

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MAY 22, 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 7:00 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.: Gloucester County 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. Miller led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Bob Heffner	Present	
Cncl. Joe Marino	Present	
Cncl. Cody Miller	Present	
Cncl. Pres., Bart McIlvaine	Present	
Mayor, Daniel P. Teefy	Present	
Business Admin., Kevin Heydel	Present	(Arrived 7:10PM)
Solicitor, Charles Fiore	Present	
Eng., Kathryn Cornforth, ARH	Present	
Dir. of Finance, Karyn Paccione	Present	
Dir. of Public Safety, Jim Smart	Present	
Dir. of Public Works, Mike Calvello	Present	
Dir. of Comm. Dev/Code Enf, Rosemary Flaherty	Present	
Dir. of Parks & Rec, Jim Bonder	Present	
Deputy Mayor, Andy Potopchuk	Present	
Chief of Police, John McKeown	Present	
Twp. Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

**Block 5301, Lot 3 – Huber Avenue**

**Solicitor, Charles Fiore** advised we received a request from an adjacent property owner to purchase a property on Huber Avenue that was on the land sale list for \$5,000.00 two or three times. This is an undersized, non-buildable lot and has no use to anyone other than the adjacent property owners. A bid of \$2,750.00 was submitted and if Council is interested in transferring that property via private land sale it would have to be done by ordinance. There are also two or three other people that did not bid at the land sale who are

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**B.) MATTERS FOR DISCUSSION (cont'd)**

also interested in purchasing undersized type lots adjacent to their properties at a price less than what was advertised for the land sale. Mr. Fiore noted he will get all the information together and send it to the Tax Collector and Real Estate Director to see if they feel the bids are decent amounts and then Council could take future action at an Ordinance Committee Meeting to get those properties back on the tax rolls. **Mayor Teefy** questioned whether that would be ready for the June Ordinance Meeting. Mr. Fiore noted he would try but it would probably be done more towards the July Ordinance Meeting. **Cncl. DiLucia** questioned who established the price of \$5,000.00 and did they feel that was the fair market value. Mr. Fiore advised the Director of Real Estate put the price on it but he was going to run it by him again to see what he thinks about the bid. Cncl. DiLucia expressed concern that if we start doing this every time we have a land sale people will assume if they don't bid they will be able to come in later and purchase the property for half the value. **Cncl. Dilks** noted the lot is worth nothing except to that adjacent property owner and this would put it back on the tax records. Cncl. DiLucia suggested we find out what the property would yield in taxes. **Cncl. Heffner** added it would also take liability from the township in the event someone would be hurt on the property. Mr. Fiore suggested the ordinance require the County to combine the two lots, which would increase the value of the buyers lot and that could be a greater tax revenue for the township. He noted he will get the Director of Real Estate and the Tax Collector's feeling on this and report back to Council.

- **Towing Applications**

**Solicitor Fiore** reported three towing applications, B & B, A & A and A-Jacks, were received for the 2017/2019 Towing List. There was a Committee Meeting tonight and there will be a further report to Council and action will be taken at the Special Council Meeting scheduled for June 8<sup>th</sup> prior to the Ordinance Committee Meeting. **Mayor Teefy** advised he will not be at that meeting as his daughter is graduating from college and he will be flying out to Washington for her graduation.

- **Presentation – Christmas Parade**

**George Miller** explained he spoke to the Police Department and Fire Department about what he would need to close the street down for a Christmas Parade and to the Parks & Rec Department and the Main Street Committee and they pointed him in the direction of Council. He noted he received quotes from the insurance company but would like to have all information prior to speaking to Council about a Christmas Parade so he requested to make his presentation at the next Council Meeting Work Session. **Solicitor Fiore** explained the Code is silent in regards to a private parade so he felt for it to proceed it would generally fall under Parks and Recreation. Mr. Fiore suggested getting their input as they have experience in planning parades in regards to traffic control and insurance requirements. He noted for a township sponsored parade police officers are paid overtime and our insurance covers the event. He suggested Parks and Rec and the Police Department review this and the BA contact the JIF to see if this would be covered by township insurance since it is a private event. **Mayor Teefy** questioned the jurisdiction of a permit. **Solicitor Fiore** explained there is no permit required for a parade and this is the first time we ever had to deal with this issue

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**B.) MATTERS FOR DISCUSSION**

and why he suggested it be turned over to Parks and Rec. He noted the Mayor can say block the street but he must make that decision based upon all the factors and look at all the bad things that could happen. Solicitor Fiore noted the public events ordinance deals with public events on private property and this would be different from that. Mayor Teefy added from the BA's experience with the JIF Mr. Miller will just need to show they have insurance. Council questioned if the township would have any say regarding parade vendors. Mr. Fiore noted there is a process under Chapter 230-16 regarding vendor applications, licenses and background checks which are done through the Director of Parks and Rec. Mayor Teefy questioned whether vendors would go through Parks and Rec since Jim Bonder would not be running it. Mr. Fiore noted it would be stretching it but the vendor registration is there to protect the township. **Director Jim Bonder** explained he met with George on several occasions to try to make this work but the Parks and Rec Commission unanimously voted not to take it on because it was shortly after the Tree Lighting Ceremony. The Commission suggested it go through the Main Street Committee if they were willing to sponsor that event. **Cncl. Miller** noted the Main Street Committee wants to sponsor the event but talked about the process for the vendors since the Committee is technically not an established entity paperwork would need to go through the township. Mr. Fiore explained the vendors should register through the township for the purpose of protecting the public. Mr. Bonder noted his office will be more than happy to help but the Parks and Rec Commission decided they can't take it on that close to Christmas. Mr. Bonder questioned whether his office would be taking in money from vendors. Mr. Miller noted the parade is not for profit so everything brought in would go to the township. **Chief McKeown** felt it would take twenty to twenty-five police officers to close down Main Street properly and many officers have already scheduled their vacations close to Christmas so scheduling is not impossible but it will be a challenge. Council questioned whether the parade would be during the day or at night. Mr. Miller stated the time is open but the proposal is December 16<sup>th</sup> from 6:00 PM to 8:00 PM so the floats could be lighted. That date and time was chosen because it will not affect the Grand Theater or any other businesses along Main Street. **Cncl. McIlvaine** requested Mr. Miller to contact Mrs. McCormick if he wants to be placed on the June Council Meeting agenda. Mr. Miller requested to be placed on the June 26<sup>th</sup> Council Meeting agenda.

**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 in attendance.

**Joe Fisona, 19 Gibson Lane** approached Council to question if there were any updates regarding his complaint about the timing on the traffic light at Berlin-Cross Keys Road and the Black Horse Pike. He noted he attended a Council Meeting a few months ago and **Cncl. Miller** was supposed to contact the Senator about the traffic signal. **Cncl. Miller** noted he sent it over to Senator Madden's office and they were supposed to review it and get back to him but they didn't so he will follow up on it tomorrow. **Mayor Teefy** added he has not received any information from Officer Burton on that either. Mr. Fisona commented that he didn't understand how Monroe Township officials operate because as a constituent he had a complaint but never heard back from anyone so he did all the leg work. He

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C.) PUBLIC PORTION (cont'd)

questioned if the Police Department ever received a letter from the State. **Chief McKeown** noted we eventually did get a letter from the State Highway Department that spoke of timing and lane work changes that would allow more turning from certain directions. He noted that was a potential option but there was no word regarding the cost of this option. Mayor Teefy requested the Chief to have Officer Burton contact him tomorrow and he will email Mr. Fisona the information. Mr. Fisona noted he also sent Senator Madden a complete packet of information for him to review. Cncl. Miller apologized to Mr. Fisona for not following up on the information he sent to Senator Madden. Mr. Fisona noted he was mayor in another town and when a citizen filed a complaint his office followed up on it and got back to the resident as to what was going to be done but here he has to come to a meeting to find out information.

**Joanne Mecholasky, 1220 Sassafras Court**, noted she attended many Council Meetings over the last few years regarding drainage issues on her property from the Amberleigh Development and was promised many times the area would be regraded and trees would be planted. The drainage problem has been going on for eight years and the trees that were planted were tiny holly bushes. **Solicitor Fiore** noted he spoke to the Director of Public Works and they will be there the week of June 5<sup>th</sup> to deal with the grading issue and Amberleigh must put in the trees according to the approved plan. Mrs. Mecholasky asked what the approved plan is because she has been hearing about it for years but doesn't know what it is. Four years ago holly trees were planted behind her fence and scrawny pine trees off to the side but most of them died because of the water so the same type of trees should not be planted again. Mrs. Mecholasky questioned how the area will be regraded. Mr. Fiore noted Mr. Calvello and the engineer will assess it to see what can be done to avoid water ponding in Mrs. Mecholasky's yard. **Engineer Kathryn Cornforth** explained the water is trying to drain but it comes to the fence and stops so the intention is to provide a gap under the fence so the water can flow through the swale on the Amberleigh property the way it is supposed to. Mrs. Mecholasky questioned whether it is her responsibility to repair the giant ruts in her backyard from mowing the wet lawn. Mrs. Cornforth noted that unfortunately is her responsibility because it is indirectly caused by water being there not from anything the township did. She added after the week of June 5<sup>th</sup> when the area is regraded her yard should start to dry out and that issue can be resolved. Mrs. Mecholasky questioned once the grading is done when will the trees be planted? Mr. Fiore advised that will need to be coordinated with Amberleigh. He cautioned that one anticipated problem is the developer gave testimony that Mrs. Mecholasky appeared at a Planning Board Meeting and stated a certain type of tree was going to be planted that would block the view. He explained sometimes developers plant mature trees that are supposed to grow to a certain height but they don't always grow to that height so it is very difficult to screen a single family home from a two story high condo, as people in the condos can look down into the backyard of the home. Mrs. Mecholasky noted there are eight condos on the top and eight on the bottom and many times the people are yelling over the fence to her. Solicitor Fiore stated that could be a police issue. He went on to say the dilemma may be that when Mrs. Mecholasky left the Planning Board fifteen years ago the anticipation of what would be planted and what was actually planted were not the same. Mrs. Mecholasky noted she was very much misled and was sold a bill of goods and now she is stuck. No one looked out for the three homes near her.

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**C.) PUBLIC PORTION (cont'd)**

Mr. Fiore explained no one on this Council was here at the time and they can only try to help resolve the problem now and former Cncl. Bryson was very involved in doing that. Unfortunately the New Jersey Municipal Land Use Law is very, very builder friendly, as the Builder's League is one of the strongest lobbyist in the State and that is unfair because we are stuck with a lot of standards applied in North Jersey. The Residential Site Improvement Standards require 2.1 parking spots per three bedroom unit so Amberleigh now has a parking problem but the township was forced to adhere to that standard. Developers operate under certain standards even to the type of trees planted so trees planted fifteen years ago probably still would not have screened her property enough. Mrs. Mecholasky noted she feels like she is getting lip service because this has been going on since 2008 and she has had it. Mayor Teefy asked if he could talk to the Amberleigh Association to see if the trees Beazer Homes is not planting could be planted there. Mr. Fiore noted Engineer Ray Jordon would be the one to coordinate that with the Amberleigh Project Manager. Mrs. Mecholasky suggested planting Cypress trees once the area is dried because they get very tall.

**Jack Simmermon, A-Jacks Towing** noted he sent the solicitor an email last week regarding car titles and at that time was told four towing companies sent back paperwork and he questioned who those companies were. **Solicitor Fiore** noted B & B, Clark, A & A and A-Jacks. Mr. Simmermon questioned if they were all in by the 30<sup>th</sup> and is the police department investigating to ensure everyone has the proper cars. Mr. Fiore noted he turned it over to the Chief and he is going to look at it to see if it would warrant an investigation so there is nothing on that at this time. Mr. Simmermon questioned how it would be handled if towing companies disposed of vehicles without titles and if they did that would they be eligible under the new towing ordinance. Mr. Fiore explained that will be handled according to the law whether it be a civil type matter or a criminal matter. He noted he would not give an opinion on whether they would be eligible under the towing ordinance at this time because he really doesn't know.

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

**D.) NEW BUSINESS**

**Business Administrator, Kevin Heydel** advised in 2018 the JIF membership is up for renewal and they want to give a ten to fifteen minute presentation to Council and Cncl. Heffner said it could be done at the June 8<sup>th</sup> Ordinance Committee Meeting. The presentation is at Council's pleasure because most of Council saw it before. In July a resolution to continue membership in the JIF for another three years must be adopted by Council. Cncl. Pres., McIlvaine polled Council and everyone agreed to see the presentation since Cncl. Marino had never seen it. The presentation will be made at the June 8<sup>th</sup> Ordinance Committee Meeting.

**Mayor Teefy** reported Marianne Baker from the Tax Office will be retiring July 31<sup>st</sup> and the position was advertised for in-house transfers. Ninette Orbaczewski has experience in the Tax Office and will be transferring to replace Marianne. Janeen Rossi, a part-time employee in the Tax Office will be moving to the Planning Board Office to replace Dawn

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**D.) NEW BUSINESS (cont'd)**

Farrell and Sue Wiley, a part-time employee in the Construction Office will be made full time. The number of employees are about the same right now but when Marianne retires Janeen may have to help out that office during tax season and she is willing to do that.

**Cncl. Dilks** noted he received an email from a resident of Crystal Lake asking if the township could do anything about the mosquitoes in the area. **Cncl. Pres., McIlvaine** noted she should call the County Mosquito Control Commission and they will spray even on personal property and put pucks in standing water.

**E.) OLD BUSINESS - None**

**F.) COMMITTEE REPORTS**

**Cncl. Heffner** reported a meeting was held regarding LOSAP issues and the Solicitor will be presenting what was discussed there at the next Ordinance Committee Meeting. There were some changes mandated by the State but other than that the LOSAP program will stay the way it is.

**Cncl. Marino** reported the Redevelopment Committee will be getting prices to repair and replace sidewalks and curbs along Main Street. The Committee will try to use money from the Sidewalk Trust Fund for that project. **Mrs. Flaherty** explained one of the emergency contractors is going to do a base line proposal and then we will put it out to get quotes. **Cncl. Heffner** questioned why is that the township's responsibility, why is that not the responsibility of the property owner. Mr. Fiore noted that is the responsibility of the property owner so that will need to be looked into. **Cncl. Miller** explained the problem is some of the bricks in the sidewalk are starting to come up in certain areas and there is a concern the township will be sued. **Cncl. Heffner** felt the Sidewalk Fund was not earmarked to do that it was there to put sidewalks in where there are none. Mr. Fiore agreed, adding the Sidewalk Fund was established to tie in areas where sidewalks were missing and there are some areas along Main Street where it may be applicable. He gave the example of sidewalks being installed from Fox Hollow to Holly Glen School and Scotland Run to Holly Glen. **Mrs. Flaherty** noted she had sited people for their sidewalks but they come in saying they have a hardship and don't have the money to make repairs so there is a public safety element to this. She added she reviewed this with the Mayor and there is a section of the ordinance that allows the township to make the repair when there is a public safety issue. Mr. Fiore felt property owners should still be notified their sidewalk is in disrepair, they have thirty days to make the repair and if it is not done the township will do it and place a lien on the property. That way we will be able to recoup the money.

**Cncl. Garbowski** reported the individual who was going to make roof repairs to the Hall Street School backed out because of his workload so **Mrs. Flaherty** said one of the emergency contractors has volunteered to do the labor and he will be meeting with him to come up with a material list and hopefully we will get that done before the end of summer.

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**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - None**

**Cncl. Pres., McIlvaine** noted a resolution regarding moving the New Jersey Transit Bus Stop from the corner of Library and Main Street to Chestnut and Main Street will be added to the Regular Council Meeting agenda. The Grand Theater contacted the Traffic Department requesting this change because parents will be dropping off and picking up their children at their summer camp and they don't want to interfere with the bus nor do they want the bus to interfere with them. Sgt. Burton recommended the bus stop be moved and New Jersey Transit is fine with it as long as we adopt this resolution.

**Cncl. Garbowski** made a motion to move the resolution relocating the bus stop to Chestnut and Main Street forward to the Regular Council Meeting. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

**Mayor Teeffy** noted the school bus stop at Fox Hollow was moved across the street and he will be contacting the superintendent of schools about it. **Cncl. Marino** explained the Fox Hollow Association requested the bus stop be moved across the street (*other side of the entrance*) but cars going north can't really see the kids because of the trees so it is not a good idea so he also spoke to one of the board members about it today.

**Business Administrator, Kevin Heydel** noted a resolution is on the agenda to award a contract to ARH for design services for the five year Road Program. The first year plan includes Kirkwall Drive, South Shore, Forest Drive and Ridge Drive but he and the Director of Public Works looked at Ridge Drive and determined it was not that bad and could be maintained by Public Works. There is a cul-de-sac off Ridge Drive and since it would be best to do it all at one time Ridge Drive was taken out of the first year plan. A full design will be done on Forest Drive and South Shore so if construction is done in phases the design will be done. Mr. Heydel noted they also rode down Janvier Road, which is not included in the first three years of the plan. Janvier does not require any design work because there is no drainage or curbing to deal with so we are getting pricing for milling and overlay that could be done in the first year of the program. **Cncl. DiLucia** noted initially \$750,000.00 was allocated for year one and now with the engineering fees it is up to \$1.9 million so our commitment has doubled in the first year. We are supposed to have a five year plan that cost \$5,000,000.00, which amounts to a million each year with engineering fees and now this year is almost \$2,000,000.00. He noted he is opposed to spending \$2,000,000.00 in the first year because if it continues this way the road program will cost \$7,000,000.00 or \$8,000,000.00. He was okay with \$750,000.00, which would be \$1,000,000.00 with engineering fees but he felt \$2,000,000.00 is too much because there are too many unknowns in the Capital Plan right now. We don't know what the cost will be for the fire departments and now he understands the property the township purchased for \$90,000.00, which was reported to be eleven acres with seven buildable acres now has only two buildable acres. **Engineer, Kathryn Cornforth** explained the way their proposal was written had professional services a little higher than what was probably budgeted in the five year Road Program but part of that is because it includes the design cost for subsequent years upfront. The reason it is being done upfront makes sense for roads like South Shore that may be done in phases. A resolution was passed to apply for \$50,000.00 from the Community Development Block Grant and even though that is not a huge contribution it will help offset costs for roads like

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Forest Drive which will take three phases. Instead of losing time for us to design each phase this will be fronting the cost. We are not saying you have to actually build all the roads in year one our proposal from a budget standpoint was done just to show you what the worst case scenario would be. Once we design the projects we will work with the administration and Mr. Calvello to put alternates together and decide which ones will be put on hold so that we stay closer to the budget that was targeted for year one. Cncl. DiLucia noted his concern is that we don't commit ourselves to \$2,000,000.00 in the first year. This resolution includes a \$1,900,000.00 expenditure and he is not willing to approve the resolution as it stands. If this was a "*suppose engineering did this much work resolution*" that would be different but this resolution is asking for engineering fees and \$1,900,000.00 worth of work and he will not agree to that. If the Road Program is going to be done we need to stick to the \$750,000.00 plus engineering fees and if they want more engineering fees they will need to identify what project those fees are based on and then the resolution can be produced in that format. **Mr. Heydel** noted we have \$100,000.00 left over from last year's Road Program so it would really be \$1,800,000.00. Janvier Road, Kirkwall and one section of Forest Drive might be done this year. We are not spending \$2,000,000.00 because that was not approved and also by the time the design is done it will be fall and not enough time to go out to bid this year so paving will not be done until at least next April. **Cncl. Marino** noted the proposal calls for Option A and B but Option C is being discussed tonight. He questioned whether ARH was looking for additional fees for the design of Janvier Road since that road was not included in the proposal. Mrs. Cornforth explained Janvier Road is similar to Whitehall Road, which had no design fees involved because drainage, handicap ramps or other concrete work was not needed. Mike Calvello worked with the County co-op and the County's contractor did the milling and overlay. We specifically excluded roads like Janvier from the five year plan because it was a road the co-op could be used on and the township gets a better deal doing it that way. This gives the township the opportunity to get longer rural roads done while still being able to do a couple of the roads that need design for the construction work. Mrs. Cornforth explained the mill and overlay roads that are part of the five year Capital Plan have concrete work involved. Historically the township's policy has been to bring the handicap ramps up to ADA compliance and when the road is touched the ADA ramps are also touched. Forest Drive has handicap ramps that must be upgraded and the County co-op company only does the milling and overlay work they do nothing else so to go through the County co-op we would have to coordinate with several different entities. Doing it this way we will be able to inspect the ramps to make sure they are ADA compliant. **Cncl. Marino** noted Forest Drive would be more expensive to design due to all the handicap ramps but South Shore Drive has no sidewalks. Mrs. Cornforth explained South Shore is the more expensive one to design because it is a reconstruction. **Cncl. Marino** noted design specs and surveys of the roads were included in the Capital Plan. Mrs. Cornforth explained a visual inspection of the roads was done to determine what type of road repair would be needed so when we put the budgetary estimates together we had an idea of what the cost would be for each road. It was not a survey that took elevations and locations. On a mill and overlay we need to make sure we properly account for how much of the handicap ramp needs to be replaced and we can make minor tweaks and adjustments either with the milling machine or leveling course. Drainage can also be added because when there is a curb there is a physical barrier and water can't go anywhere so we try to get rid of minor drainage issues so when it is done there will

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be no minor ponding. Cncl. Marino questioned whether ARH's fees were fixed or if they went according to the value of the contract. Mrs. Cornforth noted it is closer to the value of the contract in terms of what the total award is and what prices come in. In this proposal we are assuming the worst case scenario because we don't want to have to come ask Council for additional money for this. She explained we use 15% as an unofficial budgetary standard because the DOT allows 15% of construction costs to be reimbursed. We are usually not at 15% but we used it as a starting point for budgetary numbers. Once we determine exactly what we are going to build we will be able to start scoping what our CM is going to be. We historically do not give CMs contracts until after the bids come in because we don't want to be 20% of the construction cost and if we get really good numbers we will bring our costs down in conjunction with that. Cncl. Marino questioned if ARH did a quality assurance program with the general contractors to prevent the need of so many inspections. Mrs. Cornforth explained we typically do not have something like that because not all contractors do that. In our experience New Jersey has a loaded system and if you turn away for a second contractors will try to get away with something. Cncl. Marino questioned whether inspectors are at a site daily or every other day. Mrs. Cornforth explained it depends on what is going on. When drainage structures are being installed we are out there every day to ensure things are installed properly but if topsoil is being put in we may check on them in the morning or afternoon but we are not there every day. Cncl. Garbowski questioned who was responsible for the elevations on the milling and overlay on the co-op paving and if there is a drainage issue would it be fixed. Mrs. Cornforth explained co-ops are a straight mill, they set the depth and then overlay it. Some contractors like South State are willing to work with us but technically the way the County co-op works is if they take two inches off they are putting two inches back they do not fix anything. If there is a drainage issue it will still be there unless it is fixed ahead of time or a way is found to fix it afterwards. Cncl. Garbowski questioned if Council could have a better description of exactly what the engineering cost would cover. Mrs. Cornforth noted South Shore, Forest Drive and Kirkwall will have a full survey to get elevations and physically locate everything. Part of doing that for roads such as South Shore is that it allows adjustments to be made to fix issues whether it is manholes that are too high, rutting or other things like that. This also starts from a baseline so we can actually get more accurate quantities and it will pick up things like deteriorating curb/ramps. When we do the design we will look at the existing conditions and on a road that is just a mill and overlay we will still look at the overlay to see if there is a way to tweak either the milling on the leveling course to avoid standing water situations so we can make sure there is no ponding on a newly paved road. She noted on Corkery Lane the way the drainage works is that it does not straight flow to the County stream it flows from the low point on Malaga Road and it has to build and bubble up before it can get into the County system. Cncl. Garbowski noted it really flooded at the dead center of Corkery Lane and it was pretty deep on some sections so we need to see what can be done with that drainage because it was hardly raining and the road was flooded. Mrs. Cornforth noted she is going to look at that to make sure there is nothing in the structures that might be blocking or clogging that. We tried to add some relief up stream because in order to replace all that drainage it would have added significant project costs since it is a 24" pipe through there. It would need to be a bubble up system, which is a significant cost unless Council would want to go into Malaga Road but she felt the County may not allow that. Cncl. Garbowski noted

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**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - None**

that is a brand new road and during the winter months it will be torn up. Cncl. Marino referred to the tennis court proposal and noted he is not comfortable with it stating if the time frame goes over 30 days the fees could be increased or they can come back to Council for addition funds. Mrs. Cornforth noted that is standard language that goes in all their proposals but we have no intention of asking for additional fees if it goes over 30 days. Cncl. DiLucia felt the contractor should be held to a standard of 30 days but that provision makes the township responsible for a contractor's overrun. He questioned whether that language could be taken out of the resolution. Mrs. Cornforth noted that could be taken out because if a project would run over to say 60 days there is a "*liquidated damages*" provision to penalize the contractor and encourage him to finish up. If they go over their deadline it is \$750.00 per calendar day and that is something the township can enforce. Cncl. DiLucia questioned whether that paragraph can be placed on the record as being taken out of the resolution. Mr. Fiore explained that could be done at the Regular Council Meeting.

**Jim Smart** questioned comments Cncl. DiLucia made about the property purchased for the Cecil Fire Department. Cncl. DiLucia noted the initial report Council received was the property was eleven acres with seven buildable acres but now he understands that it has less than two buildable acres. If that's true there is a question as to whether we can put the fire house there, which means we spent \$90,000.00 and lost the tax revenue from that property. We might have to purchase another property so that would be \$100,000.00 out of the budget, which is why he is concerned about every dollar being spent. Mrs. Cornforth explained the wetlands have been located and we are still in the process of getting the official signoff from Pinelands and they will tell us what the official buffer has to be. Typically it has to be a 300 foot buffer and we are asking that be reduced so we can maximize the space. Cncl. DiLucia questioned if they give it to us how many buildable acres will we have. Mrs. Cornforth noted she was not sure off the top of her head with what the reduced buffer would end up being. Initially a floor plan was put together like the Williamstown Substation on Glassboro Road and we were able to fit everything and have a little room to space without it being in the buffer. Cncl. DiLucia noted his concern is that we purchased this property after someone told us it has seven buildable acres and it is nowhere near that and we are at the point now where we are scurrying for footage. If it winds up as being not adequate to build the fire house there that will cost more and he wants everyone to be aware of that. He noted in his experience with the Pinelands he knows they will not just say go ahead and take it they will charge us so we may not be able to put the fire house there.

**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None**

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
MAY 22, 2017

I.) ADJOURNMENT

With nothing further for discussion, Cncl. Miller made a motion to adjourn the Council Work Session of May 22, 2017. The motion was seconded by Cncl. Dilks and was unanimously approved by all members of Council present.

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 May 22, 2017 and serves as only 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 6/19/17  
Date \_\_\_\_\_