

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
JANUARY 22, 2018**

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., Rich DiLucia** 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 (*N.J.S.A. 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., DiLucia 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. Dilks led the Assembly in the Pledge of Allegiance to Our Flag and **Cncl. Miller** offered the Invocation.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks	Present	
Cncl. Ron Garbowski	Present	
Cncl. Bob Heffner	Present	
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine		Excused
Cncl. Cody Miller	Present	
Cncl. Pres. Rich DiLucia	Present	
Mayor Daniel Teefy	Present	
Solicitor Louis Cappelli, Jr.	Present	
Business Administrator, Kevin Heydel	Present	
Engineer, Kathryn Cornforth	Present	
Dir. of Finance, Karyn Paccione		Excused
Dir. of Public Works, Mike Calvello		Excused
Dir. of Public Safety, Jim Smart		Excused
Dir. Comm. Dev./Code Enf., Rosemary Flaherty	Present	
Deputy Mayor, Andy Potopchuk		Excused
Captain David Dailey	Present	
Municipal Clerk, Susan McCormick	Present	

PRESENTATIONS

- **Certificate of Recognition** – Charles A. Fiore, Esq.

Cncl. Pres., Rich DiLucia and **Cncl. Marvin Dilks** presented a Certificate of Recognition to **Charles A. Fiore, Esq.**, in acknowledgment of serving this community well for many years in numerous capacities, most notably serving as Councilman for Ward 2 from 1993-1994 as well as twenty-three years of outstanding service as Solicitor. Mr. Fiore thanked everyone for letting him serve this town, mentioning the various township officials, employees and departments who worked with him throughout the years.

- **Spotlight on Business** – Chuck's Auto Repair

Chuck Kortman spoke on the business, informing that they do general repair/auto body/detailing on foreign and domestic vehicles, with towing service also available. The business is located at 108 S. Main Street in Williamstown. The general hours of the business is Monday-Friday 8am-5pm and Saturday 8am-12pm.

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A.) OPENING CEREMONIES (cont'd)

PRESENTATIONS (cont'd)

- **Spotlight on Business** – Venture Escape Room

Blake Iepson and **Corey Rice** thanked the Monroe Township Economic Development Commission for inviting them to the meeting, and spoke in reference to the business, explaining that it's a themed environment where people have one hour to find objects, and solve a series of puzzles and challenges to "escape" a room. The business is located at 1034 N. Main Street in Williamstown. The general hours of the business is 9am-9pm on weekdays and 9am-9pm on weekends. The room capacity is 2-10 people and they accommodate business team-building and birthday parties. Walk-ins are welcome, but reservations by phone call or online are recommended. The cost is \$28 per person and discounts are sometimes available on their social media page.

- **Special Presentation** – Precision Metalcrafters, Inc.

Cncl. Cody Miller announced that there is a special presentation from one of the oldest business in the township, Precision Metalcrafters. The business is located at 17 Filbert Street in Williamstown. It's a family-operated business that specializes in sheet metal fabrication and has been in operation in Williamstown since 1965. The owner is **Frank Falconi**, who was not able to attend the meeting; the Operations Manager, **Joanna Buehler** was in attendance to present the Mayor and Council a hand-crafted gift that has been created by the company in the likeness of Williamstown's new branding logo "Come Grow With Us".

APPROVAL OF MINUTES

Cncl. Garbowski made a motion to approve the minutes as submitted of the Council Work Session and Regular Council Meeting of December 11, 2017, the Special Council Meeting of December 20, 2017, and the Reorganization Meeting of January 8, 2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

B.) CORRESPONDENCE

- **Limousine Licenses**

Cncl. Garbowski made a motion to approve Limousine Licenses for **A Buckingham Limo, LLC** and **Cross Keys Coach, LLC**. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION

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

R:34-2018 Resolution Awarding A Contract For Professional Services To The Municipal Engineer For Landfill Compliance Monitoring For The Township Of Monroe, County Of Gloucester, State Of New Jersey For The Year 2018

Cncl. Garbowski made a motion to approve Resolution R:34-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

R:35-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute An Amended Developer's Agreement With Hovbros Stirling Glen, L.L.C. For Subdivision #1713, Block 14201, Lot 1

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

Cncl. Garbowski made a motion to approve Resolution R:35-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

R:36-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Acceptance Of An Irrevocable Standby Letter Of Credit In The Amount Of \$191,147.00 For “Stirling Glen I” Basin Modifications (Past And Current), Subdivision #1713, Block 14201, Lot 10

Cncl. Garbowski made a motion to approve Resolution R:36-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

R:37-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Acceptance Of An Irrevocable Standby Letter Of Credit In The Amount Of \$1,028,958.40 For “Stirling Glen I” Section 2, Subdivision #1713, Block 14201, Lot 10

Cncl. Miller made a motion to approve Resolution R:37-2018. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

R:38-2018 Resolution Awarding A Contract For Professional Services To A Municipal Bond Counsel For The Township Of Monroe For The Year 2018 (*Parker McCay, P.A.*)

Cncl. Garbowski made a motion to approve Resolution R:38-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

R:39-2018 Resolution Approving The Bill List For The Council Meeting Of January 22, 2018

Cncl. Miller made a motion to approve Resolution R:39-2018. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

R:40-2018 Resolution Of The Township Of Monroe Authorizing The Execution Of A Change Order For Poretta Builders In The Decreased Amount Of \$21,505.78 For Services Associated With The Pfeiffer Center ADA Upgrades

Cncl. Garbowski made a motion to approve Resolution R:40-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

R:41-2018 Resolution Of The Township Of Monroe, County Of Gloucester Delineating A Rehabilitation Area Pursuant To *N.J.S.A. 40A12-14*

Cncl. Miller made a motion to approve Resolution R:41-2018. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council in attendance.

R:42-2018 Resolution Adjusting Township Of Monroe Tax Records

Cncl. Garbowski made a motion to approve Resolution R:42-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

R:43-2018 Resolution Of The Township Of Council Of The Township Of Monroe Amending The Prior Approval Authorizing The Issuance Of Renewal Of Soil Removal License To Sahara Sands, Inc. T/A Sahara Sand Of Monroe II Block 7001, Lots 2, 3, 4, 5 & 7 Block 7101, Lot 3

Cncl. Garbowski made a motion to approve Resolution R:43-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

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

R:44-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Developer's Agreement With St. Matthews Baptist Church Day Care, Site Plan #405A-SP, Block 15101, Lot 14 **REMOVED FROM AGENDA**

R:45-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Acceptance Of A Letter Of Credit In The Amount Of \$470,948.00 For St. Matthews Baptist Church Day Care, Site Plan #405A-SP, Block 15403, Lot 3.02 For Certain Site Improvements **REMOVED FROM AGENDA**

R:46-2018 Resolution Of The Township Council Of The Township Of Monroe Appointing Gary H. Lomanno, Esquire As Special Counsel To Handle The In Rem Foreclosures And Bankruptcies For The Township Of Monroe

Cncl. Miller made a motion to approve Resolution R:46-2018. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

R:47-2018 Resolution Authorizing The Township Of Monroe To Enter Into A Contract With Special Counsel For Redevelopment Of The Township Of Monroe For The Year 2018

Cncl. Miller made a motion to approve Resolution R:47-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

Cncl. Pres. DiLucia noted that Resolutions R:48-2018 and R:49-2018 were added to this evening's agenda as noted below:

R:48-2018 Resolution Of The Township Council Of The Township Of Monroe, Authorizing The Township Of Monroe Pursuant To *NJSA 52:34-6.2(B0 (3))* To Become A Member Of The PEPPM Technology Bidding And Purchasing Cooperative Purchase Program

Cncl. Garbowski made a motion to approve Resolution R:48-2018. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

R:49-2018 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss A Personnel Matter – Extension Of Disability (*Chapter 65-17*)

Cncl. Garbowski made a motion to approve Resolution R:49-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

D.) ORDINANCES

Cncl. Pres., DiLucia turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Marino**. **Cncl. Miller** made a motion to open the meeting to the public for ordinances listed on the agenda for Second Reading and Public Hearing. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance. With no one wishing to speak on the Ordinances for Second Reading, **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:40-2017 An Ordinance Of The Township Council Of The Township Of Monroe Authorizing Payments To Retirees In Lieu Of Receiving Health Benefits Offered By The Township Of Monroe

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

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D.) ORDINANCES (cont'd)

Cncl. Garbowski made a motion to approve Ordinance O:40-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Dilks**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:40-2017 FOR SECOND READING
AND PUBLIC HEARING – 6 AYES, 1 ABSENT**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:40-2017 was duly approved for Second Reading and Public Hearing.

O:41-2017 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 109 Entitled “Circuses And Carnivals”

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:41-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Garbowski**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:41-2017 FOR SECOND READING
AND PUBLIC HEARING – 6 AYES, 1 ABSENT**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:41-2017 was duly approved for Second Reading and Public Hearing.

O:42-2017 An Ordinance Of The Township Council Of The Township Of Monroe Canceling O:09-2011 Which Authorizes The Completion Of Various Improvements And Authorizes The Issuance Of An Obligation In The Form Of A Promissory Note Not To Exceed Aggregate Principal Amount Of \$6,900,000

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

Cncl. Dilks made a motion to approve Ordinance O:42-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Garbowski**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:42-2017 FOR SECOND READING
AND PUBLIC HEARING – 6 AYES, 1 ABSENT**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:42-2017 was duly approved for Second Reading and Public Hearing.

O:43-2017 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 175-57 Pinelands Area Development)

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:43-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:43-2017 FOR SECOND READING
AND PUBLIC HEARING – 6 AYES, 1 ABSENT**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:43-2017 was duly approved for Second Reading and Public Hearing.

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D.) ORDINANCES (cont'd)

O:44-2017 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 Facility And Deployment)

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:44-2017 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:44-2017 FOR SECOND READING
AND PUBLIC HEARING – 6 AYES, 1 ABSENT**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:44-2017 was duly approved for Second Reading and Public Hearing.

E.) REPORTS AND OTHER MATTERS

Cncl. Pres. DiLucia announced that the Work Session will be held after the General Public Discussion portion of the meeting.

Cncl. Garbowski reported that he attended the Zoning Board of Adjustment Reorganization Meeting of January 16, 2018. The Chairperson is Brent Salvadori, the Vice-Chairperson is William McLaughlin. He also attended the Library Board Reorganization Meeting of January 17, 2018. The President is Suzanne King and Vice-President is Joan Betterly. He mentioned that there will be a book sale for Friends of the Library in April, so if anyone has any used books to donate, they can give it to the Free Public Library of Monroe Township to be sold by the Friends of the Library; books can also be bought from them, which would benefit the Free Public Library.

Cncl. Marino reported that he attended the Monroe Township Board of Education Reorganization Meeting of January 4, 2018. The President is George Caruso and Vice-President is James Henderson. The Board of Education received two proposals for Holly Glen Elementary School to repair the mechanical system to repair the entire school and exterior building envelope, drainage and things to address the exterior. At the January 4th meeting, it was not approved, but at the subsequent meeting of January 18, 2018, it was approved, now it is looking like Holly Glen is moving forward with the design and will hopefully be able to take care of the issues the schools had. The Economic Development Commission had their Reorganization Meeting on January 15, 2018; the Chairperson is Tony Langella and the Vice-Chairperson is Jared Valdez.

Cncl. Miller reported that the Municipal Alliance Commission will be having a forum called "Addiction, It's Time for a Change" on January 25, 2018 at the Williamstown High School. He mentioned the various guest speakers and dignitaries that would be in attendance to speak at the forum. He said that the Commission has been extremely active in trying to combat the growing opioid epidemic in Gloucester County and working in partnership with the Prosecutor's Office and various health care organizations to try and combat this growing epidemic. This is one of the things that the Commission has done, inviting members of the public to know what resources are available, what avenues there are to take if you know of someone who is struggling with addiction, so he hopes we can get as many people as possible to attend this forum that is being put on by the Commission and he'd like to thank all of the speakers. He also thanked everyone for their support on Resolution R:41-2018 delineating a rehab area for Timber and Victory Lakes, it's something that's been getting discussed for the past few years. He feels that the Township has done a phenomenal job with the vacant and abandoned properties Ordinance, trying to clean-up the vacant and abandoned homes that are in parts of the Township, knowing that Victory and Timber Lakes have taken a big brunt of that and part of designating this as a rehab area will allow tax incentives for people who want to come in and purchase these homes to start rehabbing them in addition to allowing the residents

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

the benefits of those tax abatements. He's very happy that Council supports this endeavor and would like to let the residents of Timber and Victory Lakes know that the Township is moving forward with this process and is hoping that it's going to help with that area.

Mayor Teefy reported the Planning Board had their Reorganization Meeting earlier in the month. The Chairperson is Obie O'Brien and the Vice-Chairperson is Tom Crane. He mentioned Route 322 and Fries Mill Road, that the engineer for the four property owners is finished with their work, the one group just needs to put in their traffic end of it to the plans. He's hoping that within the next two weeks, it will be done to get ready to print and submit to NJDOT and get some approvals done for that, hopefully getting it started this year. He talked about the two breweries and both are brewing now; both The 13th Child Brewery and Cross Keys Brewing Company got their approvals. The license that they have right now doesn't allow anyone to consume on the property, but they can start brewing, which will take about 30 days to get a brew together, so during that time frame, hopefully the approvals will come in to allow them to consume on property.

Cncl. Pres. DiLucia reported that he attended a Municipal Utilities Authority Board meeting the week before, and also a Safety Committee meeting and is happy to report that there are no lawsuits against the Township. He was invited by the President of the Williamstown Chamber of Commerce, Katherine Falcone, and met with approximately 30 business owner from town at Sam's Club. The message he brought on behalf of the Council, is that this Council is business-friendly, they want to see the businesses in this town prosper. If there was something they can do, they would certainly be willing to listen to the Chamber. He felt that they were receptive that Council is supportive of the Chamber and will be working with them very close in the future. He enjoyed the presentation that the Manager made about Sam's Club, learning some new things, such as the company works on a 14% margin profit and that most of that profit comes from the membership fees. He also learned that if a person has a membership card, if they get a flat tire on their vehicle, even if they didn't buy the tire there, Sam's Club will fix it, but he's not sure if they charge or not.

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.

Christine Feggans, member of the Monroe Township Economic Development Commission, wanted to thank the Mayor and Council, on behalf of Chairperson Tony Langella and the rest of the Commission, saying that the sign that was made is phenomenal.

Robert Wiltsee, from the Law Offices of Hoffman DiMuzio, addressed Council. He represents St. Matthew's Baptist Church. He said that he had an interest in the Resolutions in reference their Developer's Agreement and line of credit. He was under the impression that they had delivered those documents in proper order for the Township and didn't know what the delay was, that evening. **Cncl. Pres. DiLucia** addressed **Township Clerk, Susan McCormick** in reference to Mr. Wiltsee's question. She said that she believed that the Resolutions were removed from the agenda in the Work Session for the traffic study. **Mayor Teefy** reiterated they discussed it in the Work Session. Mr. Wiltsee said that he had a discussion with the Planning Board Solicitor, Joe Rocco, earlier that day. Mr. Rocco brought up the fact that the initial study that they had submitted from Dewberry Associates at the end of December had been approved, but an additional study was asked for and he did agree that they would provide it, so he didn't understand why the Resolutions were pulled that evening. Mayor Teefy said that they want to have the study done and have that included together with the two Resolutions to move forward with the daycare; right now, they don't want to go ahead and improve the Developer's Agreement and letter of credit, without having the study confirmed. He said that they got the email that day at 5pm, so they wanted to make sure everything is all in order to be done properly. He said that it should be on the next agenda for the next Council meeting. Mr. Wiltsee thanked the Mayor and Council for their response.

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F.) GENERAL PUBLIC DISCUSSION (cont'd)

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

CLOSED EXECUTIVE SESSION

Solicitor Cappelli reported Council just concluded a Closed Executive Session for the purpose of discussing an employment matter. **Cncl. Pres. DiLucia** stated that as a result of the Closed Executive Session, Council will take action on Resolution R:50-2018.


R:50-2018 Resolution Waiving Six Month Requirement For Disability Leave For Tara Park

Cncl. Dilks made a motion to approve Resolution R:50-2018. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

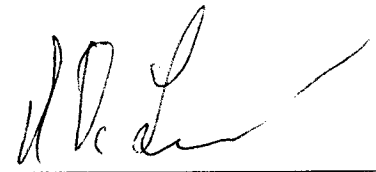
G.) ADJOURNMENT

With nothing further to discuss **Cncl. Garbowski** made a motion to adjourn the Regular Council Meeting of January 22, 2018. 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 January 22, 2018 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 2/12/18
Date _____