

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
MARCH 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 Conference Room on the first floor of the Municipal Complex, located at 125 Virginia Avenue, Williamstown, New Jersey.

This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (*NJSA 10:4-6 thru 10:4-21*). Notices were placed in the official publications for Monroe Township (i.e.: 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. Garbowski led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Bob Heffner	Present	
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	
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	
Dir. of Public Works, Mike Calvello	Present	
Dir. of Comm. Dev/Code Enf. Rosemary Flaherty	Present	
Dir. of Parks & Rec, Jim Bonder		Excused
Deputy Mayor, Andy Potopchuk	Present	
Chief of Police, John McKeown	Present	
Twp. Clerk, Susan McCormick	Present	

**Nick Fortunato, President Monroe Township Little League** was in attendance to extend an invitation to Mayor and Council to participate in Little League Opening Night Ceremonies scheduled for **Friday, April 6<sup>th</sup> at 6:00PM** at the club house. He thanked Mayor and Council for their continued support of the association.

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B.) MATTERS FOR DISCUSSION

• Market to Affordable Program Guidelines

**Cncl. Miller** spoke with regard to our Fair Share Housing Obligation and noted that **Tim Kernan**, Planning Board Planner (*Maser*) was in attendance to speak on the ruling involving it. Also, **Carolyn Zumpino** from Triad Associates was also in attendance to speak on a program we are trying to implement dealing with the Market to Affordable Program. **Tim Kernan** advised council that we were before the Judge on January 30<sup>th</sup> regarding our settlement agreement with the Fair Share Plan that was approved by the court. He gave a quick update on what was included with our plan which consists of four (4) components: a rehabilitation obligation, prior round obligation (*first 2 rounds of COAH*), and a gap period. Mr. Kernan advised the number we agreed to with Fair Share Housing, the lead advocate for the Affordable Housing Community was 158 units for the rehabilitation obligation and that number is not in dispute. A prior round obligation of 439 units and that number also was not in dispute. A gap period of 400 and that was the number agreed to. As well as a third round obligation number of zero. The rehab number is being addressed through your participation with the Gloucester County owner occupied rehabilitation program. We will begin, at some point in the near future, a rental rehabilitation program here in the township. The prior round obligation had been met with projects going back to Carino Park and many other projects to the point where we have 590 credits against that prior round number of 439 or 70 excess credits being carried to the gap period. We actually have 527 units of credit against that obligation so we have 127 excess credits to go into a 4<sup>th</sup> round that may begin sometime after 2025. Mr. Kernan explained these are our numbers and there are all sorts of mechanisms with which to address it. He explained how Justin Commons is a 132 unit project with bonus credit for being a rental community for families. One of the big components will be the market to affordable program which stemmed from the Blaze Mill litigation settled back in 2013 or so, that being a 56 unit market to affordable program. He noted we have been working with the township for a better part of a year and Tom Duffy, Director of Real Estate has been looking at certain neighborhoods within the community.

**Carolyn Zumpino**, Triad Associates distributed manuals on the Market to Affordable Program Guidelines in Accordance with the Uniform Housing Affordability Controls. She explained how the program was set up and how it is a means to not only tackle the Affordable Housing requirements but also the township's open ended properties. What we are proposing is to use the township's affordable trust fund to acquire properties that are on the abandoned list in targeted neighborhoods at which time they would be rehabilitated and re-sold to get them back on the tax role. The properties would carry a thirty (30) year deed restriction so the township could get the credits. Ms. Zumpino then explained another program which would be a rental program and what this would be for landlords in the township in return for deed restrictions being placed on the property they would receive a lump sum depending on whether it be a lower unit or a moderate unit. If the property was not up to code first those funds would have to be run just like the rehab program to bring the property up to code and then the funds are used to offset the lesser rents being accepted for the 30 years. Ms. Zumpino then advised the target neighborhoods being discussed are: Newbury Farms, Forest Hills, the Lakes and

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some parts of Main Street. **Cncl. Pres., DiLucia** questioned how much was in the trust fund. Ms. Zumpino noted right now there is \$400,000 - \$500,000, the target is going to be \$1.5 million. This will encompass about 56 units. On average, we estimate it to be \$27,000 per unit in subsidy, this means we would acquire the property hopefully at a reduced rate. The properties will be rehabbed, the roof would be replaced with a 30 year life with all new appliances. Everything will be brought up, it is going to be brand new so hopefully there will be no failures in the future. **Cncl. Pres., DiLucia** questioned the numbers and do we have to meet certain deadlines? Ms. Zumpino noted those things have not been set yet. **Mr. Kernan** then advised you have to report back to the court every three (3) years, so there will be reporting periods. Just the Blaze Mill project alone, if it is built, will bring in \$1.54 million on top of what is existing in the trust fund, plus other projects that would be paying into the trust fund over the years. He noted the total estimated income into the trust fund over the next 10-20 years would be north of \$3 million dollars. **Mayor Teefy** noted out of the \$400,000 - \$500,000 in the trust fund how many homes could be rehabbed this year. Ms. Zumpino responded probably around thirty (30). The mayor felt this is a good thing for the town as there are other people going around doing this but he felt this program was a benefit to us. **Ms. Zumpino** then noted one of the nicest things about this program is that you can eliminate blight in some areas. It also provides an opportunity for some first time home buyers. As the township's administrative agent we maintain the wait list so there will be a whole marketing outreach to attract homeowners to buy in Monroe Township. There are also a lot of mortgage programs available in addition to the subsidy being provided with this program. **Business Administrator, Kevin Heydel** questioned if there is \$400,000 - \$500,000 in the trust fund now and we are looking to buy properties there are some you won't get for less than \$90,000, so if you buy 4 houses that takes up all that money, then you have to rehab it which will eat up the rest of the money. We don't see anything coming in and talk about Blaze Mill that could be years away. Ms. Zumpino noted we wouldn't be buying them all at once, it would become its own revolving loan. **Cncl. Miller** then noted they are partnered with a non-profit organization that has dealt with banks where they have been able to acquire the properties for like \$1.00, they can negotiate with the banks directly. **Cncl. Marino** noted there is also subsidy monies that would be put in towards each project toward the rehabilitation. **Mr. Heydel** questioned where the subsidies were coming from. Ms. Zumpino explained the subsidy is part of the trust fund. Discussion continued. **Ms. Zumpino** explained two options available if the property is in descent condition and requires \$20,000 or less in rehab what we can do is bring the buyer directly to the table, so it then takes the township out as the middle man and the title only transfers once. The second option being that Triad would acquire the property, do the rehab and then re-sell it. **Cncl. Miller** noted that is why through this plan there is multiple options that explicitly state the different extents to which the properties would be acquired, as we wanted to have a multi-faceted approach. **Mr. Heydel** noted the \$400,000 - \$500,000 figure will go quick and if you are not replenishing that because nothing is coming through the Planning Board then what will wind up happening is we will use all that money for re-habs and the administrative fees are going to be charged, not to the trust because there will be no money left there, it is going to be charged to the taxpayer. It will then become part of our budget and that was his concern.

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**B.) MATTERS FOR DISCUSSION**

Ms. Zumpino explained there is a certain percentage of the admin fees that is paid through the admin line item on the trust fund and the other percent be it for engineering or project delivery is paid out of the construction line. None of it should be paid by the township outside of the trust fund. Ms. Zumpino went on to give examples on the acquisition of a property and how a subsidy would work. **Cncl. Pres., DiLucia** requested clarification with regard to the monies, subsidies, etc. and if there was a time limit on this. **Mr. Kernan** advised in response to the time limit the goal is through 2025 to have quite a few of the obligations (*inaudible*). With Blaze Mill the big obligation of 56 units may not have begun as it is predicated on monies coming in from that project and we assumed an obligation for that. They are trying to marry the two programs together with the abandoned list. **Cncl. Pres., DiLucia** questioned who was responsible to figure out the math on this. It was noted that would be Triad Associates. Another question was posed on who do you get the approval from? Ms. Zumpino noted approval would be done by the township. Ms. Zumpino then explained it will become like its own revolving loan fund, so when we sell the first property figuring it is a \$27,000 subsidy that is all that is out, all the other money at the sale comes back to the fund. **Cncl. Miller** spoke of another benefit to this is that you are providing affordable housing options for moderate income people and first time home buyers. Ms. Zumpino advised there will be an extensive spread sheet that will include all the properties with a beginning balance and a running total. There was discussion on the affect this would have on the tax base. **Mr. Kernan** noted the taxes are based on the restricted price that it could be sold for. Ms. Zumpino noted a moderate unit (*3 bedroom*), for example, could re-sell for \$160,000 so they are not too far off the market rate. Discussion continued on the deed restrictions, COAH calculations, property values, etc. **Cncl. Heffner** noted with the deed restriction, how long do you have to live in the house? Ms. Zumpino advised there is no restriction on how long you have to live in the house; however when you sell the house it has to be to another qualified buyer. **Cncl. Heffner** then questioned how do you as the administrative agent get paid? Ms. Zumpino responded, we set up the fee on an hourly basis, there is an option for lump sum and we are in business to make money but we don't want to charge the same for a property that requires extensive re-hab as opposed to a property that has pretty much move-in conditions. For an extensive re-hab to go through the process of everything, acquisition, affirmative marketing, qualifying a buyer, managing the re-hab and the resale would be approximately \$15,000. This would be part of the admin line item.

**Mayor Teefy** questioned how much we have spent out of the fund (\$400,000 - \$500,000) for re-habbing houses and doing anything with COAH. **Mr. Kernan** responded no re-hab has been done to date. The mayor noted most of the fund has been spent on administrative plans. **Mr. Kernan** felt the number in the fund is more like \$600,000. **Ms. Zumpino** noted their company was administering this program in other towns such as Edison, Cherry Hill and Brigantine. **Cncl. Heffner** noted mention was made with regard to group homes, he questioned if anything can stop you from placing a group home in a residential area and if this facilitates more group homes in a development. Ms. Zumpino noted it is your option. **Cncl. Miller** clarified we had a group (*ARC*) that reached out to us individually and they have a few units in town and they are looking to expand to find a

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potential home somewhere else. It doesn't have to be that, this was just a conversation they had with us. If we are talking on fulfilling our obligation one of those units counts as more credits than the traditional.

**Cncl. Pres., DiLucia** advised the resolution with respect to this matter would be placed on the Monday, March 26<sup>th</sup> agenda, this would allow council members an opportunity to review this matter. He urged anyone with questions to contact Ms. Zumpino at Triad Associates or Mr. Kernan.

**C.) PUBLIC PORTION**

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

**Glenn Groves – 1464 N. Tuckahoe Road** extended his thanks for the opportunity to speak and for the work being done. Mr. Groves wanted to respectfully raise some questions, issues and concerns to be entered into the minutes and for council's consideration.

What does the township motto "Come Grow with Us" and the "Business Friendly" initiative actually mean for the residents of the township? Specifically, is there a strategy for the development of the large "Planned Business District" along County Rd. 555 (N. Tuckahoe Rd) which encompasses both business and residential zoning? Is there an actual plan to attract businesses in accordance to zoning uses that will enhance the quality of life for the community, or will it be random, unenforced and to the ultimate detriment of the township residents?

We speak from experience as our driveway is directly across from the one for Peach Country at 1463 N. Tuckahoe Rd. Since they opened around March of 2015, we have observed and reported to the township multiple violations of their use permits which also include operation outside regular business hours. The township planning board seems slow, reticent, or even incapable of enforcing its laws as pertain to this business. Almost since day one, there have been multiple businesses operating out of there, such as See Clear, Stanches Tree Service, and most recently Mike's Truck Driving School, operating from this location where it was approved for single use by Fred Smith Orchards, LLC. (**See Planning Board Minutes and Resolutions from 12/6/2012 and 10/27/2016**). In the October 2016 minutes, John Eastlack, attorney at that time for owner Steve Smith, when asked by a board member, stated that they provided the County with information regarding the largest truck that will access the site. That being a truck 30 feet in length. **I quote: "NO TRACTOR TRAILERS WILL BE ACCESSING THE SITE WITH THE EXCEPTION OF ONCE A YEAR AND DURING THE DAY."**

This evidently is not true since at least since June 2017, when we first reported to Ms. Flaherty and Mayor Teefy that there was a building being constructed towards the

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

back of the property and we were seeing **18-wheel tractor trailers** from Mike's Truck Driving School regularly at the site. Specifically, there is a police CAD report available from 11/13/17 when we reported truck activity at 8:45 PM (*Monday night when putting out the trash*). Since January 19, 2018, we have noted 14 dates and times when we observed 18-wheel trucks coming, going, or parked there during the course of our normal activities. Five of these are after a letter was sent on February 16th by the Construction Board to Fred Smith Orchards, that Mike's Truck Driving School was to immediately cease operations at the site until such time as there is a determination by the appropriate Board as to whether or not to approve it. Furthermore, Fred Smith Orchards was given 10 days to file for a site plan amendment as they are in violation of their site plan approval for both renting the rear of the property to Mike's Truck Driving School and for the construction of an additional, unapproved building on the site.

Over the course of these 8 months, our emails to Rosemary Flaherty, Director of Community Development and Mayor Teehy have been mostly ignored. On two occasions, we asked to meet with Ms. Flaherty and she never responded. Subsequently, it has been requested that we communicate only and directly with Township Solicitor, Lou Cappelli who also on three occasions since February 27 has not responded to the simple emailed question, "Has the zoning use application been filed or will the court summons be issued?"

**One important question that we also want to go on record is: Why the Maintenance and Performance Guarantee was initially waived during the zoning and construction approval process? (See Resolutions from 12/6/12). This seems offhand and unusual as by doing this, the Township gave up fundamental financial leverage over this large, very impactful business adjacent to residential properties.**

This is a summary of the main issues to date with just this one business which we think highlight the ultimate questions of the township's actions, authority, and transparency.

Our final point is one of future concern with regards to Fred Smith Orchards LLC and its mulch processing operations. If this business is going to blatantly disregard the regulations regarding zoning and use, what may they be doing in violation of environmental regulations? Mulch processing which was never really discussed at the initial zoning meeting is not an organic, benign operation and it could impact soil quality as well as runoff and groundwater, which is of particular concern to those of us who have private wells in the vicinity. Does the County or Township know or test what might be draining into the large pond on Peach Country's property? I have a folder here of some reports and references to studies done by other municipalities around the country. I would like to give them to Councilman Miller to present to the Gloucester County Environmental Board as I believe that he is the liaison to that board. These possible impacts must be studied and regulated if need be.

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It is not our intention to cause economic hardship to these businesses and we want to see Peach Country be successful. Yet, they also need to be good neighbors and they can do this by simply following the law. In conclusion and emphasis, it is Monroe Township's responsibility to ensure that, in fact, this and all businesses be Community Friendly by following the law and the terms of their approval to operate.

**Mr. Groves** advised he had a list of the dates when 18-wheel trucks were observed at 1463 N. Tuckahoe Road as well as studies performed and the CAD report and he will be submitting them to Cncl. Miller.

**Solicitor Cappelli** noted, his understanding, was that the application has not been made and the citation will be issued tomorrow. He noted that Mr. Groves has given some very clear, concise information which will be assembled and passed on, this information will be a help with the citation process. **Mr. Groves** advised he was told in November that a 10 day notice was going to be given. We have tried to be patient and work with the process but when we don't know what the process is and from observation when people don't respond all I can suspect is that there are other dealings going on with Fred Smith Orchards. He advised that he has a large file of reports and emails and it seems the township really doesn't act proactively and you only act on complaints. Mr. Groves went on and noted he feels we have been put in a rather uncomfortable position to actually police the property across the street from us. The township is not and has not been enforcing as this has been going on for a really long time.

**Joe Fisona - 19 Gibson Lane** posed a question to Mayor Teefy regarding a letter dated December 28<sup>th</sup> and if a response was received from NJDOT regarding the intersection of the Black Horse Pike and Berlin Cross-Keys Road. **Mayor Teefy** responded that he had not received anything. Mr. Fisona noted he received correspondence from the NJDOT just today and went on to speak on the content of the letter. The mayor requested a copy of the letter and advised he would get back to Mr. Fisona. **Mayor Teefy** explained we have sent a number of things up there and the main question/concern they have is with the traffic on Rt. 42, the more they extend along Berlin Cross-Keys Road, the more backed up it becomes on Rt. 42. Mr. Fisona stressed if they adjusted the timing just a bit it would help.

**Joann Mecholasky - 1220 Sassafras Court** approached council with regard to an on-going problem dealing with drainage issues and the fence line in her rear yard. She explained the township came in last summer and did some grading in the back to try to alleviate some of the drainage problems, which she felt did work to some degree. The next phase was supposed to be that another conversation was to take place with the owner of Amberleigh to have them replace the trees in the back of the fence line, as the trees have all died. Mrs. Mecholasky noted the township engineer has been out at the site, everything has been written and documented and she just did not understand why it is taking so long. Now, with spring coming I want those trees planted, they can't go coming in again and planting the same thing as this will provide me no privacy. She then went on to explain there are 16 units (*upper, lower levels*) that match up directly in back of her home. These residents can look directly into my back yard, my living room and my kitchen, I have to keep my curtains closed if I am to have any privacy. When we purchased the house we always knew there was going to be a development back there and I have no qualms about

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

that. The problem is I was told that it was going to be further back than what it ended up and it is 20 feet from her fence line. There was supposed to be a tree barrier and there is no tree barrier. Mrs. Mecholasky stressed that she would like to know what is going to be done. **Kathryn Cornforth, ARH** advised that Amberleigh was a bond recall and as part of the settlement agreement the bonding company did most of the work until it got to a point where they were not going to finish and they offered the township money. The township did receive some of the money because they agreed to take over functionality of the basin, with the rest of the money going to the homeowner's association. The homeowner's association was responsible for the landscaping issues that remain on that site, including the buffer. They were made aware of this during the settlement agreement and that obviously has not happened so it will be a matter of enforcing it with the homeowner's association to make sure that buffer is installed. Mrs. Cornforth will send a copy of the settlement agreement to Mr. Cappelli for his review. **Cncl. McIlvaine** noted that Mrs. Mecholasky has been here many times in the past and this has been going on for several years now. Can we plant the trees ourselves, as we are the enforcing agency? We should be taking care of this issue even if we have to plant the trees and then go after Amberleigh. We should get this problem alleviated as this has been dragging on entirely too long. Mr. Cappelli noted without seeing the settlement agreement he really can't advise on this as this is the first I am hearing of this. He preferred to review the settlement agreement. He did question on whose land the trees would be planted. It was noted that would be the homeowner's association property. **Cncl. Marino** questioned if we could look at the original approval to see what the landscape design was. **Mrs. Cornforth** advised when we send out the settlement agreement she would have one of their landscape architects take a look at it to see if she could come up with some alternatives. **Cncl. Pres., DiLucia** noted the consensus of the council is that one way or another we will make sure the trees are planted. We will look at the legal aspect first and if the solicitor feels there was a violation we can then vote to front the money, plant the trees and then go after the association. Mrs. Mecholasky questioned how long this may take. The solicitor advised, after he receives all the information by the next council meeting he could give some advice.

**Jack Luby - 1664 Silver Birch Road** requested an update from Mayor Teefy on the placement of the two missing gas lights (*Pin Oak Road and one capped off*) in the Forest Hills development. **Mayor Teefy** advised that we are working toward this, with the storms happening lately ACE has not been able to get out to the area. We must coordinate with them to go out and get that light off and then get SJ Gas to put the replacement in.

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

**D.) NEW BUSINESS**

**Chief of Police, John McKeown** spoke on a meeting that he was requested to attend at the Board of Education administration building last Friday (*March 23<sup>rd</sup>*). He added that Business Administrator, Kevin Heydel along with Christine Scola and members



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

of the command staff were also in attendance. The meeting dealt with the subject of school safety and how the Board of Education is interested in having police officers in all of our schools on a full time basis. There was discussion on a number of options and it will require dialogue between the governing body and the Board of Education members to determine who is paying for what, if this is something that both organizations are interested in. Chief McKeown did advise we have stepped up security in light of the most recent tragedy in Florida, just as we did years ago after the tragedy at Sandy Hook. In conjunction with stepping up security there are other initiatives. If this is a permanent thing where the schools are looking to have School Resource Officers in elementary schools we would need to find a way to staff it beyond the current 66 officers we have. That would require some funding agreement between this body and the Board of Education. **Cncl. Pres., DiLucia** noted that our liaison (*Cncl. Marino*) has already been in discussion on this matter. We are also looking at the new law where you can hire ex-police officers as there are a few variables that are being looked into. **Chief McKeown** noted we had some extensive discussions about that and I understand the finances behind that however logistically there are many concerns with hiring part-time retired cops. He felt the discussion warranted much more time and suggested perhaps the Public Safety Committee could meet on this. **Cncl. Pres., DiLucia** noted that he would make sure a committee would be assigned to this. Chief McKeown then advised, for example, two neighboring towns (*Washington Twp and Glassboro*) just recently hired a single Class III officer per town. Glassboro wants more and cannot find them. Clayton has had no luck in finding one and two other towns within the county are in the process of looking and have no interested people. The target date for this is the next school year and by the time we get there, it will have to be someone who has been retired three (3) years or less. There are also other concerns regarding attrition, hiring, equipping them, and swearing them in and then having the officers move to another town that may be paying a dollar or more per hour. They are retired and going where the funds are. The chief advised he has been collecting data on this issue adding there are some real potential hardships on us as an agency to turn over people on a rapid basis, even though they may be retired officers it could take us 2 to 3 months to hire one to get through the background clearance process. If we would enter into an agreement to hire two (2) Class III officers and one goes elsewhere, we are three (3) months behind. Again, Chief McKeown emphasized there are number of potential problems with the Class III officer. He would be glad to meet with whatever committee in place to discuss this matter thoroughly. **Cncl. Marino** questioned the number and Chief McKeown advised the school wanted four (4) officers originally. If we wanted to fund a new program every new person is going to be about a \$66,000 capital outlay between a fully equipped car, new equipment, radios, etc. for each additional officer. Discussion continued. **Carolyn Zumpino** advised that FEMA just released a program where there is money available for hiring police officers.

**E.) OLD BUSINESS**

**Cncl. McIlvaine** questioned the status of the property located on Main Street next to the fire house. This has been almost a year and he would like to see some action here, at least, the house should be torn down. Everything has been cleared out, the electric and gas have been dis-connected, the oil tanks have been removed and there is nothing stopping us

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**E. OLD BUSINESS (cont'd)**

from tearing this building down. He stressed that he wants that house gone. **Business Administrator, Kevin Heydel** advised he received a quote well over a month ago from Neri Construction and he is waiting on two more quotes to come in. **Cncl. McIlvaine** stressed he wanted a resolution by next council meeting (*March 26<sup>th</sup>*) I want this building gone, this is getting to be ridiculous. It was noted that three (3) quotes are needed and Kathryn Cornforth advised she would make sure that the remaining two quotes needed will be back in time to make the next meeting agenda.

**F.) COMMITTEE REPORTS**

**Cncl. Marino** reported on the RFP *R:79-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Request For Proposals (RFP) For Architect And Engineering Services For Renovation To Existing Cecil Firehouse And Expansion Of Williamstown Firehouse Within The Township Of Monroe* scheduled on the agenda. He explained how we worked out some of the changes we needed to make, explaining that the solicitor also reviewed the content. We also changed the scope of the projects. He added when we do send this out and award this project what he would like to discuss is that Cecil Firehouse needs a new roof, if we can get the design work done on that first and focus on this to see if we can phase this in to make sure that is the first priority for that building. The submissions/sealed bids on the RFP will be due on May 21<sup>st</sup> at 2:00PM. He advised there may be some addendums and Mr. Heydel will be the contact person.

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. McIlvaine** posed a question with regard to Resolution *R:74-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Purchase Of 64 And 96 Gallon-EVR II Universal/Nestable Roll Out Carts From Toter, LLC Under The National Intergovernmental Purchasing Alliance Program*. **Cncl. McIlvaine** noted that when we first went to this type of receptacle we were looking at possibly, at some point, switching the big containers/carts for the recycling and the smaller carts for plain trash. His point being that you would hope people are acclimated enough now there would be much less garbage and much more recycling, therefore the bigger containers should be for recycling.

**Mr. Heydel** advised that our contract with Omni will be up in August and he received a call from the owner who would like to negotiate that contract. We are looking at paying anywhere from \$30.00 a ton to \$50.00-\$60.00 a ton. He added the owner wanted to negotiate early and give us a \$10.00 discount or whatever the variable rate is going to be. **Mr. Heydel** indicated he would do more research but this is going to add roughly \$40,000 to \$50,000 to our trash disposal fees. We are not currently being charged those fees but we will be because China is not buying any paper at all. Therefore, the market for recyclables is basically over-flooded. **Omni** would like to negotiate early and he is looking at that to see what the cost benefit of negotiating early is. **Mr. Heydel** will come back to council with a recommendation on this.

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H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None

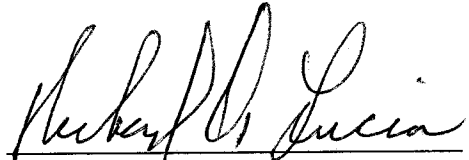
I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Miller** made a motion to adjourn the Council Work Session of March 12, 2018. The motion was seconded by **Cncl. Garbowski** and was unanimously approved by all members of Council present.

Respectfully submitted,



**Susan McCormick, RMC**  
**Municipal Clerk**



**Presiding Officer**

*These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of March 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 SMJ  
Approved as corrected \_\_\_\_\_

Date 4/9/18  
Date \_\_\_\_\_