignite. He couldn't understand why this couldn't be done and he realized there would be a cost associated with this but there is a cost associated with everything. We know what the on-going cost is and maybe the historic savings of money will offset the cost. We need to get an estimate of the cost to convert this. **Cncl. Miller** noted he could contact the representative

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E.) OLD BUSINESS (cont'd)

Cncl. DiLucia suggested to have the representative come in and meet with our committee (*Miller, DiLucia, McIlvaine*) and that way we could ask him questions. **Cncl. Heffner** was not in favor of the committee meeting he felt we were just beating this to death and at the end of the day it will cost us a lot of money no matter what we do. **Cncl. Dilks** indicated that he would like to see, in writing, the cost estimates. **Cncl. DiLucia** noted as he sees it there are three (3) alternatives, one is to continue the way it is as we know what that cost is, or to shut them off and his understanding was that this was not the consensus of council. Therefore, the last alternative is to pursue, no matter how long it takes, a way to offset the costs. That is what we would do with any other issue we had before us. If you go through the process and there is no way to offset the costs then the pure question is going to be: do you eliminate the costs completely or do you continue to bear the cost because it is an historic thing that we have been paying for. I think we should bring the guy in and have the committee sit with him to see if there is an opportunity to explore where there is a way to offset costs. **Kathryn Cornforth, ARH** added if you were to bring them in (*SJ Gas*) to have a conversation, see if he can come in with what your anticipated savings would be on your gas bill as well. **Cncl. Miller** will coordinate a meeting time for the committee to meet with a representative of SJ Gas.

Cncl. DiLucia spoke with regard to the vote on the contracts for redevelopment professionals (*Affordable Housing Administrator, Special Counsel for Redevelopment, Redevelopment Planner*) scheduled on the regular council meeting agenda. His concern was we are looking at (*as a council*) a committee that recommended other people. When I looked at the those proposals adding that he did not know any of the individuals, this is purely about cost as there was an extreme cost savings for some of those people that the majority voted against. He spoke on the vote/consensus taken previously (*Work Session 3/13/17*) and he was certainly not going to vote "no" on the contract if the vote was going to be 4 to 3 again but based on savings I am asking that those people reconsider their vote and if they do, let me know. If they are not going to reconsider their vote then I will know what the vote is. I am not going to vote against something just to be in a minority position. **Cncl. DiLucia** then noted when you were talking about saving money there was an opportunity to save some money there and I understand there were equal qualifications, or better. **Cncl. Pres., McIlvaine** noted the main issue was with Tim Kernan's group and that he has been dealing with our COAH for so long to continue on with his experience for our (*inaudible- many people speaking at once.*) **Cncl. Miller** then noted it wasn't even just that, you are dealing with a Master Plan Re-examination and Kernan's group has represented us since 1999 and you are talking about bringing in another firm that is not familiar with Monroe and they would have to do a lot of leg work to gain the information and the cost savings were not that substantial. I believe it was a difference of \$25.00/\$35.00 per hour compared to someone coming in with no experience that doesn't know anything about the township is probably going to save us in the long run. **Cncl. DiLucia** responded that we own that information, we paid for that information they have to turn that information over to whoever the new person would be. I considered that when I voted, I'm not saying people should change their vote just because I am asking these questions, this is very simple and taking the personalities out of it as I have known Kernan a lot longer, in fact I don't know this other guy but based on the RFP that was put out, if anyone reads them there is a question on how you could vote to retain Kernan on the basis he is charging more money.

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E.) OLD BUSINESS (cont'd)

Cncl. Miller noted based on township experience. **Cncl. Garbowski** noted if you are going to continue to use Tim you should, at least, go back to him to negotiate his rates down, you can do this. I, for one, am against hiring Tim and paying him at a higher rate as the taxpayers have to come up with more money for him to do the work. If he puts hundreds of hours into the work that adds up and every one of his rates were higher. There was discussion on whether to remove the Resolution (**R:108-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Township Of Monroe To Enter Into A Contract With Redevelopment Planner For The Township Of Monroe For The Year 2017**) from the agenda or move forward with the approval. **Cncl. Pres., McIlvaine** noted would holding this resolution until the next scheduled meeting (*March 27th*) make a large difference or do we have the time to address this with Mr. Kernan. **Cncl. Miller** noted we could talk to him on cutting down costs but I don't think we can change the actual rates of the firm. **Cncl. Garbowski** advised I have been doing this for 30 years and I have always negotiated rates. **Director of Community Development, Rosemary Flaherty** noted she would say that we have the time. If Tim is in jeopardy of losing the contract I am sure he will want to work with the town. Discussion continued on the township's ability to possibly get a reduction in the fees. It was the consensus of council to remove Resolution R:108-2017 from the regular meeting agenda and re-visit this matter as to the fees.

Cncl. Pres., McIlvaine questioned if there was any update on the old Hall Street roof repairs. **Cncl. Garbowski** advised that he was waiting to hear on the use of asphalt shingles in historic buildings. **Director of Public Works, Mike Calvello** responded that in checking with Washington Township he found that two of the four historic buildings in the township have asphalt roof shingles and two have cedar shakes. He added that he is in the process of trying to determine what would happen if asphalt shingles are used. **Cncl. Garbowski** noted what he would like to do is go to the unions as typically they will come in and donate their labor on different jobs. Discussion continued on the condition of the building. **Solicitor Fiore** questioned what is the benefit of having this building on the historic registry? Every time work is needed it is 4 to 5 times the cost so you may want to look into if the township could get grants by being on registry, he was not aware of any and questioned, does it really change the significance of the building? **Kathryn Cornforth, ARH** advised we have a verbal indicating you have to put cedar back on it, you don't have to do cedar shakes you could do cedar shingles and included in the verbal they said no to a composite material because it is only one story. We never formally submitted anything in terms of what the town wants to do therefore besides conversations they don't have anything on file as to your intentions. Discussion continued with **Cncl. Pres., McIlvaine** questioning if there was someone we can get a hold of to find out if there is a benefit to being on the historic registry or should we just do our own thing. **Ms. Cornforth** noted she could inquire on this. **Mr. Calvello** posed a question, if we are on a National Registry now with the way the building is, it has been modified several times (*bathroom, handicap ramps, heater, etc.*). **Cncl. Pres., McIlvaine** questioned if there were prices on both options for a cedar roof or an asphalt roof. **Mr. Heydel** noted that a cedar roof costs in the area of \$30,000 and an asphalt would be half that cost. He then questioned, where can we go to find out what the benefits of being on the registry are. The solicitor indicated he received contact information from Mr. Mercanti at the county level, he will report back on this.

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E.) OLD BUSINESS (cont'd)

Cncl. DiLucia advised he had occasion to visit the Car Max (*Cross Keys Road*) facility in Winslow Township and he noticed there was a large display in the facility announcing how much they donated to communities for playgrounds, etc. When he saw this, he felt, as a neighboring town perhaps we can have someone reach out to them to see if they would have any kind of money for recreational facilities. **Cncl. DiLucia** noted he felt there should be some type of official request such as a letter from Mayor Teefy. **Cncl. Pres., McIlvaine** noted that he would reach out to the mayor on this.

F.) COMMITTEE REPORTS

Cncl. Miller reported the Redevelopment Committee (*Miller, Garbowski, Marino*) met noting there are a few sites under consideration as well as re-visiting older sites. Fries Mill Road & Rt. 322 is one and we know that will cost a boat load of money and we deemed it as an area in need redevelopment. All the lot and block information is being compiled and we would like to do everything in our power to offset the cost of that intersection. The next step in the process would be to come to council with a designation which would then go back to the Planning Board with a recommendation back to council. The other site being discussed was Mink Lane & Sicklerville Road where we are not talking residential at all what we are dealing with is purely commercial. We are going to allow them to do whatever they want with the residential as we are focusing on the commercial aspect. We are talking on redevelopment designation for what used to be the Ira Taylor property as well as the other side of the road and he went on to speak on the road expansion needed. **Cncl. Miller** then continued and reported they met with Wawa on the Tuckahoe & Rt. 322 intersection. They have plans for this intersection and the Redevelopment Committee felt that because of the area and the way it is blighted and we are not just talking on that one side, we are talking about across the street and a few properties behind the store. Again, that is a prime intersection for commercial, not even just that if we put a Super Wawa there you are talking about an increase in traffic. These areas are all commercial redevelopment designations, we are not talking about any form of residential. He spoke again on the process involved, our Planner would compile the Block and Lot information, council would be shown the area in need, we would vote on that (*separate sites*), it would go back to the Planning Board and they would shoot it back to us. He noted these are the three top priority sites right now to try and bring commercial into Monroe Township and the great thing about redevelopment is that, this isn't just a matter for the redevelopment committee this involves the entire council. Originally, you go with just the redevelopment designation and once this is done we can enter into an agreement with the developer and we can set the parameters to what we want to see on these parcels.

Cncl. Miller then reported on the property along Main Street (*Briller*) adding this is another designated site. He noted Dr. Briller is also interested in acquiring the property behind the Pfeiffer Center as well. He has plans/intentions to build a mixed use three-story building consisting of commercial on the bottom and two stories of residential. He is trying to actively solicit a restaurant for Main Street. This would be a rehabilitation area and the difference is that rehabilitation gives you the same type of powers as redevelopment however with rehabilitation designation you cannot do any type of a pilot, they just get a general five (5) year tax abatement.

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F.) COMMITTEE REPORTS (cont'd)

Cncl. Dilks then posed a question regarding the Mink Lane site as it related to the commercial on the front of the parcel and not being interested on the residential component. He requested some clarification on this and what type of residential is being considered, single family homes or apartments. **Cncl. Miller** noted from the conversations we had we will not be touching the residential component in any way, we are focusing purely on commercial. He added an entity/developer has plans to go before the Planning Board to see if they can get the residential approved and he did not believe the Planning Board will approve the residential they have proposed. There was further discussion on the site and what was previously proposed and how commercial will work at the Mink Lane location, traffic flow generated from Rt. 42 onto the Atlantic City Expressway, etc. **Cncl. Miller** then noted if we put commercial there, then are we talking about widening that road which would require the county's input and we could have a pretty prime point for commercial and possibly reduce the flow of traffic in the area. **Cncl. Marino** questioned the redevelopment area (*Mink Lane*) and if we would be encompassing that back portion where there may be proposed residential. **Cncl. Miller** indicated again we are just doing the front portion, previously they wanted to put residential in the front and we said no, it should all be commercial. **Cncl. DiLucia** questioned the current zoning. It was noted it is zoned RG (*Regional Growth*). **Director of Community Development, Rosemary Flaherty** responded the commercial is along Sicklerville Road, Lot 11 is residential.

Cncl. Garbowski questioned if we ever received a final report on the landfill. **Mr. Heydel** responded a contract was given to ARH for design of a venting system. **Kathryn Cornforth** advised what was authorized previously was to do some kind of investigative report to officially reach out to the DEP Landfill Bureau on what they are expecting because the township and our office was under the impression that the landfill was closed a very long time ago. She spoke of a secondary proposal scheduled for approval at the regular council meeting regarding the action we must take to actually go through the closure, monitoring wells, getting permits, developing the post closure plan as well as once we get the background data designing the methane abatement we need to do to officially close the landfill.

Cncl. Heffner posed a question to Mrs. Flaherty in relation to the ice cream stand located along Sicklerville Road and why it was still standing. **Mrs. Flaherty** responded that structural engineering reports have to be requested through our Construction Official with a violation notice to the property owner. **Cncl. Heffner** questioned if there was ever a citation given on that property. **Mrs. Flaherty** noted they have from her. The process is usually you ask for a structural engineering report that says the integrity of the building is sound and I don't think anyone is going to put their license to that one so then they would have to take it down. **Cncl. Heffner** then noted that someone has to make a complaint on the building to get him to show up. **Mrs. Flaherty** noted, we have.

Cncl. DiLucia noted in order to get commercial anywhere on that road, that whole road would have to be widened. Is that something that is going to be feasible? **Cncl. Miller** indicated, yes with how wide that road is in the small section, if we do redevelopment, I believe, that we have the ability to do something like that, to be able to widen the road. There was then discussion on the area along Sicklerville Road that could possibly be widened.

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F.) COMMITTEE REPORTS (cont'd)

Kathryn Cornforth noted whatever you end up making the redevelopment zone, whomever comes in on whatever parcel when they go through the county process they will have to do a traffic study and in front of their property provide any right-of-way the county deems necessary for acceleration and deceleration lanes.

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Business Administrator, Kevin Heydel advised he will be submitting a proposal from ARH relating to the Cecil site at the next council meeting. This proposal would include surveying, wetlands delineations, etc. so that they can determine exactly what kind of square footage a one-floor facility would require.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED

Cncl. DiLucia spoke on the bonding scheduled on the regular meeting agenda.

(O:13-2017 Bond Ordinance Authorizing The Acquisition Of Various Pieces Of Equipment And Completion Of Various Capital Improvements In And For The Township Of Monroe, County Of Gloucester, New Jersey; Appropriating The Sum Of \$2,880,000 Therefor; Authorizing The Issuance Of General Obligation Bonds Or Bond Anticipation Notes Of The Township Of Monroe, County Of Gloucester, New Jersey, In The Aggregate Principal Amount Of Up To \$2,736,000; Making Certain Determinations And Covenants; And Authorizing Certain Related Actions In Connection With The Foregoing.) Part of that bonding is money to set aside for an architect and he wanted to make sure that we don't end up in the same type of fiasco as with previous architects because we still don't have a price. **Cncl. DiLucia** requested that we prepare an RFQ for architects. **Mr. Heydel** reported he is setting up a meeting with Joe and the solicitor to take a look at the RFQs that were put out in the past, update them and come up with a concrete RFQ that will accomplish the goals we are looking for.

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Miller** made a motion to adjourn the Council Work Session of March 13, 2017. The motion was seconded by **Cncl. Garbowski** and was unanimously approved by all members of Council in attendance.

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 March 13, 2017 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 AmJ
Approved as corrected _____

Date 3/27/17
Date _____