

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JULY 24, 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. Miller led the Assembly in the Pledge of Allegiance to Our Flag and offered the Invocation.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks		Excused
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 Administrator, Kevin Heydel	Present	
Engineer, Kathryn Cornforth	Present	
Dir. Of Finance, Karyn Paccione	Present	
Dir. Of Public Safety, Jim Smart	Present	
Dir. Of Public Works, Michael Calvello	Present	
Dir. Comm. Dev./Code Enf. Rosemary Flaherty	Present	
Dir. Parks & Rec, Jim Bonder	Present	
Deputy Mayor Andy Potopchuk		Excused
Police Chief, John McKeown	Present	
Municipal Clerk, Susan McCormick	Present	

PRESENTATIONS

- **Eagle Scout** - Theodore Wann - Boy Scout Troop #234

Mayor Teefy and **Cncl. Pres., McIlvaine** presented **Theodore Wann of Boy Scout Troop # 234** with a Certificate of Recognition for completing his eagle leadership project and attaining the highest and most coveted rank in scouting "Eagle Scout". Theodore explained his project consisted of building and installing three wooden raised gardens, hanging gardens and benches in two courtyards of a local nursing home.

APPROVAL OF MINUTES

Cncl. Miller made a motion to approve the minutes as submitted of the Work Session, Regular Council Meeting and Closed Executive Meeting of June 26, 2017. The motion was seconded by **Cncl. Marino** and approved by all members of Council in attendance with the exception of **Cncl. Garbowski** who **Abstained**.

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B.) CORRESPONDENCE

- Event Permit - Cross Keys United Methodist Church
- Junkyard License Transfer - Advanced Financial Services

Cncl. Garbowski made a motion to approve the Cross Keys United Methodist Church event permit and the junkyard license for Advanced Financial Services. The motion was seconded by Cncl. DiLucia and unanimously approved by all members of Council in attendance.

C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

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

Cncl. Pres., McIlvaine noted "*for the record*" that Resolutions R:196-2017, R:197-2017 and R:198-2017 were added to the agenda.

Cncl. Garbowski made a motion to bracket for Consent Agenda Resolutions R:184-2017 through R:198-2017. The motion was seconded by Cncl. Miller and unanimously approved by all members of Council in attendance.

CONSENT AGENDA

R:184-2017 Resolution Authorizing The Execution Of A Final Change Order For Arawak Paving Co., Inc. In The Increased Amount Of \$24,299.04 For Services Associated With The Corkery Lane Road Improvements Project

R:185-2017 Resolution Approving The Bill List For The Council Meeting Of July 24, 2017

R:186-2017 Resolution Adjusting Township Of Monroe Tax Records

R:187-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Deed Of Easement (Sanitary Sewer And Water Easement) Between The Township Of Monroe And Sky Unity Holdings, LLC

R:188-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Monroe Township Planning Board To Conduct A Preliminary Investigation And Convene Public Hearings To Determine Whether Certain Areas On The Official Tax Map Of The Township Of Monroe Qualify As An Area In Need Of Redevelopment (South Main Street)

R:189-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Monroe Township Planning Board To Conduct A Preliminary Investigation And Convene Public Hearings To Determine Whether Certain Areas On The Official Tax Map Of The Township Of Monroe Qualify As An Area In Need Of Redevelopment (Route 322 & Tuckahoe Road)

R:190-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Monroe Township Planning Board To Conduct A Preliminary Investigation And Convene Public Hearings To Determine Whether Certain Areas On The Official Tax Map Of The Township Of Monroe Qualify As An Area In Need Of Redevelopment (Sicklerville Road)

R:191-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing A Lien Be Placed On Various Properties For Failure To Comply With Chapter 295 Of The Code Of The Township Of Monroe

R:192-2017 Resolution Of The Township Council Of The Township Of Monroe Awarding Bid To Joseph Porretta Builders, Inc. For Services Associated With Pfeiffer Center

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

ADA Improvements As Specified In The Bid Specifications For The Township Of Monroe, Gloucester County And Authorizing The Proper Township Officials To Execute The Required Documentation

R:193-2017 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss Rejection/Acceptance Of Bids Received For The Owens Park Irrigation Project And The 2017-2019 Towing Applications

R:194-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Payment Of Attorney's Fees As Ordered By The Court In The Matter Of Matt Mills V. Township Of Monroe, Et Al., Docket No. Glo-L-377-17

R:195-2017 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Acceptance Of A Maintenance Bond In The Amount Of \$53,699.86 For The Corkery Lane Roadway Improvements Project Within The Township Of Monroe

R:196-2017 Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For A Consultant To Conduct A Study Of The Gloucester County Radio System Coverage In The Municipal Building, Williamstown High School And Williamstown Middle School Within The Township Of Monroe

R:197-2017 Resolution Of The Township Council Of The Township Of Monroe Rejecting The Request To Release The Performance Bond For "Walmart Retail Site", For Site Plan #416-BSP, Block 3901, Lots 1, 38, 38.02, 39, 40 And Part Of 1.01 For Certain Offsite Improvements

R:198-2017 Resolution Authorizing An Extension Of The Period Of Time For Payment Of Real Estate Taxes For The Third Quarter Of 2017 For The Township Of Monroe

Cncl. Miller made a motion to approve Resolutions R:184-2017 through R:198-2017. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

D.) ORDINANCES

Cncl. Pres., McIlvaine turned this portion of the meeting over to **Ordinance Chairman, Cncl. Heffner**. **Cncl. Miller** made a motion to open the Public Hearing for Ordinances O:27-2017 and O:28-2017. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Miller** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

O:27-2017 An Ordinance Of The Township Council Of The Township Of Monroe Rescinding The Redevelopment Plan For Block 901, Lots 2-7 Inclusive, Block 2101, Lots 5 And 5.01 And Block 2201, Lots 5-11 Inclusive

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:27-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:27-2017 FOR SECOND READING AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Dilks)

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:27-2017 was duly approved for Second Reading and Public Hearing.

O:28-2017 An Ordinance To Amend Chapter 267 Of The Code Of The Township Of Monroe Entitled "Vehicles And Traffic" (Chapter 267-55. Schedule XXII: Bus Stops)

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D.) ORDINANCES (cont'd)

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:28-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. DiLucia**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:28-2017 FOR SECOND READING AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Dilks)

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:28-2017 was duly approved for Second Reading and Public Hearing.

CLOSED EXECUTIVE SESSION

Solicitor Fiore reported Council just concluded a Closed Executive Session. Two items were the subject matter of discussion. The first was a bid for irrigation at Owens Park, which Council will take action on via resolution. The second item discussed was the implementation/approval of the towing list for 2017 through 2019. With respect to towing Council will not take any action this evening to establish the permanent list for 2017 through 2019. It will be postponed so that the other applicants on the towing list can review the petition filed by A-Jack's. Mr. Fiore noted the Township through his office will share a copy with counsel for A & A and will send a copy directly to Mr. Burgess and they will be given seven (7) days to respond. For the purpose of the record that petition points out what A-Jack's counsel believes are deficiencies that still exists in the towing applications. The towers will be given their due process rights and the opportunity to respond to the petition within seven days. Council will review the petition that was submitted as well as the supplemental submission from the towers. Council has decided they will continue with the towing list until this matter is resolved with the three applicants that have submitted for the next two years. Those applicants are A & A, A-Jack's and B & B. The other towers who were part of the extended list up to now will no longer be participating so effectively there will be three towers on the list until the final list and rotation is established. How the towers currently fall on the list is how the rotation will work. He explained if the next person on the list was B & B he would be on the list next. The other towers will be removed from the rotation schedule. He noted if anyone has any questions regarding this they can contact the Police Department or his office for clarification. He advised this action will need a motion from Council to move forward.

Cncl. Miller made the motion for A & A, A-Jack's and B & B to be on the towing rotation until a permanent rotation schedule is established. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

R:199-2017 Resolution Of The Council Of The Township Of Monroe Rejecting Bids For Owens Park Irrigation Within The Township Of Monroe As Specified In The Bid Specifications For The Township Of Monroe, Gloucester County

Cncl. Garbowski made a motion to approve Resolution R:199-2017. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

E.) REPORTS AND OTHER MATTERS

Cncl. DiLucia reported he was to attend a Safety Committee meeting July 12th but that meeting was postponed. On July 19th he attended an MMUA Meeting where the Board unanimously approved a three year contract with the employees association for an improvement in wages. The attorney is in the process of drawing up the legal language and the formality of signing the legal contract will be done soon. **Cncl. DiLucia** noted in the past he has expressed his feelings regarding Obamacare. That bill had many good provisions in it but it did have some things that needed to be changed. The opposing party has been saying for the last number of years that they were going to completely remove that bill and start all over again. One thing has been proven that they can criticize but when it comes to replacing it they can't. When the senators and congressmen went home they met with many people in their

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

districts that would be adversely effected by the draft bill, as the CVA has estimated that twenty-two million people will lose their insurance under that proposal. He spoke of how when Medicare was first introduced there were the same problems, as there is no perfect beginning to anything because of the magnitude of these bills. He added if retirees or those getting ready to retire would be asked if they wanted to scrap Medicare they would say absolutely not because it is such an important part of the lives of people after they retire. He added he hopes the things that need to be improved or changed in Obamacare will be done by those on both sides of the aisles so the people that need health insurance will benefit. One of the biggest problems is insurance companies are dropping out or raising rates to unsubstantial levels so Washington will need to reel in some of the insurance companies so they begin to charge reasonable rates for reasonable coverage. As this moves forward hopefully there will be bipartisan discussions that will end up in a good bill for everyone.

Cncl. Marino reported no Economic Development Committee meeting was held this month but he attended the Board of Education Meeting on July 13th where discussion took place regarding a tentative contract with the teacher's union. The contract took two years to get together and is pending ratification by the union. Cncl. Marino noted he knows from his sisters who are both in education that educators work very hard. Teachers work into June and then begin setting their classrooms up in August so they really do not have the full summer off. Kids attend programs at 7:00 am before school starts, after school from 4:00 PM to 6:00 PM and sports activities so they are around teachers, coaches and mentors all day long. The job they provide for children is huge so he is glad their contract has been settled pending ratification.

Cncl. Miller reported the Municipal Alliance Commission National Night Out will be held on Saturday, August 5th from 4:00 PM to 8:00 PM. This is a fun night where residents get to converse with police officers and learn about things happening in the community. Cncl. Miller thanked everyone that participated in the Williamstown/Cecil Fire Company's 5K and Fun Mud Challenge. This was a fun event and he thanked Mayor Teefy, Cncl. Pres., McIlvaine, Cncl. Heffner and Cncl. Marino for coming out to support this event and the business community for providing the obstacles. Approximately 99 people participated and hopefully next year the event will be even larger. Cncl. Miller noted at the last Council Meeting he spoke about the Senate President reaching a deal with the Governor regarding school funding. Monroe Township received \$908,000.00 in additional aid and that money will be used to deal with some outstanding capital issues so there will not be a reduction in the school tax rate. However, on the municipal end residents will see there is a 0% tax increase. As Cncl. DiLucia previously stated the County is doing a reassessment so while we have a 0% tax increase some people may see the value of their homes go up or down and a tax increase or reduction next year. Cncl. Miller thanked Mrs. Flaherty's department for doing an outstanding job cleaning up properties that is making the township start to look nice.

Mayor Teefy reported that he, Ernie Carbone Chairman of the Main Street Committee and Sgt. Burton walked Main Street looking at possible expansion of parking along Main Street and with some reductions of the yellow lines we think seven to ten spots can be gained. We also need some added stripping. The crosswalks also need to be stripped again and that should be done within the next couple of months. He reported attending the Main Street Committee Meeting where some initiatives they are working on were discussed. The Mayor thanked Council for supporting the redevelopment zone, as that will give more flexibility to develop the area for new businesses. He reported in the fall the brewery will be opening and an escape room will also be opening. He noted he provides vision and direction but the people jump in and want to get involved. Fifteen people were at the Main Street Committee Meeting and one gentleman said he owns a financial business in Clayton but is moving here because he said things are going on here and he wants to be a part of it. One good thing happening that has brought the community together is the Community Garden located behind the Library. He spoke of meeting ten to fifteen people that he didn't know before and that there are enough vegetables being grown that some can be given to the food bank. The Mayor reported attending the 5K Mud Run Challenge, that the firemen did a great job setting it up, the people had a nice time, that Mike Hickman, a local photographer, filmed the event with his drone and that residents can view this on the Williamstown Fire Department website. He also reported the Friends of Victory Lake Association Jam on the Dam was a very nice event, and that the

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

Association is getting stronger and cleaning up the dam. He reported a Cinder Bar and a nursery school will be locating in the area of Barclay Glen Apartments on Berlin Cross Keys Road and the Planning Board approved the transfer of ownership of Geets Diner, which should be opening in September. The new owners are keeping the name Geets and are working on getting the sign to rotate. Tax bills will be mailed the end of this week and payment of the August taxes has been extended to August 21st. The bills were held up as adjustments had to be made due to new State funding to the school district. The Township will have a zero tax increase due to the excellent work done over the last few years to keep tax increases down. Hopefully the money the school received will help get needed things done so it does not cost taxpayers money down the road.

Director of Public Safety, Jim Smart reported the whole town came together to make the Mud Run a success. The two fire departments did this as a fundraiser and it was very successful especially for the first time out. Monroe Township Ambulance and Gloucester County EMS were there for the safety of the participants and Mother Nature filled everything up for us the night before leaving things a little muggy the day of but no one complained because water was being squirted on them. The drone pictures show the fire truck squirting everyone to cool them down. Mr. Smart also reported the fire departments and EMS have come together recently to handle three working fires. The latest was this morning at 5:30 AM when a house was struck by lightning. Before the fire was noticed it had a good handle on the house so it was a long, hard job putting it under control. It took all our organizations as well as some outside mutual aid help to bring them under control but the good news is no one was hurt. He noted it was awesome watching everyone work together.

Cncl. Heffner questioned Mrs. Flaherty on the status of the Hall Street School. Mrs. Flaherty noted the emergency contractors will volunteer all the labor to remove all the shingles from the school and will re-shingle it as long as Council appropriates the funds to purchase the materials. **Business Administrator, Kevin Heydel** added we need to find what type and the amount of materials needed. Mrs. Flaherty noted Cal's Roofing has priced out the job at \$9,100.00 so if Council would like we could go through them to get their price. Mayor Teefy noted he would talk to Kevin tomorrow and get this moving.

Chief John McKeown reported there have been several burglaries of cars on Main Street across from Holly Glen School and in the Forest Hills Development within the last few weeks. The chief urged people to lock their cars.

Director of Parks and Recreation, Jim Bonder announced Zumba at the Park will be offered on Tuesday and Thursday nights throughout August from 6:30 PM to 7:30 PM. The first class on August 3rd will be free and after that there will be a \$5.00 donation fee for adults. Adult and child classes will be held but for a child to attend an adult must be participating in the adult class. Residents can contact Parks and Recreation for additional information. He urged everyone to take advantage these classes.

Cncl. Pres., McIlvaine thanked all the directors for attending the Council Meetings and for everything else they do. He also thanked all the employees for the work they are doing during the recent heat waves we have encountered.

F.) GENERAL PUBLIC DISCUSSION

Cncl. Miller made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

Lee McCullough, 432 Prosser Avenue questioned if besides Mr. Fiore and Mrs. McCormick was everyone sitting at the podium elected and if so were they sworn into office for the position they hold. Council replied yes. **Solicitor Fiore** noted Mr. McCullough is here to talk about Mr. Vidovic and that matter has been to court in front of Judge Curio three or four times. Judge Curio made it very clear and there is a court order that if Mr. McCullough has a complaint about Mr. Vidovic he was to make the complaint to Judge Curio and then she will

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F.) GENERAL PUBLIC DISCUSSION


direct the Zoning Officer to file the appropriate complaint. Mr. Fiore noted Mr. McCullough could talk all night but he will not allow him to have a question and answer period with the Council because the way he perceives the questions is that they are almost mocking. He noted we have dealt with this issue for several years so what is the next question. Mr. McCullough noted this is about what has been done in the last year regarding an ongoing zoning issue on Prosser Avenue with Leonard Vidovic. He noted he heard Mr. Miller talking about the zoning issues being cleared up but today he wanted to give him a personal invitation to come out to 432 Prosser Avenue to see what he is talking about. Solicitor Fiore noted that is not permitted according to the court order. He added he knows he is being rude and abrupt but Mr. McCullough just does not get it. Mr. McCullough noted he will turn it over to Judge Curio but he still asked Cncl. Miller to come out and look and if he honestly does not see anything he will not hear from him again. Solicitor Fiore noted Mr. Miller is an elected council person and his job is to create legislation. He is not the zoning officer. Mr. McCullough then invited all of Council and the Mayor to come to his property to see what the issues are. Solicitor Fiore instructed the Mayor and Council not to go and went on to say Judge Curio not only instructed Mr. McCullough but she chastised him and told him to stop taking pictures of Mr. Vidovic and his daughter. He questioned whether Mr. McCullough remembered that. Mr. McCullough responded that he absolutely remembered but didn't care what the judge said because she got it wrong. Mr. Fiore noted the judge gave Mr. McCullough the proper mechanism to handle this and he is entitled to do that as a taxpayer and citizen. It needs to be directed to Judge Curio and she will instruct Mrs. Flaherty how to respond to it and address the issues. Mr. McCullough asked so until it comes back from the judge there is nothing that can be done. Mr. Fiore replied yes we must abide by the court order, which if Mr. McCullough does not have copy of he would provide a copy to him. Mr. McCullough left the podium saying he had a copy of the court order.

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

G.) ADJOURNMENT

With nothing further to discuss **Cncl. Miller** made a motion to adjourn the Regular Council Meeting of July 24, 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 July 24, 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 8/28/17
Date _____