

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 13, 2017**

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., Bart McIlvaine** 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., McIlvaine 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. Marino led the Assembly in the Pledge of Allegiance to Our Flag and **Pastor Jeff Tilden** of Cross Keys United Methodist Church offered the Invocation.

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
Solicitor Charles Fiore	Present	
Business Administrator, Kevin Heydel	Present	
Engineer, Kathryn Cornforth	Present	
Dir. Of Code Enforcement, George Reitz		Excused
Dir. Of Public Safety, Jim Smart		Excused
Dir. Of Public Works, Michael Calvello	Present	
Dir. Comm. Development, Rosemary Flaherty	Present	
Deputy Mayor Andy Potopchuk	Present	
Police Chief, John McKeown	Present	
Municipal Clerk, Susan McCormick	Present	

PRESENTATIONS - None

APPROVAL OF MINUTES

Cncl. DiLucia made a motion to approve the minutes as submitted of the Council Work Session, Regular Council Meeting and Closed Executive Session of February 27, 2017. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

B.) CORRESPONDENCE - None

C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

Cncl. Garbowski made a motion to open the Resolutions Scheduled - Public Portion. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

Peter Sideris, 1324 Janvier Road was in attendance to speak about the garage he is building on his property. Mr. Sideris noted he paid for permits, received approvals and ordered

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

the garage, which cost over \$20,000.00 and now the township has put a cease and desist order on the project because they say it is too big. He questioned how can the township give \$6,000.00 worth of paperwork and then pull the permits. Everything is documented, dates, times, what was done, inspections and everything was done to order. Prior to purchasing his home in 2015 he went to the former Zoning Official, Fred Weikel and told him he wanted to build a 40' by 60' garage with 20' ceilings and a 25' rooftop and was told that would be okay. Mr. Sideris noted he has those papers and the check showing he paid. He purchased the house and immediately submitted a permit application and got it approved after doing new surveys and elevations. After submitting the first blue print he was told a 40' by 60' garage was too big because it was bigger than the house. Mr. Sideris asked if it could be 40' by 55' and was told that was fine because we were under the impression the house was 2400 square foot. The tax records show the house is 1,635 square feet but they also show just the living space not the porches or anything else so the true square footage is 2,253. The garage is 2200 square feet so it is not bigger than the house. He noted every time he comes here another thing is added on. It started out being two things and now it is up to five things. The title company messed up because they did not get a consolidated deed but that was corrected two weeks ago and now that is filed and recorded. He was asked about the gross weight of his truck and had to show his registration and it is not over 8,000 it is 7,000. He noted the height of the garage has always been 25 feet and the engineer signed off on it after he was paid \$550.00 and being a professional he should have read it to know that it was 25 feet. He added he doesn't know if Mr. Weikel knew but it is in the blue prints. The square footage of the building was adjusted but the height was never changed. Now Mrs. Flaherty says the building is too close to the street and he questioned where that came from since it was not mentioned at the two hour meeting they had. He noted the garage is 80 feet back from the road and the township website says the requirement is 40 feet from the road so his is double what it is supposed to be. Mr. Sideris questioned whether this is going to go on forever because she is also saying it cannot protrude the front of his house. He noted he purchased this house because he wanted this garage and he did all his due diligence before he bought the house. Now he has a house that he has \$250,000.00 into and what is he going to do with it. He is paying rent for a garage and he sold his previous house so that he could move here and have his house and garage on the same property but every time he turns around something else is needed. He noted this town was supposed to be warm hearted and welcoming but instead it is kicking him out. He questioned, how can the town give people permits and then pull them? **Cncl. Pres., McIlvaine** noted he or the other members of council are not the Zoning Officer or Construction Code Officer so we rely on those code officials to handle this issue. **Solicitor Fiore** noted as the township attorney he is copied on correspondence and he understands that Mr. Sideris went before the Board for a variance and it was denied. Mr. Sideris noted he was represented that night by his friend John Kosylo, who is not his regular attorney and it was denied only because his neighbors were coerced by her when she handed them papers. Mr. Fiore explained Council cannot overturn what the Board did. He suggested Mr. Sideris speak to an attorney because there are certain appeal rights and he had 45 days from the memorialization of the resolution to appeal the decision of the Zoning Board. He noted it sounds like the advice Mr. Weikel gave was that the garage had to be smaller than the house. He questioned whether the building would be used for a business. Mr. Sideris replied no. Mr. Fiore again recommended Mr. Sideris contact an attorney because the only direction he can give is from a municipal standpoint he cannot say how it can be appealed. Mr. Sideris questioned if he will have to go to Superior Court because if so he will be suing the township and he does not want to do that. Mr. Fiore stated you may have to because a lot of time, effort and expense went into this and this Council does not have the ability to overturn what the Zoning Board did.

With no one else wishing to speak **Cncl. Miller** made a motion to close the Resolutions Scheduled-Public Portion. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

Cncl. Garbowski made a motion to bracket for Consent Agenda Resolutions R:99-2017 through R:110-2017 with the exception of R:108-2017. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

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

CONSENT AGENDA

R:99-2017 Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For Professional Services To The Municipal Engineer For Design Services And Administration/Inspection Services With Respect To The Owen's Park Expansion Within The Township Of Monroe, County Of Gloucester, State Of New Jersey

R:100-2017 Resolution Awarding A Contract For Professional Services To The Municipal Engineer For Methane Monitoring And Preparation Of Closure/Post Closure Plans For The Landfill Located Within The Township Of Monroe

R:101-2017 Resolution Adjusting Township Of Monroe Tax Records

R:102-2017 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

R:103-2017 Resolution Authorizing A Mandatory Source Separation And Recycling Act (Tonnage Grant)

R:104-2017 Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For Up To Six (6) Certified Contractors For Emergency Service Work Within The Township Of Monroe

R:105-2017 Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For Up To Six (6) Certified Contractors For Emergency Service Work Associated With Lawn Mowing And Landscaping Services Within The Township Of Monroe

R:106-2017 Resolution Awarding A Contract For Professional Services To Maser Consulting P.A. For Administrative Agent Services Associated With Council On Affordable Housing (COAH) For The Township Of Monroe, County Of Gloucester, State Of New Jersey

R:107-2017 Resolution Authorizing The Township Of Monroe To Enter Into A Contract With Special Counsel For Redevelopment Of The Township Of Monroe For The Year 2017

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 (**REMOVED FROM AGENDA**)

R:109-2017 Resolution Of The Township Council Of The Township Of Monroe Establishing A Green Team Advisory Committee Within The Township Of Monroe

R:110-2017 Emergency Temporary Resolution Prior To Adoption Of The Budget Township Of Monroe, County Of Gloucester

Cncl. Garbowski made a motion to approve Resolutions R:99-2017 through R:110-2017 with the exception of R:108-2017 that was removed from the agenda. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

D.) ORDINANCES

Cncl. Pres., McIlvaine turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Heffner**. **Cncl. Miller** made a motion to open the Public Hearing for Ordinance O:12-2017. The motion was seconded by **Cncl. Garbowski** and unanimously approved all members of Council. With no one wishing to speak **Cncl. Dilks** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

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D.) ORDINANCES (cont'd)

O:12-2017 An Ordinance Authorizing The Township Of Monroe To Enter Into A Lease With The Sustainable Monroe Township For The Use Of A Portion Of Block 1701, Lot 13, More Commonly Known As The Township Library, For A Community Garden

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

Cncl. Garbowski made a motion to approve Ordinance O:12-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. DiLucia**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:12-2017 FOR SECOND READING AND PUBLIC HEARING - ALL AYES

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Ordinance O:12-2017 was duly approved for Second Reading and Public Hearing.

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

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. Miller made a motion to approve Ordinance O:13-2017 for First Reading and Publication. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

O:14-2017 an Ordinance To Amend Chapter 4, Article XVI Of The Code Of The Township Of Monroe Entitled "Department Of Code Enforcement"

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. Garbowski made a motion to approve Ordinance O:14-2017 for First Reading and Publication. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

O:15-2017 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 26 Of The Code Of The Township Of Monroe Entitled "Economic Development Commission"

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. Miller made a motion to approve Ordinance O:15-2017 for First Reading and Publication. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

O:16-2017 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 262 Of The Code Of The Township Of Monroe, Entitled "Towing"

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. Miller made a motion to approve Ordinance O:16-2017 for First Reading and Publication. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council.

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D.) ORDINANCES (cont'd)

O:17-2017 An Ordinance Of The Township Council Of The Township Of Monroe Authorizing The Sale Of Township Owned Land

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. Garbowski made a motion to approve Ordinance O:17-2017 for First Reading and Publication. The motion was seconded by Cncl. Marino and unanimously approved by all members of Council.

E.) REPORTS AND OTHER MATTERS - No Reports

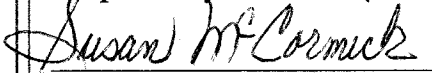
F.) GENERAL PUBLIC DISCUSSION

Cncl. Marino made a motion to open the General Public Discussion. The motion was seconded by Cncl. Garbowski and unanimously approved by all members of Council. With no one wishing to speak Cncl. Garbowski made a motion to close the General Public Discussion. The motion was seconded by Cncl. Dilks and unanimously approved by all members of Council.

G.) ADJOURNMENT

With nothing further to discuss Cncl. Dilks made a motion to adjourn the Regular Council Meeting of March 13, 2017. The motion was seconded by Cncl. Garbowski 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 March 13, 2017 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 _____ *AM* _____
Approved as corrected _____

Date 3/27/17
Date _____