

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
MARCH 26, 2018**

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:00PM 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 the Township of Monroe (i.e.: South Jersey Times, Courier Post and The Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex and 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 THE FLAG

Cncl. Miller led the Assembly in the Pledge of Allegiance to Our Flag and Offered the Invocation.

ROLL CALL OF PUBLIC OFFICIALS

| | | |
|---|---------|---------|
| Cncl. Marvin Dilks | Present | |
| Cncl. Ron 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 Teefy | Present | |
| Solicitor, Louis Cappelli, Jr. | Present | |
| Business Administrator, Kevin Heydel | Present | |
| Engineer, Kathryn Cornforth | Present | |
| Dir. of Finance, Karyn Paccione | Present | |
| Dir. of Public Safety, Jim Smart | Present | |
| Dir. of Public Works, Mike Calvello | Present | |
| Dir. of Comm. Dev./Code Enf., Rosemary Flaherty | Present | |
| Deputy Mayor, Andy Potopchuk | | Excused |
| Police Chief John McKeown | Present | |
| Dir. of Parks & Recreation, Jim Bonder | Present | |
| Municipal Clerk, Susan McCormick | Present | |

PRESENTATIONS – None

APPROVAL OF MINUTES

Cncl. Garbowski made a motion to approve the minutes as submitted of the Regular Council Meeting of February 26, 2018, Council Work Session of February 26, 2018 and the Closed Executive Session of February 26, 2018. The motion was seconded by **Cncl. Miller** and approved by all members of Council.

B.) CORRESPONDENCE – None

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C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION

Cncl. Garbowski made a motion to open the Resolutions Scheduled – Public Portion. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council. With no one wishing to speak, **Cncl. Dilks** made a motion to close the Resolutions Scheduled – Public Portion. The motion was seconded **Cncl. Garbowski** and unanimously approved by all members of Council.

R:80-2018 Introduction Of 2018 Municipal Budget

Cncl. Miller made a motion to approve Resolution R:80-2018. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE RESOLUTION R:80-2018
7 AYES (Dilks, DiLucia, Garbowski, Heffner, Marino, McIlvaine, Miller)**

Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent. Resolution **R:80-2018** was duly approved.

R:81-2018 Resolution Approving The Bill List For The Council Meeting Of March 26, 2018

Cncl. Garbowski made a motion to approve Resolution R:81-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

R:82-2018 Resolution Of The Township Council Of The Township Of Monroe Adopting Market To Affordable Program Guidelines With The Uniform Housing Affordability Controls For The Township Of Monroe

Cncl. Miller made a motion to approve Resolution R:82-2018. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council with exception of **Cncl. Heffner** and **Cncl. McIlvaine** who voted Nay.

R:83-2018 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss A Potential Litigation Matter – *MLUL Municipal Land Use Law*

Cncl. Garbowski made a motion to approve Resolution R:83-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

R:84-2018 Resolution Of The Township Council Of The Township Of Monroe Requesting Assistance From The Gloucester County Freeholders To Have The County Of Gloucester Conduct A Traffic Study For The Intersection Of Fries Mill Road And Arrowtrail Drive And Stanger Avenue Within The Township Of Monroe

Cncl. Garbowski made a motion to approve Resolution R:84-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

R:85-2018 Resolution Adjusting Township Of Monroe Tax Records

Cncl. Dilks made a motion to approve Resolution R:85-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

R:86-2018 Resolution Of The Township Council Of The Township Of Monroe Canceling Funded Appropriation Balances Under Various Bond Ordinances Previously Adopted By The Township Of Monroe

Cncl. Garbowski made a motion to approve Resolution R:86-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

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

R:87-2018 Resolution Of The Township Council Of The Township Of Monroe Accepting Land Sale Bids From Township Owned Property, Authorizing And Ratifying A Contract For Sale Regarding Same Pursuant to *N.J.S.A. 40A:12-13(A)* And Authorizing The Solicitor To Prepare Deeds Of Conveyance

Cncl. Miller made a motion to approve Resolution R:87-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council with exception of **Cncl. Garbowski** who Abstained

D.) ORDINANCES

Cncl. Pres., DiLucia turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Marino.**

O:05-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 73 Of The Code Of The Township Of Monroe, Entitled "Records, Public Access To"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Garbowski made a motion to approve Ordinance O:05-2018 for First Reading and Publication. The motion was seconded by **Cncl. Pres. DiLucia** and unanimously approved by all members of Council.

O:06-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 74 Of The Code Of The Township Of Monroe, Entitled "Fees"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Garbowski made a motion to approve Ordinance O:06-2018 for First Reading and Publication. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

O:07-2018 An Ordinance Of The Township Council Of The Township Of Monroe Authorizing The Execution Of Tax Abatement Agreement Between The Township Of Monroe And South Jersey Storage, LLC For The Premises Know As Block 2201, Lot 4 Pursuant To *N.J.S.A. 40A:21-1 Et Seq.* And Ordinance O:7-98, O:22-2002 & O:09-2014

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Miller made a motion to approve Ordinance O:07-2018 for First Reading and Publication. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

O:08-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 104 Entitled "Buildings"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Dilks made a motion to approve Ordinance O:08-2018 for First Reading and Publication. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

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D.) ORDINANCES (cont'd)

O:09-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 252 Of The Code Of The Township Of Monroe, Entitled "Taxation"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Pres. DiLucia made a motion to approve Ordinance O:09-2018 for First Reading and Publication. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

O:10-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend The Code Of The Township Of Monroe Establishing Rates Of Compensation To Officers And Employees Of The Township Of Monroe

Cncl. Marino noted the \$90,000.00 maximum salary range for the title "Management Information Systems Coordinator" will be struck from the Ordinance.

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Garbowski made a motion to approve Ordinance O:10-2018 as Amended for First Reading and Publication. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

E.) REPORTS AND OTHER MATTERS

Cncl. Dilks reported that he attended the Seniors Commission Meeting of March 1, 2018, noting the seniors discussed trips that will be offered for the year. He mentioned Geets Diner is open for business. He also congratulated Carly Moffa for going to Hollywood on the TV show "American Idol", hopes she does well and that she will make us proud. Cncl. Dilks thanked the Mayor, Administration and the Budget Committee for all their hard work on the Municipal Budget, mentioning it is a very good budget.

Cncl. Garbowski said he could not report on meetings due to not being able to attend because of all the snow we had this month. He thanked everyone on their hard work on the budget.

Cncl. Heffner reported that he attended the Planning Board Meeting of March 22, 2018. He said the Malaga Road Housing Project was extended another year, there was another Resolution to have a collection agency in the township, there was a Site Plan Waiver for the convenience store on Corkery Lane, and there were two Public Hearings on Cross Roads with a produce center next to it. He also mentioned the Easter Egg Hunt did not happen because of the snow and has been re-scheduled for March 31, 2018. He attended Geets Diner's grand opening, which was very well attended, and they did a great job remodeling. He spoke in reference to the trees and electrical lines that came down after the snow storm and praised the Road Department and all the Emergency Services departments on the fantastic job they did.

Cncl. Marino reported that he attended the Board of Education Meeting of March 15, 2018, noting the meeting was to review the preliminary budget. He mentioned the Board of Education put 1% of their total budget towards Capital. He is not sure if this goes on within many Boards of Education. With this going on for 20 years, maybe this is part of the issue, that maybe this is not one administrator to blame or Board of Education to blame, maybe it is something we need to change and try to free up different ways of doing the Capital and investing in the Capital Improvement, not the maintenance only of these buildings. He also praised Public Works on the great job they did with the snow storm.

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

Cncl. McIlvaine reported that he attended the Geets Diner grand opening and was very happy to go back after a couple of years. He feels they are the center point of Williamstown and was excited to see them reopen. He also thanked our Emergency Services and Road Department for everything they did during the past few snow storms and appreciates everything everyone has done.

Cncl. Miller also praised all departments of Emergency Services for their work during the snow storms. He mentioned that Main Street Arts Festival will take place on April 28, 2018 that will include bands, Autumn Lake Winery and a shuttle bus for transportation between Cross Keys Brewery and 13th Child Brewery. He noted the Williamstown Food Truck Festival will be on April 6, 2018 at the Estates of Monroe. He thanked the Business Administrator and Mayor for presenting the Budget Committee with the Municipal Budget and is pleased that the tax rate will not change, noting that for some of the residents, because of the assessments, will either see their taxes rise or lower. He mentioned a program called "Market to Affordable Program", that we will be using our Trust Fund dollars to work with Triad Associates to acquire and rehab some of these properties, and feels this is great for the Township. He said that based on a variety of different factors, Monroe Township has an obligation in terms of affordable houses in the town, based on Fair Share Housing. He continued explaining the Township has entered into a partnership with Triad Associates to work to provide these homes for low to moderate income people. He thanked Dir. of Comm. Dev./Code Enf., Rosemary Flaherty, Triad Associates and everyone involved in putting this plan together, because this is going to be a benefit for the Township, providing affordable housing to our residents and rehabbing these units.

Mayor Teefy also spoke in reference to "Market to Affordable Program". He thinks the township has done a very good job with meeting the affordable housing obligation, but also saw an opportunity with the abandoned houses and thanked Council for supporting our initiative to have this rehab program going in town. He attended a seminar on March 3, 2018 in reference to cat communities and TNVR (Trap-Neuter-Vaccinate-Return), learning almost 100 cats in Monroe Township are euthanized each year. He explained the program, that instead of euthanizing the cats in a pack, the pack will be minimized; the County will trap, neuter and vaccinate the cats and return them back to the pack. He will forward this information to the Board of Health for them to review. Mayor Teefy praised the Emergency Services departments on the work they did for the four Nor'easters we had. He thanked them and Public Works for the hours they put in and the outstanding job they did with the snow removal. He mentioned that Cross Keys Brewery and 13th Child Brewery are open. He feels that once the township gets anchor businesses on Main Street, other businesses will follow. He mentioned that a new food business is interested in joining the businesses on Main Street. He said Little League is opening on April 6, 2018 and he will be out there to throw the first pitch. He noted Juniper Village Assisted Living is celebrating their 30th year anniversary on April 6, 2018, also. Mayor Teefy reported on Route 322/Fries Mill Road, saying that we are very close and need an estimate of cost, plans are done, is in contact with the engineer to finish the intersection to get it sent to the State to have it approved. Mayor Teefy spoke in reference to the assessment that was recently conducted throughout the township. Information on taxes that was available showed approximately 40% of the commercial and residential went up, approximately 30% stayed the same, and approximately 30% went down. He spoke in reference to the Municipal Budget, stating that coming in this year with a 0% increase from the municipal side is very good for the township and will help over the next three to four years in our planning for our appropriations and revenues. He reported on the 4 years of his term of office as Mayor in reference to the Municipal Budget: 2.4% increase in 2015, 1% increase in 2016, 0% increase in 2017 and 0% increase in 2018. Mayor Teefy reported we have a road program starting, businesses are coming into the Township and Geets Diner is back in business.

Engineer Kathryn Cornforth reminded Council that on March 28, 2018 there is a bid opening scheduled for the 2017 Monroe Road Program and will make sure they will have their recommendations to Business Administrator, Kevin Heydel, so that it can be scheduled for consideration of awarding the bid for the Council Meeting of April 9, 2018. **Cncl. Pres. DiLucia** asked Mrs. Cornforth, of Adams, Rehmann and Heggan Engineers, for a report of their visit to the property on South Black Horse Pike owned by Joe Hurff in reference to the drainage

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

of Theresa Lane and Battles Road. She said they looked at his property and will also provide a report in writing. She reported that ARH has been involved in the complaint for the past year or so and explained that Mr. Hurff is correct, that it appears how the drainage works is that it goes down to the end of Theresa Lane eventually overflowing onto Mr. Hurff's property. She said when they looked at all the contours between Theresa Lane and Battles Road and the properties that flow to the township road, it is probably about 25 acres and an additional 47 acres that has to deal with the area surrounding Mr. Hurff's property. She said a part of this is his own property and the farm field behind him that also drains to him, because he has a natural low-lying area. Some of the preliminary options the Township can consider are either trying to upgrade the storm system that is within Theresa Lane and Battles Road, which would mitigate the problem, or to solve the problem with approaching Mr. Huff to ask if he is interested in selling any of his property, so the Township can either leave it the way it is as a low-lying area or eventually put a basin in. Mrs. Cornforth said this information will be outlined in ARH's written report and will give some preliminary estimates in terms of construction and soft costs associated with it, so the Township can look at it and consider any options. **Cncl. Pres. DiLucia** asked when this report would be ready and **Engineer Kathryn Cornforth** replied that the goal is to have the written report done in time for the next Council Meeting. **Cncl. Marino** addressed Mrs. Cornforth about the bid for the Monroe Road Program, which she explained the process of the bid opening and making recommendations.

Dir. of Public Safety, Jim Smart reported that both fire companies handled between 100-110 calls between the three storms. He said Emergency Management assisted with the paging system from the County to alert any and all emergency services across the County, which had went down, so phone calls were coming into the County but they had no way of alerting the fire departments except by 2-way radio or through our Emergency Management. The calls were forwarded to Emergency Management and then dispatched to fire departments appropriately based on the area. He clarified how important it is for all groups of Emergency Services to work together as a team to keep the town going, saying no one even noticed there was a hiccup in the system, which is how it is supposed to work. He explained that if cars can stay off the road during snowstorms, it would help with keeping the roads clear, making it easier for the Road Department to clean the snow off and remove trees from the roads, and the fire trucks won't have to escort the ambulances on the roads. Mr. Smart thanked the volunteers, the Police Department, Road Department and all departments of Emergency Services for working together.

Dir. of Public Works, Mike Calvello reported that township crews will be circulating through town, picking up brush from the storm damage. He asked that residents cut branches into roughly 4-foot lengths and make them manageable piles so the workers can handle them. He said residents can come to the Public Works Department between 8am-2pm, Monday through Thursday of this week to drop off brush. The department will be open the upcoming Saturday from 9am-12pm for residents to drop off brush from the storm damage.

Chief of Police, John McKeown spoke in reference to Emergency Management using the County alert system and thanked all the departments of Emergency Services and Public Works for coming together through the storms.

Dir. of Parks & Recreation, Jim Bonder reminded everyone that the Easter Egg Hunt starts at 12pm sharp and they will be taking pictures until approximately 1pm. He said it was a big success with Carly Moffa on the TV show "American Idol" the night before and wished her further success in her future. He also said that she was extended an invitation to join our Music Festival this year, along with "Don't Call Me Francis" and Madeline Smith. He mentioned Flag Football opened the weekend before to a tremendous crowd with 365 players consisting of boys and girls. He noted the Police Unity Tour will be having a wine festival, "Barrels for Badges", at Owens Park on April 21 and April 22, 2018. This is their first annual wine festival and will have plenty of food, drink and music and this event will to help raise \$25,000.00 for their annual bicycle ride of the Police Unity Tour. He mentioned registration is going on for Camp Squankum. He said this is the 12th year for the camp and that Carly Moffa wrote the camp's song 11 years ago.

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

Cncl. Pres. DiLucia spoke in reference to Resolution R:82-2018 and Affordable Housing. He feels there is a misconception about Affordable Housing, that a lot of people view it as people that really do not deserve to be buying houses cheap, but he views it as a great opportunity for the younger people who are coming out of college with student loans, that they will be given an opportunity to settle in Monroe Township to buy a house, be able to live there in an affordable manner and be a good, productive citizen in this town. He said, in addition, he thinks the benefit we get as a town is that we begin to clean up some of the blight. He would like to see abandoned houses get rehabbed, with a hardworking couple and their children living in it, who at no fault of their own do not have the expendable income to buy a \$300,000.00 house. He thinks this is a good thing for the town and the residents. He is happy to have supported this Resolution. Cncl. Pres. DiLucia said he has been invited a number of times to attend Williamstown Chamber of Commerce events and has attended them in the past, and knows this organization sometimes goes unrecognized, but he would like to recognize the work they do. He noted that he sees Katherine Falcone at the ribbon cuttings for new businesses, and thanked her and the Chamber for paying for items needed at the openings, for their involvement, and making this community a better community. Cncl. Pres. DiLucia also thanked Cncl. Miller and Cncl. Heffner for serving on the Budget Committee along with himself. He explained that approximately 56% of tax dollars go to the Schools, approximately 19% goes to the County and approximately 25% goes to the Municipality, the income from the taxes is approximately 23 million dollars and the rest comes from income that we generate from other sources or subsidized by the State. He said the Municipal taxes have been held at 0% the past couple of years, but due to the reassessment conducted in the Township, 30% of the Township is going to incur an increase in taxes because of the increase in value of their house/property, 30% will experience a decrease in taxes because of the decrease in value of their house/property and 40% will stay the same in taxes at the Municipal standpoint. Cncl. Pres. DiLucia stated that if there is an increase in taxes from the Schools and/or County, that would increase the taxes, but from the standpoint of the Municipality, we will be operating with the same dollars that we operated as the two previous years. He thinks this is a credit to a lot of people, extending an appreciation to employees who work in this town, because they have sacrificed and been getting by with what he thinks are reasonable increases but not tremendously big increases and he thinks some of the revenue that we have been fortunate enough to supplement our budget with have been eliminated and we have to find other ways to bring revenue into this town so that we can continue to keep these taxes down. He thinks this is one of the things this Council will continue to work very hard at in the future.

F.) GENERAL PUBLIC DISCUSSION

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

CLOSED EXECUTIVE SESSION

Solicitor Cappelli reported that Council just concluded a Closed Executive Session for the purpose of discussing a potential litigation matter; Council was updated, but no formal action was taken.

G.) ADJOURNMENT

With nothing further to discuss, **Cncl. Miller** made a motion to adjourn the Regular Council Meeting of March 26, 2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

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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 March 26, 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 Am
Approved as corrected _____

Date 4/23/18
Date _____