

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
FEBRUARY 12, 2018**

**A.) OPENING CEREMONIES & ROLL CALL**

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Rich DiLucia** at approximately 7:00 PM in the Court 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.: South Jersey 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. Marino** led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks		Excused
Cncl. Ronald Garbowski	Present	
Cncl. Bob Heffner		Excused
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller		Excused
Cncl. Pres., Rich DiLucia	Present	
Mayor, Daniel P. Teefy	Present	
Business Admin., Kevin Heydel	Present	
Solicitor, Louis Cappelli, Jr.	Present	
Eng., Kathryn Cornforth, ARH	Present	
Dir. of Finance, Karyn Paccione		Excused
Dir. of Public Safety, Jim Smart	Present	(Arrived 7:15PM)
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**

- **St. Matthews Baptist Church – Traffic Study**

**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

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

**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 15101, Lot 14 For Certain Site Improvements

**Cncl. Pres., DiLucia** noted due to the large number in attendance he would deviate from the agenda, to give people an opportunity to speak. He then advised that Resolutions R:44-2018, R:45-2018 and a walk on resolution with regard to Walgreens's would not be voted on this evening, as there were seventeen (17) Resolutions and four (4) Ordinances scheduled on the Regular Meeting agenda as well as a Closed Session scheduled that involves four (4) separate matters. Due to the size of the agenda that was completed late on Friday, November 9<sup>th</sup> these resolutions will not be acted upon this evening, as the information on them was not received until after the agenda was finalized. They will be acted upon on February 26<sup>th</sup> with all members of council in attendance, as there are three (3) council members not in attendance this evening due to illness. He then referred to Resolution R:55-2018 involving financial matters that cannot be voted on this evening due to the number of council members not in attendance.

**C.) PUBLIC PORTION**

**Cncl. Marino** 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.

**Len Fritz, Chairman, Open Space Advisory Committee** approached council members to distribute a list of recommendations for the year 2018. He explained basically the list was a carry-over from 2017, with a few deletions and additions of details and or facts that have changed since last year's recommendations.

**Janene Geiss, 1959 Steeplechase Drive (Ridings Development)** noted she was in attendance representing the residents of the Ridings and the residents of Stanger Avenue as we have been raising concerns about traffic that will impact our neighborhood when there is construction of a day care center at the intersection of Stanger Avenue & Fries Mill Road. Ms. Geiss advised we came in December, 2017 to present a petition to council. The members of the Ridings and members of the Fries Mill Civic Association began to raise concerns about traffic in regard to this project starting in May of 2017. We presented letters to the Planning Board expressing a concern for the traffic and how our community would be impacted. Ms. Geiss continued noting that Stanger Avenue is the entrance to the Ridings development and Stanger Avenue is a dead end road. There is no other way in and out for the hundreds of people that live on Stanger Avenue and in the Ridings development. This is a subdivision of about 113 homes, with about 30 homes on Stanger Avenue. There are several hundred homes that use Stanger Avenue in one way to proceed out to Fries Mill Road. Ms. Geiss continued we already have a failing intersection at Rt. 322 and Fries Mill Road, so proceeding onto Fries Mill Road is already a safety hazard and problem that affects our quality of life. She then spoke of the bike paths in the area and we are already in an area that has a lot of traffic and traffic issues.

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

We are concerned with the projected number of cars coming to the day care center and how it will impact our neighborhood. I have focused solely on the impact of stacking cars on Stanger Avenue because there is a lot involved in this issue and in order to not muddy the waters and bring in all of the debate we feel our issue is compelling enough to get attention. The condensed nature of the traffic of 130 cars twice a day will pose a hardship on the people living in this area. The cars are going to stack between the hours of 6:00am to 9:00am and again during the time the children from the day care center will be picked up. Ms. Geiss emphasized that the residents of this area (*Stanger/Ridings*) feel like we are collateral damage because we have been asking for help of our Planning Board, our elected officials and of anyone willing to listen. We are trapped back there by the traffic that will come and impact us. Again, we are several hundred people with probably 2 to 3 cars per home that need to get in and out for school and work. We must make left/right hand turns onto Fries Mill Road where traffic travels at a high rate of speed. Ms. Geiss stressed we have been coming to our elected officials since May, 2017 asking for help. We were made aware that there was never a traffic study done by the applicant for this day care center, even though back in 2007 it was a requirement that there was a traffic assessment, there were traffic impact numbers that were required. We never saw those figures even though we have been asking since May, 2017. We presented letters and we made our plea, we want you to please hear us because there are major safety issues involved. Ms. Geiss would also assert that the customers using the day care center would not want to stack up cars, 4/5 deep to make a left hand turn onto Fries Mill Road. Right now, it is a problem and it is only going to get worse. All we ever asked is that you would hear us on our concerns regarding traffic. Ms. Geiss continued, I would like to make it very clear that we have never opposed the day care center, we have never opposed the project. We only raised concerns on the traffic impact and how that will impact on our quality of life and how it will affect our property values. All we ever wanted was for this council and our elected officials to hear us, the residents. The applicant, St. Matthew's Baptist Church, they have an attorney, they have a politically influential developer, they have all the support. We have no one representing us, we have our elected officials and that is it. All we are asking is for a proper traffic study so that we will know what we truly are facing when we add 130 cars, twice a day to Stanger Avenue because it is the entrance to our development and it is a dead end street. Ms. Geiss then noted this was her message and she has stayed on message since 2017. She then thanked all for their time.

**Robert J. Wiltsee, Esq.** (*Hoffman & DiMuzio*) - Attorney representing St. Matthew's Church approached council advising they did present a traffic count in December and from what he understood the Planning Board was not satisfied with that and asked for a further assessment. That assessment was submitted to the Planning Board last week and at this past Thursday's PB meeting we appeared and were told that the PB Engineer had approved our traffic assessment. It was his understanding the PB has indicated we have met all conditions. Mr. Wiltsee noted he certainly understands the concerns and she (*Ms. Geiss*) has been at all the meetings trying to hold us up but we have done what we are required to do by the PB and we see no reason why we should be held up any longer.

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

Mr. Wiltsee then noted in attendance with him was Pastor Gordon and Chuck Cole (*developer's representative*) if the board did have any questions for us.

**Cncl. Pres., DiLucia** wished to re-iterate what Ms. Geiss said, that being he did not think there was anybody that is opposed to the day care center. He felt it was a good thing to do, that the church has undertaken something that is good for everybody. Cncl. Pres., DiLucia continued and noted he went to the location and as President of Council he felt it was his responsibility to find out exactly what is going on as there was a petition submitted on the basis of not preventing the day care center but getting the responsible parties in the day care center to sit down and try to work out a reasonable arrangement to avoid, what was presented to us, a potential nightmare and possibly death. Unfortunately, just about an hour ago that happened. There was a death at Fries Mill and Rt. 322 where a car hit a bus with at least one fatality. He noted when he took a look at the area in question, it was apparent to him that Stanger Avenue is a one way exit with approximately 140 residents in that area. Directly across the street is the Hunter Woods development with approximately 300 residents. He then noted that in addition to two lanes with two exits coming out there are also bike paths, so what you have at the intersection is a potential nightmare. Cncl. Pres., DiLucia commented that he is aware the PB has passed it and he took a look at what was reported to be a study on traffic control. He advised he read a communication that our police department intended to conduct a study but they are waiting on better weather. He added that he is a layman he has no expertise in traffic control but that is a bad situation. He added that there will be an approval on this, no doubt, as the PB has already given its approval and council will probably go along however this evening there are only 4 members present out of a 7 member council. Cncl. Pres., DiLucia was personally appealing for someone in a position of authority, from the church, to sit down with us and try to work out a reasonable accommodation to alleviate some of the potential problems in that area. Whether you or the developer want to face it or not when that facility opens in addition to the problems it has presently, from what I understand it will have 30 employees with 100 children attending the day care center. That, to me, is another 130 cars going through there in a short period of time (*mornings & evening*). Now, I thought about it and if people really wanted to address a problem that will adversely affect our residents and your employees and your children attending the school, that maybe we could talk about moving the entrance down south somewhat, away from the 2 entrances. Perhaps we could talk about installing a stop light and maybe we could do some things that would allow everybody to co-exist in that situation. So, all I am suggesting is on behalf of council that we try to sit down in the interim and see if we can't work out something that will benefit everyone between the county, our municipality and your community. The project is going to move forward, no doubt about it, it's been approved by the PB.

**Mr. Wiltsee** noted that he was a layman and does not try to second guess either what our traffic engineer or what Mr. Jordan had already looked at and agreed upon. He then introduced Charles Cole the developer's representative to address the suggestion on trying to change the access. **Cncl. Pres., DiLucia** then clarified, for the record, what he suggested was that we sit down together and try to work out some alternative way where everyone can exist

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and do it in an orderly manner to alleviate some of the potential problem there. Not that we just move the entrance as there are many variables we can discuss such as: traffic lights at the present intersection and if that is too costly possibly using 4 way stop signs to slow down the traffic or talk on the possibility of perhaps you moving your driveway down off of Stanger and south down Fries Mill Road. There are other alternatives and he was sure that St. Matthew's may have some other suggestions. In my opinion, rather than have the turmoil that we may have over this situation in terms of people being unhappy in both developments, we try to sit down indicating that he understands that economics/costs are important but I also think if we sit down and try to find a compromise, perhaps we can do that.

**Charles Cole** - *Representative of Ray Angelini, Developer* advised for the past fourteen (14) months we have been going through this process and in 2007, when the project was initially proposed, the county did not/does not want an entrance onto Fries Mill Road. We also discussed with the county the opportunity of a light there and the county rejected it. The turning lane that makes a left out of Stanger Avenue heading toward Rt. 322 is approximately 100 feet long, it is designed to accommodate four (4) cars making a left. Under the current county counts that were provided to the township in the Dewberry report for the traffic engineer assessment currently they are only needing one to two cars and the lane will only see from our development another one to two cars, so it is still within reason. The study actually shows that we would only be taking up three (3) of those spaces, leaving one (1). The county agreed that the intersection does not warrant it, at this point. Even if we would want to move our driveway, the county would not let us. The other thing is that we cannot control the intersection or decide whether there is a light as the county makes up most of that.

**Cncl. Pres., DiLucia** questioned if we could arrange a meeting with the county engineers/freeholders would you be able to attend and be in a position to hopefully work out something. He went on to note, that study could not have been done because there are 130 cars that will use that driveway come the opening of that day care center. How that could have been factored into the equation is beyond me. You continue to discount the fact that there is a large community of 300 homes (*directly across from the location*) that will have to exit, either right or left (*onto Fries Mill Road*). **Cncl. Pres., DiLucia** added, I am a lay person and all I can do is make some kind of a visual conclusion in my head based on what I think is going to happen. I think it is going to be horrible but maybe I am wrong. All I am asking is, and your project is going to move forward, that you send representatives that have some authority to sit down with representatives of Council and the county that eleven years ago said you couldn't have an exit off to the side and sit down and see whether we could convince them that maybe there is a better way of doing this. If they say there isn't, if there is reason for not agreeing to it than we would have done our due diligence but I think we ought to try to resolve this problem for everyone's benefit. **Mr. Wiltsee** noted my point is, as a lay man, I am not trying to second guess what they have done. I know that they have been in this process for quite a while, with both the township council and the county. I do not want to create the impression that someone just stuck that driveway there and said, the heck with it. This is a result of planning that has taken place over a period of time. Now, to throw it out the window and say let's start over does not

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make sense to me. **Cncl. Pres., DiLucia** noted he made other suggestions that doesn't throw anything out the window. All you have to do is see if we can convince the county of the importance of putting some traffic control there; either in the form of lights or stop signs. He noted that he understands lights are costly but so are lives. As a council we have an obligation to protect the citizens, everywhere. We are looking at it for what this can potentially cause. There was a fatality tonight in an area that has been a known dangerous area for months and perhaps years and we may have an opportunity here to alleviate some the problems. Again, all I ask is, on behalf of this council, before we act on it that you get some representatives and we ask for a meeting with the county to find out whether we can do something that will benefit the church, the residents and the developer.

**Mayor Teefy** then questioned where the 130 car figure came from. **Cncl. Pres., DiLucia** responded, there will be 30 employees and 100 children (*on the plans*) that is 130 cars. They are not going to carpool. **Mayor Teefy** referred to the traffic study done that came back with estimates of 71 cars entering, 63 exiting. **Cncl. Pres., DiLucia** again noted there is 130 potential cars going in there between the hours of 7:00am - 9:00am and exit sometime between 4:00pm - 6:00pm. **Mayor Teefy** then noted that Dewberry did this study and they are not laymen and they came back with the amount of people, that being 120 that will be occupying the facility with 71 cars entering in the morning hours and 64 entering in the PM. **Cncl. Pres., DiLucia** noted he did not believe they factored in the traffic that day care center is going to create or there is a big development across the street that will add to that or the fact that you have a nightmare down on Rt. 322 & Fries Mill Road with people waiting at that light minute after minute. Again, I am not pretending to be an expert on calculations, etc. I look at it and say, what do I think this will create? I feel it will create a horror. Should we be trying to find a way to prevent it, or should we wait until the horror starts. What I am suggesting is, if they are amenable and I think they are, if we can sit down with the county and get them to do something, what is wrong with that? We have time, it is not like this project is going to be held up. Two weeks from now it is going to be on the agenda, it will get passed and the development will move forward. In the meantime, we ought to be talking about it. Mr. Wiltsee noted that he did not think anything like that could get done in a couple of weeks. We have been at it now since the amended site plan back in February, 2017. **Cncl. Pres., DiLucia** stressed we ought to try, then if we try and can't do it, I will be part of saying we couldn't do it and you are right. Mr. Wiltsee then noted, in the meantime, we are just incurring costs. **Cncl. Pres., DiLucia** was not sure why they would incur costs, nothing is going to happen whether we meet with them or not. The information was received on Friday, as indicated before there were seventeen (17) Resolutions and four (4) Ordinances scheduled on the Regular Meeting agenda as well as a Closed Session scheduled that involved four (4) separate matters. We just didn't have time to place this on the agenda. Mr. Wiltsee indicated he understood but we were here two weeks ago and the same thing happened, we got pulled off. **Cncl. Pres., DiLucia** noted he did not pull the matter off the agenda, I adjourned the meeting, the mayor pulled it off. **Mayor Teefy** then questioned who pulled the matter from the agenda for this meeting. **Cncl. Pres., DiLucia** indicated the he did, because of too many things on the agenda.

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

I am the president of council, I make the decision, and unless I am over ruled by council, that is the way it is going to be.

**Cncl. Marino** questioned the traffic study that was performed, questioning if it was a traffic impact study. **Charles Cole** responded we were asked to do a traffic assessment on what the new development would put onto Stanger Avenue. **Kathryn Cornforth, ARH** noted the report done by Dewberry adding a full blown traffic study was not done they estimated traffic counts based off of all the available data given from the day care and available data from the county as well as looking at projections for a day care facility of that size. **Cncl. Marino** questioned the content of a full blown traffic study. Mrs. Cornforth explained the content of the report. A full blown study would end up having them to do traffic counts on Fries Mill Road. The township does not have jurisdiction over that intersection. Questions were then posed on the published data.

**Cncl. Garbowski** noted this was a projected traffic count, not an actual count. Mrs. Cornforth responded the traffic that is generated by the day care would be projected at this point, based on the size of the day care, how many employees and children they anticipate. The only way to get real traffic data that the day care will produce is to let it be built and see how it does or does not change. **Cncl. Garbowski** noted his concern with going off of projected traffic counts/studies. Mrs. Cornforth advised the traffic the day care is going to generate at this point has to be projected because it does not exist. **Cncl. Garbowski** noted but they did not do a traffic count along Fries Mill Road. Mrs. Cornforth noted from that perspective they did not project that data, they got data based off of published county records. They are only projecting the traffic at the day care (*inaudible*). **Cncl. Garbowski** noted his concern for the residents of both Hunter Woods and the Ridings and also the people using the day care. He would like to know the date of the information being used regarding the traffic assessment. There is a ton of traffic that has developed in that area in the past five (5) years. **Kathryn Cornforth** noted she did understand that however the only thing council can do at this point would be to appeal to the county to see if they wanted to change their minds. It is her understanding in talking with the county in December that they stand firm on waiving the requirement (*inaudible*) the traffic study and they are not going to change their position. **Cncl. Garbowski** again noted that he was concerned right now because of the residents coming out of the Ridings and Hunter Woods and the traffic going up and down Fries Mill Road. Not only will you be putting the day care center there but he had a concern for public safety. If we go ahead and don't correct it now somebody is going to get killed. Mrs. Cornforth noted she will try to reach out to Vince Voltaggio, Director of Engineering for Gloucester County to see if he would be willing to entertain a meeting before the next council meeting. **Cncl. Pres., DiLucia** then noted he had already reached out to the county, I don't have a problem I am sure they will meet with us but you can also inquire. What I am asking tonight, if the developer along with members of the church and township representatives go jointly to present a common problem that would be much more effective. This isn't just a problem for the residents in the area or a problem for council, it is going to be a problem for the day care center also. He felt it was a reasonable request that we sit down like civilized people do when there is an anticipated problem and we

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appeal to the county and try to see if they will alleviate the problem somewhat. He noted he has had discussions with the Freeholders and they are not blind to the fact what is going on, they know there is a problem. They have been dealing with the Rt. 322/Fries Mill Road problem for years and they know this is going to create a problem. I would like to come to a reasonable solution for everyone concerned. Even if the developer and the church don't agree to such a meeting, I am going to present this on behalf of council to try and get a remedy. He felt that if we all together it would be much more effective.

**Pastor Raymond Gordon - St. Matthew's Baptist Church** noted with all due respect to Council and members of the Planning Board and all other officials in attendance we have labored feverishly for months, we are losing revenue because our lending institution who was supposed to pay the hard costs and now everything is held up because the permits are not in. We have had to pay hundreds of thousands of dollars out of our church to help this whole process. We have been a very caring community for thirty (30) years. We started in 1987, with him being on his 31<sup>st</sup> year and we have never, ever done anything to jeopardize or disrespect this community. We respect all of you and I respect your opinion about safety and we are just as concerned. We do not want to do anything that would bring into question our Christian character. Pastor Gordon continued to advise they have reached out to our neighbors, met with them. There were factious emails circulating and we tried to straighten that out. The seven (7) acres of land belongs to us however we only want to use two (2) of those. He added Fries Mill Road is a nightmare but it has been a nightmare when they built the golf course and when they built other living developments there was no study required. Pastor Gordon noted his problem is I have never had to come to a meeting of this kind in 31 years to fight or to bring the membership. It is a county road they said to us and to our attorneys of which we had 3 different attorneys and 3 different law firms at our church, who practice construction litigation and they have been reviewing the historicity of this area. Pastor Gordon stressed, with all due respect, he did not want to see anybody hurt. This is business, the lending institution pulled out one time because we could not get our permits on time and our project is eight (8) months in the rear. We have great people working for us and whatever we need to do, we don't want no favors, whatever is required let's get and to date there has been a lot of vacillating going on and that is why I am here tonight. This is black and white, either we have to get three or four things, if so then let's get them. This traffic study has been a nightmare because the county has come to us and said you do not need it, what is the problem, you don't need it. For the local jurisdiction to contend with the county is really problematic to me because I spent seven (7) years in the Air Force doing top secret work in Vietnam. I have given my life to this country and my integrity is impeccable. When I stand, I stand on principle this is not about us asking for favors or jeopardizing residents, we are losing money and my words to you are that we have exhausted every avenue of trying to do the right thing and it keeps going around in a circle and it looks like the squeaky wheel gets the most attention. Pastor Gordon noted he was not a passive person, I fight for principle. With all due respect, we are spending hundreds of thousands of dollars of parishioner's money, the land was donated to us by a member who died, we kept all the ordinances, we obeyed every law and every time we get close to getting a permit there is something else that comes up that delays the process.

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We were very prayerful about what we would build down there because of the neighbors. A day care would have kids come in the morning and leave in the evening, no weekends. I didn't want to put anything down there that would jeopardize anything. Every time we get to this point something else is thrown into the equation and it is very frustrating. I am not here to demand, I am here to implore you. That we too have done everything in our power to make this work, everything. Pastor Gordon then commented; this goes on and on with losing a lot of money and taken off of dockets and whatnot. When the Planning Board initiated the fact that we be heard and put back on and whatnot, this is not personal. The accident tonight was at Rt. 322 and Tuckahoe Road, I don't have all the facts but I heard a bus ran a light. So, it is totally unfair to penalize us for something that others didn't have to come to the table with. I belong to the golf club, I play there hundreds, if not, thousands go in there. There are cars all the time, banquets are held and developments have gone in. We are searching the records to see if a traffic study was required and, if not, then we have a problem. With all due respect, as I would never disrespect any of you. Thank you for your time.

**Chief of Police, John McKeown** wanted to clarify there were several crashes that took place this evening, one near Fries Mill Road, that was not a fatal. Another at Tuckahoe Road and that is where the fatal accident took place. They are both under investigation but he could not provide any more information at this point.

**Ken Chomicki - 1654 Woodland Drive** and member of St. Matthew's Baptist Church. Mr. Chomicki noted he had no intention on speaking but he just wanted to point out that Hunter Woods is not like the issue with the Ridings. Hunter Woods has multiple entrance and exit points. If I was to leave my house I could take Fries Mill Road and if that is blocked I could go out to 322. I just wanted to point out it is not exactly the same issue on the Hunter Woods side as it is on the Ridings.

**Linda Black - 1950 Steeplechase Drive** approached council to extend her thanks, as she felt if we don't do something now it is a catastrophe waiting to happen. I live it every day when I go to work or different activities, I have to turn left with Hunter Woods coming at me, I have traffic traveling very fast because people waited at the light, it is a joke. She spoke on the renovation of the intersection (*Rt. 322 & Fries Mill Road*) where the county added handicapped ramps to nowhere. With the number of homes, we have many drivers, four in my home. Ms. Black felt a study should be done there before we make Fries Mill worse. Over the last fifteen years Fries Mill has increased greatly, the golf course has been there many years. She felt everyone should be treated fairly, but at the same time my kid's lives are at stake. She noted she has had many issues where people try to cut her off and if we don't do something now it is just going to get worse.

**Tim Sullivan - 1811 Stallion Court** wished to thank both gentleman for bringing up the safety concerns. Getting out onto Fries Mill Road is a harrowing situation and he felt this was something that we can sit down with and get ahead of before something bad does happen.

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C.) PUBLIC PORTION (cont'd)

**Cncl. Pres., DiLucia** wished to state for the record his position so there is no misunderstanding. I have only recently been involved in this, I haven't delayed this thing, whatever delays have occurred, have occurred as a result of the county. I indicated that these resolutions will move forward in two (2) weeks and the reasons why they are not being moved forward tonight. There are three (3) councilman not in attendance and there is a load of things on the agenda and there were three (3) resolutions that were presented to us, either late on Friday or Saturday. Again, seventeen (17) resolutions and four (4) ordinances and four (4) closed session issues, some involving litigation. All that I asked here tonight was for some cooperation, in a cooperative effort between the entities to make another run at the county to see, in the interim, while the project is being built if we can't address a potential problem of traffic that I believe will occur at that intersection. There will be no attempt to delay the project, no attempt to not allow it to go forward, just a simple attempt to get together as residents of this town to see if we can appeal in some manner to try and get a resolution that will benefit all.

**Mayor Teefy** noted the important thing is that progress is going to happen in town. You are going to have new developments come in, you are going to have new businesses coming in. This is a new business (*day care center*) coming in on Stanger Avenue. In 2007 they (*St. Matthew's*) were given approvals for a 12,000 sq. ft. building, back in 2016/2017 they downsized it to 9,000 sq. ft. The impact now is less than what it was originally approved for when the county asked for no traffic studies to be done. They went back again for approvals from the county, again they didn't ask for any traffic studies for Fries Mill Road and the impact probably because of the downsizing. The delay from the county that was mentioned, he did not know where that was from because there has been no delay from the county, they have done their due diligence. **Mayor Teefy** noted that **Cncl. Garbowski** needed updated information, he then referred to a letter received in December, 2017 that gave estimates of traffic that the Planning Board asked for. Just recently, three weeks ago information was provided taking those estimates and giving more of a report of the impact they will have. The impact shows it will be about one (1) extra car every minute coming in and exiting Stanger Avenue. The information was done and provided along with what *St. Matthew's Church* has had to go through. **Mayor Teefy** wanted to make sure that we don't convolute things with bringing up people dying and it was the wrong intersection, they are mixing things. The mayor noted we are also working very diligently on Rt. 322 & Fries Mill, we are hoping within two (2) weeks it is finalized and it can be sent to the State for approvals. This matter to improve/correct the intersection was approved by council back in 2006. The previous mayor got involved and said, no I am going to work a deal with the four property owners and it just got convoluted and that is how you are in this mess. They should have fixed that intersection years ago. We have been working diligently to try and do that. **Mayor Teefy** then noted that information was provided at the last meeting and information was given to the council president that these (*resolutions*) needed to be put on the agenda for tonight once the approvals were done, which happened last Thursday night, then it was to be put on the agenda. Seems the council president didn't want to place these on the agenda to basically grandstand, as they like to say, and get everybody from the Ridings and Hunter Woods to support this. **Mayor Teefy** stressed that the delays have to stop, we have got to be able to move forward and do the right thing.

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

In talking about projections, projections are all you are going to have on the estimates of traffic. **Cncl. Garbowski** then questioned the mayor on why he delayed the matter at the last council meeting. **Mayor Teefy** responded that was because we wanted to have the letter from them to get the approval of the Planning Board. The estimates you are not going to know until the day care gets there and we will certainly do our due diligence and know what the impact is and be able to go back to the county and possibly say this is really having an impact, we have a problem and we need a light. You will not get a 4 way stop sign on Fries Mill Road, it's just not going to happen as it is not feasible to do those type of things. **Mayor Teefy** also noted the main thing is getting the intersection at Rt. 322 & Fries Mill Road fixed as that would help relieve things. He then advised that it was not the county that installed curbing/handicapped ramps at the intersection, it was the State. We don't agree with it, Senator Madden does not understand why they did that as it makes no sense but the state requires you put that in there.

**Laura Jacob - 1961 Steeplechase Drive** approached council to concur with the representatives from the Ridings that we are truly concerned. Again, we do not want to block progress because when you see development that means things are good. We have nothing poor to say about a new facility being put on our corner, we are just worried about the hardship this will provide us coming in and out. Currently, we do stack up now. There may be a study out there that says one (1) to two (2) cars but I can tell you we are stacked now, and it comes in on a bend and I can only visualize as people are coming in and trying to make a left hand turn to get into a driveway while we are stacked up it is just going to create a lot of confusion. Just the idea of going to the county again to have an open discussion would be wonderful.

**Pastor Raymond Gordon** - again approached council and he indicated he had been speaking with his attorney and agreed, if possible, without major delays as there was money on the line, to hopefully finding a happy medium. We don't want the residents upset and he wouldn't want to have a business where the residents don't want you there. We don't want them upset but at the same time we just can't continuously go with the delays because we are losing a lot of money, so if we could in the next week or two reach some kind of (*inaudible*). At that point, **Cncl. Pres., DiLucia** made a suggestion, he noted that everyone in the room, aside from the grandstanding, want the same thing. That is, they want a community they can be proud of and they can enjoy. In a sign of good faith, so you understand, our position is not in any way to cost you and your community, your congregation any money. As President of this Council I did not delay this last meeting, it was under the direction of the Mayor that I took it off the table. Now, because you made an appeal and you are saying you are willing to put a task force together of some kind to make an attempt to find a compromise I will put it (*resolutions*) on the agenda tonight for approval. **Pastor Gordon** noted his appreciation however the only stipulation is that we are eagerly willing to reach that median, no question. We just can't keep this project spinning for months and months and weeks and weeks. **Cncl. Pres., DiLucia** advised that he could guarantee that the council will not delay this project. We will do everything we can to bring this project forward and we will try to work in concert with you to try to alleviate what we think could be potential problems. You have my word on that.

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

**Mr. Wiltsee** questioned if **Mr. DiLucia** could give him some structure with regard to the meeting or is there someone from the township who will be participating in this meeting with the county, and if he has been in contact with the county. Mechanically how will we be doing this? **Cncl. Pres., DiLucia** advised that he has been in contact with representatives from the county and I believe we can get a meeting with the engineer at a minimum and perhaps with some of the Freeholders. I will reach out to see who would be attending and I will contact you to let you know who it is that is willing to meet. As quickly as I can get a meeting together, I will and I assure you this project will not be delayed. **Pastor Gordon** then thanked everyone for their time and consideration.

*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*

*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 15101, Lot 14 For Certain Site Improvements*

At this time, **Cncl. Pres., DiLucia** requested a motion to move the above referenced Resolutions to the Regular Council Meeting for approval.

**Cncl. Garbowski** made a motion to move forward Resolutions *R:44-2018 and R:45-2018 (as referenced above)* for approval at the Regular Council Meeting. The motion was seconded by **Cncl. Marino** and unanimously approved by the members of Council in attendance.

**D.) NEW BUSINESS - None**

**E.) OLD BUSINESS - None**

**F.) COMMITTEE REPORTS - None**

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

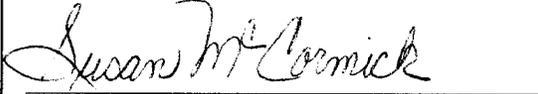
**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None**

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**I.) ADJOURNMENT**

With nothing further for discussion, Cncl. Garbowski made a motion to adjourn the Council Work Session of February 12, 2018. The motion was seconded by Cncl. Marino and was unanimously approved by all members of Council in attendance.

**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 February 12, 2018 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 Am  
Approved as corrected \_\_\_\_\_

Date 3/2/18  
Date \_\_\_\_\_