

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 27, 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.: Gloucester County 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.

Cncl. Pres., Mcilvaine stated the Clerk has placed a sign in sheet at the rear of the Court Room. If anyone would like to address Council during the Public Portion, please sign in and you will be asked to come forward to the microphone. Kindly state your name for the record.

SALUTE TO FLAG - INVOCATION

Cncl. Miller led the assembly in the Pledge of Allegiance to Our Flag and offered the Invocation.

ROLL CALL OF TOWNSHIP 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	Present
Solicitor, Charles Fiore	Present
Business Adm., Kevin Heydel	Present
Engineer, Kathryn Cornforth, ARH	Present
Dir. Finance, Karyn Paccione	Present
Dir. Of Code Enforcement, George Reitz	(Resigned)
Dir. Of Public Safety, Jim Smart	Present
Dir. Of Public Works, Mike Calvello	Present
Dir. Of Comm. Development, Rosemary Flaherty	Present
Deputy Mayor, Andy Potopchuk	Present
Police Chief, John McKeown	Present
Township Clerk, Susan McCormick	Present

PRESENTATIONS

- **Certificates of Recognition - 2016/2017 Teacher of the Year Recipients**

Cncl. Pres., McIlvaine and Mayor Teefy presented Certificates of Recognition to **Donna Alfarano** of Williamstown High School, **Jeremiah Long** of Williamstown Middle School, **Kelly Cionci** of Holly Glen Elementary School, **Dara DiGerolamo** of Oak Knoll Elementary School, **Sandra Sulzbach** of Radix Elementary School and **Stephanie Monzo** of Whitehall Elementary School for being recipients of the Gloucester County Teacher Recognition Program for the 2016-2017 School Year.

- **Spotlight on Business - AFC Urgent Care**

Jackie Polillo, Business Development Manager and **Val Fichera, owner of AFC Urgent Care** were in attendance to speak about their business. Mr. Fichera explained Urgent Care facilities were developed due to the lack of primary care physicians and to try and cut the high cost of health care caused by emergency room visits, which average \$1,250.00. AFC Urgent Care is open 8:00 AM to PM and no appointment is necessary. Ms. Polillo added AFC Urgent

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 27, 2017

PRESENTATIONS *(cont'd)*

Care also performs sports, employment and immigration physicals, drug testing and physicals for the Department of Transportation and has locations in Monroe Township, Washington Township and Blackwood. Council questioned whether x-rays are done at this facility, if insurance and Medicare were accepted, whether they would accept what Medicare paid and the number of doctors on staff. Mr. Fichera advised x-rays, blood work, throat cultures, skin testing as well as all other testing done at a primary care physician's office can be done on site. AFC facilities accept 95% of major insurers, Medicare and Medicaid. Mr. Fichera explained how insurance plans work and how if a patient does not have a supplementary plan the 20% difference would be billed. A full time doctor is on staff and on Mondays, which tend to be busy, a physician's assistant also handles patients. Medical assistants and an x-ray physician is also on site so people can be moved through much faster. Mayor Teefy welcomed AFC Urgent Care to the Township and thanked them for promoting on their sign Dawson Coyle, who is performing on the Voice.

APPROVAL OF MINUTES

Cncl. Garbowski made a motion to approve the minutes as submitted of the Council Work Session and Regular Council Meeting of March 13, 2017. The motion was seconded by Cncl. Miller and unanimously approved by all members of Council.

B.) CORRESPONDENCE - None

Mayor Teefy reported the Director of Code Enforcement George Reitz, who did a great job cleaning up junkyards in the township, has resigned from his position. The Mayor thanked George for his service; noting he will be missed. The Mayor then appointed Rosemary Flaherty as the Director of Code Enforcement.

Cncl. Miller made a motion to approve the Mayor's appointment of Rosemary Flaherty as the Director of Code Enforcement. The motion was seconded by Cncl. DiLucia.

ROLL CALL VOTE ON APPOINTMENT OF ROSEMARY FLAHERTY AS THE DIRECTOR OF CODE ENFORCEMENT - 6 AYES, 1 ABSTAIN (DiLks)

Tally: 6 Ayes, 0 Nays, 0 Absent, 1 Abstain. Rosemary Flaherty was duly approved as the Director of Code Enforcement.

C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

Cncl. Miller 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. With no one 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.

R:108-2017 Resolution Of The Township Council Of The Township Of Monroe To Enter Into A Contract With Redevelopment Planner For The Township Of Monroe For The Year 2017

Cncl. Miller made a motion to approve Resolution R:108-2017. The motion was seconded by Cncl. Dilks and unanimously approved by all members of Council.

R:111-2017 Resolution Approving The Bill List For The Council Meeting Of March 27, 2017

Cncl. Miller made a motion to approve Resolution R:111-2017. The motion was seconded by Cncl. DiLucia and unanimously approved by all members of Council.

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 27, 2017**

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

R:112-2017 Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For Professional Services To The Municipal Engineer To Perform Survey Field Work And Perform A Wetland Delineation Study With Respect To The Future Cecil Fire Department Site Located At Block 5501, Lots 7, 8 & 9 Within The Township Of Monroe, County Of Gloucester, State Of New Jersey

Cncl. Miller made a motion to approve Resolution R:112-2017. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

R:113-2017 Resolution Adjusting Township Of Monroe Tax Records

Cncl. Dilks made a motion to approve Resolution R:113-2017. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

R:114-2017 Introduction of 2017 Municipal Budget

Cncl. Miller made a motion to approve Resolution R:114-2017. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

R:115-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Lease Agreement With Four Seasons Nursery, LLC For The Purposes Of Farming For The Years 2017 And 2018

Cncl. Miller made a motion to approve Resolution R:115-2017. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

R:116-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Lease Agreement With Gerald A. Barrett For The Purposes Of Farming For The Years 2017 And 2018

Cncl. Miller made a motion to approve Resolution R:116-2017. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council.

R:117-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Request For Proposals (RFP) For A Consultant To Conduct A Study, Identify Immediate Needs And Ensure Interoperability With The Gloucester County Emergency Communications Infrastructure System Within The Township Of Monroe

Cncl. Miller made a motion to approve Resolution R:117-2017. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

R:118-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Request For Proposals (RFP) For A Third Party Administrator To Facilitate The Transfer Of Vehicle Title Certificates For Unclaimed/Abandoned Vehicles Within The Township Of Monroe

Cncl. Dilks made a motion to approve Resolution R:118-2017. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

R:119-2017 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss The Stirling Glen Basin (**REMOVED FROM AGENDA**)

D.) ORDINANCES

Cncl. Pres., McIlvaine turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Heffner**. **Cncl. Garbowski** made a motion to open the Public Hearing for Ordinance O:13-2017 through O:17-2017. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Miller**

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 27, 2017

D.) ORDINANCES (cont'd)

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

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

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

Cncl. Miller made a motion to approve Ordinance O:13-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Garbowski**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:13-2017 FOR SECOND READING AND PUBLIC HEARING - ALL AYES

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Ordinance O:13-2017 was duly approved for Second Reading and Public Hearing.

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

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:14-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:14-2017 FOR SECOND READING AND PUBLIC HEARING - ALL AYES

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Ordinance O:14-2017 was duly approved for Second Reading and Public Hearing.

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"

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

Cncl. Miller made a motion to approve Ordinance O:15-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Marino**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:15-2017 FOR SECOND READING AND PUBLIC HEARING - ALL AYES

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Ordinance O:15-2017 was duly approved for Second Reading and Public Hearing.

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"

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

Cncl. Miller made a motion to approve Ordinance O:16-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Dilks**.

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 27, 2017

D.) ORDINANCES (cont'd)

ROLL CALL VOTE TO APPROVE ORDINANCE O:16-2017 FOR SECOND READING AND PUBLIC HEARING - ALL AYES

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Ordinance O:16-2017 was duly approved for Second Reading and Public Hearing.

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

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

Cncl. Miller made a motion to approve Ordinance O:17-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Garbowski**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:17-2017 FOR SECOND READING AND PUBLIC HEARING - ALL AYES

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Ordinance O:17-2017 was duly approved for Second Reading and Public Hearing.

O:18-2017 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 175-151.1 Wireless Telecommunications Facilities*)

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. Marino made a motion to approve Ordinance O:18-2017 for First Reading and Publication. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

E.) REPORTS AND OTHER MATTERS

Cncl. Dilks reported attending the Senior Commission Meeting. Discussion took place regarding poor turnout at their blood drive and the upcoming trips scheduled for the year. **Cncl. Dilks** noted the Commission will not sponsor any future blood drives. He noted he did not attend the Board of Health Meeting as the Ordinance Committee Meeting was held the same time.

Cncl. DiLucia reported attending an MMUA Meeting on Wednesday March 22nd. No pressing business was discussed. **Cncl. DiLucia** referred to comments made during the last Presidential campaign about repealing Obamacare and noted he will support the President and hopes he does a fabulous job but this healthcare issue has been the biggest blunder that has taken place in Washington. Since the inception of Affordable Health Care some said it was no good and had to be changed but now when they have the responsibility of revising, changing or improving it they didn't know where to start. In fact it came out that twenty million people could lose their insurance and it appears that only the upper income people would profit by getting a hefty tax break. He added he hopes they address the tax issue much better but from what he heard no one in Williamstown will benefit from the tax cuts, as it is geared towards the wealthy and big business.

Cncl. Garbowski reported attending the Historical Society Meeting on March 2nd. The Historical Society has received the microfiche records of the Plain Dealer Newspaper from 1926 to its last printing. Those records will be digitalized this year and made available to residents for research. On March 15th he attended the Library Board Meeting. Friends of the Library will be holding a book sale at the end of April and "Library Night" will be held on May 31st at the Monalisa Restaurant. A portion of the cost of dinner will be donated to the Library. On April 8th from 1:00 PM to 3:00 PM Bobby Rydell will be at the Library signing his book "Teen Idol On The Rocks". **Cncl. Garbowski** reported attending the Zoning Board Meeting on March 21st where two applications were heard; one for an extension of a previous approval that went to Pinelands and one use variance for commercial vehicle parking in a BP Commercial Zone. Both applications were approved.

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 27, 2017

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

Cncl. Heffner reported on March 23rd he attended the Planning Board Meeting where four site plan waivers, Clark's Auto Repair for a U-Haul Business, the Williamstown Ballet Theatre located at 144 Clinton Avenue, a real estate business at 1144 South Main Street and Thirteen Child Brewery located at 345 South Main Street, were granted. Cncl. Heffner reported the Monroe Township Easter Egg Hunt will be held on Saturday, April 8th at noon. Rain date is April 9th. He reported opening day of Monroe Township Little League is his favorite day of the year and this year it will be held Friday night, April 7th at 6:00 PM. Cncl. Heffner congratulated Mrs. Flaherty on her appointment as Director of Code Enforcement; noting he feels she is the best person for that position, as she steers new business people in the right direction and brings a friendly atmosphere to the office and he looks forward to working with her.

Cncl. Marino reported attending the Economic Development Commission meeting on March 20th. The Committee discussed how to best move forward with the tax card program that was initiated by Council a couple of years ago. This program was discussed during the Work Session Meeting and it looks like everyone is in agreement that it should move forward, as it will benefit our residents and business owners. It will be rolled out in a town hall atmosphere that residents and business owners can attend. Cncl. Marino reported attending the Board of Education meeting. The Board recognized the teachers of the year and the Principals from each school gave a little bio and spoke of the great jobs each teacher did.

Cncl. Miller reported he could not attend the Municipal Alliance Committee Meeting as he had a conflict with the Fire Department. He reported the Municipal Alliance Commission is sponsoring "Hidden In Plain Site", which gives parents the ability to search a room to see if they can find out whether their child is using drugs. A presentation was given in Buena and now it is mandatory for their prom requirement. The Monroe Township Municipal Alliance Commission and the Gloucester County Prosecutor's Office is bringing education to parents in Gloucester City on March 28th from 6:00 PM to 8:30 PM. This event is open to all Gloucester City junior/senior high school parents, caretakers and community members. Cncl. Miller reported the Grand Opening Ribbon Cutting Ceremony for the Community Garden located at the Municipal Library will be held on Saturday, April 1st at 9:00 AM. There are about seven plots remaining. Cncl. Miller thanked the MMUA for going through the lengthy process of getting an easement from a neighboring property owner so water could be brought to the garden. He also reported the Main Street Arts Festival will be held on April 29th (rain date April 30th) from noon to 5:00 PM. This event will include art vendors, food trucks and live performances from a few local bands.

Mayor Teefy thanked the business owners and residents of the township for supporting Dawson Coyle a township resident performing on the Voice. He noted Dawson's grandfather was the township tax assessor for many years so Dawson grew up coming to the municipal building. The Mayor spoke of being part of a panel put together by the Williamstown High School African Culture Society Club to address community policing. The kids did a fantastic job and Chief McKeown, Officer Clidy and Officer Pease did an excellent job answering tough questions. The Mayor reported attending "The Rotary Means Business" event at the Estate at Monroe on March 16th. This event was well attended and proceeds went to help Gloucester County veterans. He noted a real concern in the township is rental and abandoned properties so today a meeting was held with a company that will work with landlords and banks to rehab these properties. He felt within five to six months we should see results from this program. The Mayor also thanked the MMUA for running water to the community garden. He reported the Arts Beauty Salon and Spa will hold their Grand Opening on Thursday, that he will do a Facebook live session at the end of April, the land sale will be held on Thursday, April 27th at 10:00 AM, the Thirteen Child Brewery and Cross Keys Brewery are looking at a fall opening and the Arts Festival will be held on April 28th. He commended the Parks and Rec Department for doing a tremendous job making repairs and cleaning up Owens Park and he thanked Council for supporting his appointment of Rosemary Flaherty as the Director of Code Enforcement.

Engineer, Kathryn Cornforth reported repairs to Corkery Lane began today and the project should be completed by the end of April. She reported the State will be resurfacing Rt. 322. That project will go through the Fries Mill Road intersection but will not jeopardize the intersection project.

Director of Public Safety Jim Smart reported the Parks and Rec Department also cleaned up the Owens Park nature trail and the two fire departments are planning an event on July 15th, which everyone will be apprised of as details come along.

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 27, 2017

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

Director of Public Works, Mike Calvello reported Blue Bell Road will be closed beginning April 3rd as repairs are made to the bridge and guardrail closest to Malaga Road. Detour signs are out so residents should find an alternative route.

Director of Community Development/Code Enforcement Rosemary Flaherty thanked the Mayor and Council for their support. She noted she hopes she can develop a reputation like Mr. Reitz. She will take the job very seriously and Deputy Mayor Potopchuk will be right by her side during this transition.

Cncl. Pres., McIlvaine reported he was informed of a phone scam asking for donations from an alleged organization called the New Jersey Police Association. This organization does not exist so residents should not donate to it. If residents are concerned about other organizations they should contact the alleged organization or the police department if they feel a call is a scam. Residents may receive a valid request for donations in the mail from the Monroe Township FOP. Other legitimate organizations are the New Jersey FOP, PBA and the New Jersey State Police. Cncl. Pres., McIlvaine extended best wishes to former Director of Code Enforcement George Reitz. He noted he has known George since 1982 when as an 18 year old he joined the Williamstown Fire Company. George was the Fire Chief then and looked out for him as if he were his own child and still does. He is a great guy who has volunteered a lot of time to the community, is still very active in the Fire Company and did an outstanding job cleaning up the junkyards in town. Cncl. Pres., McIlvaine commented he couldn't be happier about Rosemary being appointed as the Director of Code Enforcement, as a large part of Monroe Township being cleaned up is because of her actions. He added his wife is also happy about the appointment. As a lifelong resident of the township he has seen many bad things and now the town is coming around and much of that is because of Mrs. Flaherty's hard work and the hard work of other township employees and volunteers who do an outstanding job. Cncl. Pres., McIlvaine also reported attending the March 18th performance of the Little Mermaid by the Williamstown High School Drama Club. He noted the kids are so talented they could be on Broadway and he urged residents to attend a performance at the school.

F.) GENERAL PUBLIC DISCUSSION

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

G.) ADJOURNMENT

With nothing further to discuss Cncl. Garbowski made a motion to adjourn the Regular Council Meeting of March 27, 2017. The motion was seconded by Cncl. Miller 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 27, 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 AMJ
Approved as corrected _____

Date 4/10/17
Date _____