MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
SEPTEMBER 24, 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. Garbowski led the Assembly in the Pledge of Allegiance to Our Flag and **Cncl. Marino** Offered the Invocation.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks		Excused
Cncl. Ron Garbowski	Present	
Cncl. Bob Heffner	Present	
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine		Excused
Cncl. Cody Miller	Present	
Cncl. Pres. Rich DiLucia	Present	
Mayor Daniel Teefy		Excused
Solicitor, Louis Cappelli, Jr.	Present	
Business Administrator, Kevin Heydel	Present	
Engineer, Kathryn Cornforth	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 & Recreation, Jim Bonder		Excused
Deputy Mayor, Andy Potopchuk		Excused
Police Chief John McKeown		Excused
Deputy Chief, Stephen Farrell	Present	
Municipal Clerk, Susan McCormick		Excused
Deputy Clerk, Aileen Chiselko	Present	

PRESENTATIONS/PROCLAMATIONS

- **Proclamation – Monarch Pledge**

Cncl. Pres., DiLucia and Cncl. Miller presented a Proclamation in observance of "Monarch Pledge Day" to **Janet Mead** on behalf of Sustainable Monroe. **Cncl. Miller** spoke on how Sustainable Monroe has been pursuing this designation over the past year in trying to get something solidified for the Township.

A.) PRESENTATIONS/PROCLAMATIONS *(cont'd)*

- **Spotlight on Business/Certificate of Recognition**

Cncl. Pres., DiLucia presented a Certificate of Recognition to Frank Lambing, Owner/Operator of Lamb Launderette in recognition of being in business for 57 years.

At this time, Mr. Lambing explained he was in the service from 1958-1960 and they would go to town to do their laundry; this is when he got the idea of opening a laundromat. His family had a piece of ground along the Black Horse Pike where a building was constructed, and this was the beginning. It started with a home-style washer with a coin box on it and over the years, the equipment started getting bigger and bigger and today the machines can hold up to 60-80 pounds. He commented on how things have changed over his 57 years in business. Mr. Lambing then noted his parents moved to Williamstown in 1925 and had a mom and pop store on the 800 block of South Main Street. His mother was the driving force behind the business and the business got bigger and bigger until she retired in 1965. She was known for her German potato salad and on Friday everybody in town would come to enjoy it. Mr. Lambing noted the Lambing Family has a history in this town dating back to 1925.

APPROVAL OF MINUTES

Cncl. Marino made a motion to approve the minutes as submitted of the Work Session of August 27, 2018, the Regular Council Meeting of August 27, 2018, the Work Session of September 10, 2018 and the Regular Council Meeting of September 10, 2018. The motion was seconded by **Cncl. Garbowski** and approved by all members of Council in attendance, with the exception of **Cncl. Miller** who **Abstained** on the Work Session and Regular Council Meeting of September 10, 2018.

B.) CORRESPONDENCE – None

C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION

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

Cncl. Garbowski made a motion to bracket for approval, by Consent Agenda, Resolutions R:184-2018 through R:189-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:184-2018 THROUGH R:189-2018

R:184-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To execute An Amendment To Transport Agreement Between Monroe Township And Virtua Health, Inc.

R:185-2018 Resolution Of The Township Council Of The Township Of Monroe, County Of Gloucester, To Execute A Grant Application On Behalf Of The Municipal Alliance Program For Grant Year 2020 *(Fiscal Year July 1, 2019 – June 30, 2020)*

R:186-2018 Resolution Approving The Bill List For The Council Meeting of September 24, 2018

R:187-2018 Resolution Adjusting Township Of Monroe Tax Records

C.) RESOLUTIONS SCHEDULED *(cont'd)*

R:188-2018 Resolution Of The Township Council Of The Township Of Monroe Releasing The Maintenance Bond Posted For "Cross Keys Pavilion Commercial II" Site Plan #SP-444, PS-3, Block 101, Lot 3.04

R:189-2018 Resolution Authorizing The Execution Of A Lease Agreement Between The Township Of Monroe And The Board Of Chosen Freeholders Of The County Of Gloucester For The 2019 Nutrition Project At The Pfeiffer Community Center

Cncl. Garbowski made a motion to approve Resolutions R:184-2018 through R:189-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

At this time, **Cncl. Pres., DiLucia** spoke on a Resolution being brought forward by **Business Administrator, Kevin Heydel**. **Solicitor Cappelli** explained it would be a walk-on Resolution referring Block 901, Lots 2 & 3 to the Planning Board to determine if that Block and Lots are an area in need of redevelopment. Mr. Heydel then explained that would refer from Council to the Planning Board the designation of the landfill located on Sicklerville Road to be designated as redevelopment for the purpose of putting solar on that site once we receive an HDSRF grant from the New Jersey DEP and probably close and remediate the landfill site. Mr. Heydel noted the landfill is roughly about eight (8) acres of property and there is really nothing that the Township can do with it. All across the State of New Jersey, the Department of Environmental Protection is encouraging municipalities to use those sites for solar fields. **Cncl. Pres., DiLucia** questioned if at some point these solar fields would reduce our financial expenditure for electricity. Mr. Heydel advised that would be dependent upon how we would set up with a redeveloper *(solar company)* to do that as there are various options. However, the whole intent is to cover some of our costs in closing that site as well as a revenue stream down the line, whether that is going to be leasing the property and getting lease payments or whether or not we share in the profit of the solar field itself. The landfill closed in 1982, however, it was not properly closed and we have been going back and forth with the New Jersey Department of Environmental Protection and we also have some issues with the site being properly vented. The HDSRF grant in the amount of $700,000 is going help us close it properly, have it properly ventilated and permanently cap it. This prepares it for us to go out to a developer in order to install a solar field on that site.

Cncl. Pres., DiLucia then opened the meeting for comment on this matter only.

David Simpson – 461 Longfellow Drive referred to a property located directly across from the landfill, he believed it to be an abandoned ice cream shop and he questioned if there were any plans to take that site over. Mr. Heydel responded, no. At one point in time, the Township had designated that whole area as an area in need of redevelopment, however, the previous owner of that site filed a law suit and our redevelopment plan was shot down by the court. **Cncl. Miller, Chairman Redevelopment Committee** noted they have approved residential on one of the areas in the back. The goal in the future is, if we actually adopt a plan for that area, that we would control that. At this time, we have other redevelopment sites that we are pursuing in the municipality. **Cncl. Pres., DiLucia** then added that before there is any thought of putting residential along Sicklerville Road, that road would have to be widened. There is such an abundance of traffic in that area, he felt to put more of any type of living quarters there would make it a traffic nightmare, given the fact there is an exit to the Atlantic City Expressway in that area. **Cncl. Miller** noted, any type of redevelopment in that area or along that road would require a traffic study.

Cncl. Pres., DiLucia noted, for the record, a formal resolution was being prepared on this matter and the proposed Resolution was moved forward in Work Session for approval and it will be numbered **R:190-2018.**

C.) RESOLUTIONS SCHEDULED *(cont'd)*

R:190-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Monroe Township Planning Board To Conduct A Preliminary Investigation And Convene Public Hearings To Determine Whether Certain Areas On The Official Tax Map Of The Township Of Monroe Qualify As An Area In Need Of Redevelopment.

Cncl. Garbowski made a motion to approve via title Resolution R:190-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

ROLL CALL VOTE TO APPROVE THE RESOLUTION R:190-2018
5 AYES (DiLucia, Garbowski, Heffner, Marino, Miller), 2 ABSENT (Dilks, McIlvaine)

Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Resolution R:190-2018 was duly approved.

D.) ORDINANCES

Cncl. Pres., DiLucia turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Marino**. **Cncl. Garbowski** made a motion to open the meeting to the public for Ordinances listed on the Agenda for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance. With no one wishing to speak on the Ordinances for Second Reading, **Cncl. Garbowski** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Pres., DiLucia** and unanimously approved by all members of Council in attendance.

O:25-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 4 Of The Code Of The Township Of Monroe, Entitled "Administrative Code"

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

Cncl. Garbowski made a motion to approve Ordinance O:25-2018 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:25-2018 FOR SECOND READING AND PUBLIC HEARING
5 AYES (DiLucia, Garbowski, Heffner, Marino, Miller), 2 ABSENT (Dilks, McIlvaine)

Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Ordinance **O:25-2018** was duly approved for Second Reading and Public Hearing.

O:26-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management"

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

Cncl. Garbowski made a motion to approve Ordinance **O:26-2018** for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:26-2018 FOR SECOND READING AND PUBLIC HEARING
5 AYES (DiLucia, Garbowski, Heffner, Marino, Miller), 2 ABSENT (Dilks, McIlvaine)

Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Ordinance O:26-2018 was duly approved for Second Reading and Public Hearing.

D.) ORDINANCES *(cont'd)*

O:27-2018 An Ordinance Of The Township Council Of Township Of Monroe Creating Chapter 123 Of The Code Of The Township Of Monroe, Entitled "Drones"

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

Cncl. Garbowski made a motion to approve Ordinance **O:27-2018** for Second Reading and Public Hearing. The motion was seconded by **Cncl. Pres., DiLucia.**

ROLL CALL VOTE TO APPROVE ORDINANCE O:27-2018 FOR SECOND READING AND PUBLIC HEARING
5 AYES (DiLucia, Garbowski, Heffner, Marino, Miller), 2 ABSENT (Dilks, McIlvaine)

Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Ordinance O:27-2018 was duly approved for Second Reading and Public Hearing.

O:28-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management"

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

Cncl. Garbowski made a motion to approve Ordinance **O:28-2018** for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:28-2018 FOR SECOND READING AND PUBLIC HEARING
5 AYES (DiLucia, Garbowski, Heffner, Marino, Miller), 2 ABSENT (Dilks, McIlvaine)

Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Ordinance O:28-2018 was duly approved for Second Reading and Public Hearing.

O:29-2018 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 104 Of The Code Of The Township Of Monroe Entitled "Buildings"

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

Cncl. Garbowski made a motion to approve Ordinance **O:29-2018** for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

ROLL CALL VOTE TO APPROVE ORDINANCE O:29-2018 FOR SECOND READING AND PUBLIC HEARING
5 AYES (DiLucia, Garbowski, Heffner, Marino, Miller), 2 ABSENT (Dilks, McIlvaine)

Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Ordinance O:29-2018 was duly approved for Second Reading and Public Hearing.

O:30-2018 Ordinance Amending Bond Ordinance O:13-2017 Of The Township Of Monroe, County Of Gloucester, New Jersey

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

Cncl. Garbowski made a motion to approve Ordinance **O:30-2018** for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

D.) ORDINANCES *(cont'd)*

ROLL CALL VOTE TO APPROVE ORDINANCE O:30-2018 FOR SECOND READING AND PUBLIC HEARING
5 AYES (DiLucia, Garbowski, Heffner, Marino, Miller), 2 ABSENT (Dilks, McIlvaine)

Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Ordinance O:30-2018 was duly approved for Second Reading and Public Hearing.

E.) REPORTS AND OTHER MATTERS

Cncl. Garbowski reported on the September 6, 2018 meeting of the Historical Society and announced that on October 6, 2018 there will be a Family Fun Day, which will include a Lenni Lenape Pow Wow from 11:00am – 3:00pm at the Ireland Hofer House. He attended the Library Board meeting on September 19, 2018 and he urged everyone to check out their website as there are a lot of programs for the kids, adults and seniors. Museum passes are also available.

Cncl. Heffner reported he attended the POW/MIA ceremony held at the Pfeiffer Center on September 21, 2018. He would like to see more people attend as it is a great ceremony. This event is held annually on the third Friday of September. He reported on the Fall Festival which is to be held on Saturday, October 20, 2018 from 10:00am – 2:00pm at Owens Park. There is always a tremendous turnout for this, however, there will be no rain date. The Halloween Parade is scheduled for that date and will start promptly at 7:00pm; there will be a rain date for the parade and if needed that would take place on Sunday, October 21, 2018.

Cncl. Miller reported on his attendance at the 3rd Annual Green Fair held on Saturday, September 22, 2018 and he thanked Sustainable Monroe for their efforts in promoting sustainability throughout Monroe Township and the work they have done for the community over the past several years. He spoke of the annual "*scarecrow contest*" and if anyone was interested in participating to check on Facebook Main Street, Williamstown for all the details.

Cncl. Pres., DiLucia reported on his attendance at the MMUA meeting scheduled on Wednesday, September 19, 2018 and there was nothing monumental to report on, the MMUA is running well with no problems whatsoever. He then spoke on the tax increases that took place the later part of August. He believed there was a misunderstanding as many people were under the impression that the municipality raised the taxes this year. He spoke to many people who had over a thousand dollar increase in their taxes. He then stressed that municipal taxes did not go up from what they were last year and the year before. Tax records show that both in the year 2018 and 2017 the municipal taxes have basically stayed the same. He explained how the last reassessment was done 10 years ago and at that time there was an adjustment in the taxes. This time, and over the last ten years, there has been a transition from the Township being responsible for reassessments to the County. The County performed this last reassessment and many, many of the developments have seen a significant raise in their assessed value. The good thing is, homes are worth more, the bad thing is, it is costing homeowners a lot more because of that. The increase passed on to some residents this year was a result of the value of their assessment as it relates to their home. Cncl. Pres., DiLucia advised of the new filing dates on when to appeal property assessments; appeals must be filed between November 15, 2018 and January 15, 2019, due to a change in State regulations.

F.) GENERAL PUBLIC DISCUSSION

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

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
SEPTEMBER 24, 2018

G.) ADJOURNMENT

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Regular Council Meeting of September 24, 2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

Respectfully submitted,

Aileen Chiselko
Aileen Chiselko, RMC
Deputy Municipal Clerk

Presiding Officer

These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Council Meeting of September 24, 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 asc Date 10/8/18
Approved as corrected _____ Date _____