

**MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
SEPTEMBER 7, 2011**

**A.) CALL TO ORDER & ROLL CALL**

The Ordinance Committee Meeting of the Township of Monroe was called to order at 7:00 PM by **Cncl. Daniel Teefy** in the Court Room of the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

This meeting was advertised pursuant to the Open Public Meetings Act of New Jersey (NJS 10:4-6 thru 10:4-21). Notices were placed in the official newspapers for the Township of Monroe (i.e.: Gloucester County Times, the Courier Post and the Sentinel of Gloucester County) and copies were posted on the bulletin board at the Municipal Complex.

**SALUTE TO THE FLAG**

**Cncl. Walter Bryson** led the assembly in the Pledge of Allegiance to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Ron Garbowski	Present	
Cncl. Daniel Teefy	Present	
Ord. Chairman, William Sebastian		Excused
Business Administrator, Kevin Heydel	Present	
Mayor, Michael Gabbianelli	Present	(Arrived 7:20 PM)
Solicitor, Charles Fiore	Present	
Deputy Clerk, Sharon Wright	Present	

**B.) APPROVAL OF MINUTES**

**Cncl. Rich DiLucia** made a motion to approve the minutes as submitted of the August 3, 2011 Ordinance Committee Meetings. The motion was seconded by **Cncl. Pres., Marvin Dilks** and approved by all members of Council in attendance.

**C.) PUBLIC PORTION**

**Cncl. Ronald Garbowski** made a motion to open the Public Portion. The motion was seconded by **Cncl. Frank Caligiuri** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Walter Bryson** made a motion to close the Public Portion. The motion was seconded by **Cncl. Ronald Garbowski** and unanimously approved by all members of Council in attendance.

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**D.) ORDINANCES FOR REVIEW**

- **Bond Ordinance** (*Purchase of Emergency Services Air Pack Breathing Equipment*)

Cncl. Frank Caligiuri noted he along with Cncl. Pres., Dilks met with the Cecil Fire Chief to discuss some deficiencies in his department and were informed that a major one is, their air packs cannot adequately or legally address an emergency that would normally involve air packs. Mr. Heydel has been requested to look into ways to provide this equipment and he has suggested a bond ordinance as the method. Mr. Heydel explained the amount included in the ordinance is the state contract pricing for the equipment. The cost of each air pack is approximately \$5,600.00 and the township will receive \$500.00 trade in on the old equipment. Cncl. Garbowski questioned how many units would be purchased. Cncl. Caligiuri advised four units. Mr. Heydel explained this money will not be bonded, as \$50,000.00 was included in the budget to be utilized as the 5% down payment if the township were to bond for capital improvements. We are not bonding for anything this year so that money can be utilized when these types of emergency situations come up.

Cncl. Ronald Garbowski made a motion to move the Bond Ordinance forward for First Reading at the September 13<sup>th</sup> Council Meeting. The motion was seconded by Cncl. Rich DiLucia and unanimously approved by all members of Council in attendance.

**E.) MATTERS FOR DISCUSSION**

- **Vacating Portion of Birch Lane**

Cncl. Daniel Teefy advised a resident, Patricia Haaf, requested a portion of Birch Lane located next to her property be vacated to allow her to combine two lots and build a pole barn on the site. The Planning Board has recommended this request be approved. Cncl. Walter Bryson questioned the location of this parcel, whether it was previously a street and whether there would be any charge for the property. Patricia Haaf was in attendance and explained where the property is located. Solicitor Fiore explained this is only a paper street that at some point in time was dedicated as a street when the township did an overall traffic plan. He noted there would be no charge since the area is generally already part of the Haaf property.

Cncl. Frank Caligiuri made a motion to move vacating a portion of Birch Lane forward for First Reading at the September 13<sup>th</sup> Council Meeting. The motion was seconded by Cncl. Pres., Marvin Dilks and unanimously approved by all members of Council in attendance.

- **Williamstown Square Economic Redevelopment & Growth Program (ERG)**

Cncl. Frank Caligiuri noted he initiated contact with Stuart Wainberg to request his attendance at a Redevelopment Committee Meeting; however he was out of town and had questioned whether he was really needed since the matter is pretty straight forward. Cncl. Caligiuri advised him it would be fine if he could not make it but a Redevelopment Committee

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


Meeting would still be scheduled to discuss this. During the meeting two different grant options were discussed and since the committee was not sure which one Mr. Wainberg wanted to apply for, a decision was made to again invite him to a meeting to explain it. Cncl. Caligiuri noted Mr. Wainberg's office sent him an e-mail explaining exactly what grant he wants so another Redevelopment Committee Meeting will be scheduled to discuss it in order to get a better understanding of it. Cncl. Walter Bryson questioned whether Mr. Wainberg is trying to change the plan. Cncl. Caligiuri replied no, this is a grant that will benefit him in initiating a business climate in Monroe Township and in order to apply for it he must meet certain State criteria. Cncl. Ronald Garbowski explained the grant is basically a low interest loan from money designated for developers of redevelopment zones and after the State contacted and informed the Economic Development Commission about it he put Stuart Wainberg in touch with them. Mr. Wainberg is submitting an application for the grant and part of that application process requires the township to adopt an ordinance supporting the redevelopment project. Cncl. Garbowski noted an ordinance was already adopted in support of the Redevelopment Zone and this is just another ordinance reaffirming that the township is committed to this Redevelopment Zone. Cncl. Bryson questioned what part of the financing that was originally presented to Council will be affected by this grant. Cncl. Garbowski explained the grant will make Mr. Wainberg's bottom line more lucrative and that will make his rent much cheaper, which will enable him to draw in more potential tenants. Solicitor Fiore explained the Redevelopment Committee Meeting discussed the 30 year PILOT Agreement and of possibly amending that agreement in a way that would not affect what Trenton already approved but would allow the township to benefit a little more if he is getting additional grant money. Business Administrator Kevin Heydel explained the cost to make an application is \$5,000.00 and the reason the State wants an ordinance in support of the project is because they perform a long analysis of the project and they do not want to do that unless the township is in favor of the project. This grant is generated from the sales tax that will be generated out of that site and Mr. Wainberg will benefit from it because he can be more competitive in getting tenants to come here. He noted Stuart has four projects in New Jersey; one in Egg Harbor Township, Lacey Township and Hamilton Township and those townships have all given him their support for those projects. We are the fourth township and he is waiting for us to do the same thing. Cncl. Bryson noted he thought Stuart Wainberg wanted to complete that project by the end of the year. Mr. Heydel noted that depends upon how quickly he gets everything in to the DOT and when the permits and approvals are received. Right now they are working on the design work and are looking at next year as the completion date, not this year. Mr. Heydel noted the consultant Wainberg hired previously worked for the Economic Development Authority and he is the one who locks up these rents and draws in retail. Cncl. Bryson noted if this grant is so important then why are we the last in line. Cncl. Garbowski noted he was contacted about the grant in late July, early August and he felt that Mr. Wainberg's application did not make the cut for this year and would be a submission for next year. Cncl. Teefy noted the next step is for the Redevelopment Committee to meet with Mr. Wainberg to review his application and see if something could be worked out with the percentage and then this can hopefully move forward in October.

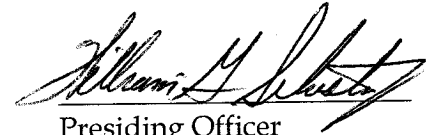
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F.) ADJOURNMENT

With nothing further to discuss Cncl. Ronald Garbowski made a motion to adjourn the Ordinance Committee Meeting of September 7, 2011. The motion was seconded by Cncl. Pres., Marvin Dilks and unanimously approved by all members of Council in attendance.

Respectfully submitted,

  
Sharon Wright, RMC  
Deputy Clerk

  
Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings and the hand written notes of the Ordinance Committee Meeting of September 7, 2011 and serve as only a synopsis of the proceedings. That official recording may be heard in the Office of the Township Clerk upon proper notification pursuant to the Open Public Records Law.

Approved as submitted AW Date 10/5/11  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_