

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
AUGUST 28, 2012**

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

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council Vice-President, Daniel P. Teefy** 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.: Gloucester County 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. Walter Bryson led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Walter Bryson	Present	
Cncl. Marvin Dilks		Excused
Cncl. Rich DiLucia	Present	
Cncl. Ronald Garbowski		Excused
Cncl. William Sebastian	Present	
Cncl. Daniel Teefy	Present	
Cncl. Pres., Frank J. Caligiuri		Excused
Mayor, Michael Gabbianelli	Present	
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Eng., Chris Rehmann, ARH	Present	
Dir. of Finance, Jeff Coles		Excused
Dir. of Public Safety, Jim Smart	Present	
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

• **Survey of Gypsy Moth Egg Masses - Application**

**Cncl. Vice-President, Daniel Teefy** referred to a correspondence dated August 3, 2012 from the New Jersey Department of Agriculture requesting authorization to conduct gypsy moth egg mass surveys within our municipality at no charge. Council members were polled and all those in attendance were in favor of authorizing such a survey.

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

• **Proposed Amendment to Tri-County Water Quality Management Plan**

**Engineer, Chris Rehmann** explained that the Wastewater Management Plan includes the boundaries which the NJDEP and the Pinelands will allow to expand sanitary sewer. Mr. Rehmann noted he was not sure if the MMUA has looked at this or not. Mayor Gabbianelli advised that he will contact the MMUA and follow up on this. He spoke of additional work taking place with the Piney Point Pump Station and they are scheduled for the next Planning Board for a site plan waiver. He was just in contact with Hargrove regarding a request for a small easement on his property at Rt. 322 & Fries Mill Road. **Cncl. Walter Bryson** questioned that, if indeed, they put this (WMP) into effect and an area was to get municipal water will that cost the residents in that area extra money. Mr. Rehmann responded no, all this does is say you shall put it here but you cannot put it there. He explained you may have a piece of property that can't get sewer service therefore it can't expand because it has to meet the Pinelands standards. He added if you have a small lot you have to go out and buy Pinelands credits because you can't tie into the sanitary sewer. Mr. Rehmann noted the WMP is a way of restricting growth to try to concentrate the growth in the already existing infrastructure. Those areas where sewer service may not be available are often referred to as the 208 zone and there are many of these zones in the township. **Cncl. Vice-President, Teefy** questioned if this could affect the township going further down the Black Horse Pike. There was some general discussion on this. The Mayor will follow up on this and the matter will be placed on the work session agenda for September 11<sup>th</sup>. The Clerk noted that council has sixty (60) days from receipt of the information to take some type of action, if warranted.

**C.) PUBLIC PORTION**

**Cncl. Rich DiLucia** made a motion to open the Public Portion. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council.

**Mike Jacobi, Fire Chief** approached council and questioned the accountability for spending on items, and who exactly is responsible for purchasing in the township. He then referenced the purchase of Automated External Defibrillators (AED) for the ambulance association adding he received a quote from Nancy MacDonald for \$2,800.00 he himself then received an additional quote for \$1,400.00. He noted the discrepancy in price and indicated he has been crunching a lot of numbers trying to make things work with the new engines then they are going and buying AED's that do the same thing as the one I have to buy for my engine. **Cncl. William Sebastian** spoke on this noting that the new AED's purchased have a screen on the front, we (ambulance assc.) do not want that feature. They were not contacted on this purchase and no one even brought it before the Public Safety Committee. Chief Jacobi noted he was not there to throw anyone under the bus, there seems to be some accountability missing, this is \$6,000.00 that could be used for something else. The Mayor advised him to speak with Business Administrator, Kevin Heydel. The Solicitor indicated that there is a requirement for multiple quotes to be received as part of

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

the accountability process. **Cncl. Sebastian** noted they might have been state contracted. This matter will be addressed further by Mr. Heydel.

**Kathy Besch, President - Collings Lakes Civic Association** was in attendance to speak with regard to Resolution R:149-2012 (*Resolution Of The Township Council Of The Township Of Monroe Authorizing Co-Application For Dam Restoration With The Collings Lake Civic Association, Inc., The Township Of Buena Vista And Folsom Borough*). Ms. Besch explained the State of New Jersey has released some monies (*\$16 million*) for lake communities to apply for low interest loans for the rehabilitation of its dam spillways. She explained this is very limited funding, as it encompasses the entire state. She went on to speak on the conditions of the dam and the damage caused from last year's storms and how the spillway had been compromised. Ms. Besch explained the deadline for submittal of the application was August 17, 2012. She appeared before the council members of Folsom as well as that of Buena Vista Township and both bodies approved a resolution for co-application for dam restoration. She contacted the state and was advised as long as a letter was sent from Monroe Township indicating this matter would be scheduled as an agenda item at their next meeting that would suffice (*to submit the application*) until a certified resolution could be forwarded to the state. Ms. Besch spoke personally with Council President, Frank Caligiuri and a letter was sent from him to the state indicating he had scheduled the resolution for approval. She spoke with respect to the amount of the loan as well as the length and interest on the loan that being a 2% loan for twenty (20) years. In addition, she gave a breakdown of the impact to each household based on 1,000 households (*\$500,000.00 loan would equal \$30.35 per household, per year - \$400,000.00 loan would equal \$24.28 per household, per year*) along with maintenance fees and taxes involved. There are fifty one (51) houses and four (4) businesses and ten (10) paying lot owners in Monroe Township that are part of the association. Buena Vista is comprised of 603 households and Folsom has 399 included in the association. This adds to a total of 1,057 housing units and businesses. Ms. Besch advised that she personally delivered the application to the state and the volume of applications received was quite high, with most of them from the northern part of the state. The northern sections are in a higher hazard risk where as we in the southern part of the state are considered a lower hazard risk because of the way our lakes are, they are not as deep. This will make it much more difficult for the loan process. Ms. Besch extended her thanks to both council and the mayor for the opportunity to speak and urged them to approve the resolution at the regular council meeting.

Discussion on the questions posed with regard to accountability by Mike Jacobi (*Automated External Defibrillators*) were then addressed by Mr. Heydel, he indicated that perhaps the ones that go on the ambulances may be different than the ones going on the police cars (*where they will be required*). **Cncl. William Sebastian** noted emphatically that, in his opinion, none of them should be outfitted with screens as you don't want to display this as an EMT to family members on the scene. He noted the paramedics work with this type (*with screens*). Chief Jacobi noted working these screens is a lot different and you really must know what you are doing. The Mayor assured him that administration will look into this.

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

**D.) NEW BUSINESS**

**Mayor Michael Gabbianelli** advised council members of some changes being implemented throughout the municipal building. The office formerly occupied by the tax assessor will now be outfitted to accommodate the court administration office. The MMUA will be assisting in the renovation, with walls being taken out between offices. He noted we will not hire anymore people, we don't need them. He advised the Board of Health office will eventually be merged into the Clerk's Office because every other town does it. There is no reason to have two separate offices and extra girls. Walls will be coming down in the offices located on the second floor. They will be coming down between Planning, Zoning and so on and guess what everyone will have to bounce back and forth, that is just the way it is going to be, there is no more free bread. We don't need more people because we are getting along without them, we will however need rovers. The Mayor again noted the court office will be moved. He noted that his office staff is down to two and they are doing whatever they have to and that is what we want from every other office. The Mayor advised the Clerk that her office, even though under the authority of council, will have to start pitching in more especially with respect to the Registrar of Vital Statistics/Board of Health office.

**Mayor Gabbianelli** noted with over thirty (30) members in the fire company, that the *rescue truck* would be moved to the fire hall probably before the end of the year. There are a number of old time rescue guys who would be welcome to be on a rescue committee but they (*fire company*) have the manpower, the ambulance does not have the manpower anymore. There is going to be some changes made, he did not know what was going to be done with the ambulance hall because as we get less and less ambulances, because they keep falling apart, we are doing everything we can to save the vehicles but we can't save them much longer. He advised you may see fire trucks at the ambulance hall, whatever we have to do. **Cncl. Vice President, Teefy** questioned if this would help with response time. The Mayor noted the problem is the fire company has a couple vehicles they do not use all the time. We need to come up with a plan to make everything more conducive. **Cncl. William Sebastian** suggested that you might want to talk with the chief about switching buildings. The ambulance building can hold more equipment than the fire company can, plus you do not have to worry about the ladder truck ducking under the door. Mike Jacobi noted that it might be feasible for the engine bay but he was unsure about the meeting rooms and parking. **Cncl. Sebastian** noted there were some fifty (50) parking spaces at the ambulance facility. **Director of Public Safety, Jim Smart** questioned what we would do when we have 72 guys at our meetings adding we would need some office space and the meeting rooms would have to made larger. With much discussion on various items, Mike Jacobi indicated that he would be more than happy to look at it. The Mayor said, it may work, who knows there are a lot bays out there. The Mayor then noted that building has got to go, it will go eventually anyway. We are still paying for it, if you go to county they will not pay us so guess what they can work out something else.

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

**Cncl. William Sebastian** noted the county may privatize, this has been in the rumor mill for some time. The county already approached Kennedy and they bowed out as they ran into some of their own financial problems and tied in with Jefferson. The pilot program is with the county not with the private organization that is going to do the work. Then if they privatize we no longer have an obligation to pay under the pilot. The solicitor noted that he was sure they would enact such legislation that would require some type of payment. The Mayor noted his money is on them getting ours. Mayor Gabbianelli then explained that Washington Township is making money with their ambulance service and they are a paid crew. **Cncl. Teefy** questioned if they were calculating their 10% payment to the county in that figure. **Business Administrator, Kevin Heydel** noted they are a separate organization; they are not associated in any way, shape or form with the township but built into their fees is the percent to the county so they are paying for ambulance service. It is the same as us with Washington Township taxpayers paying for the ambulance services in other municipalities. Chief Mike Jacobi commented that the paramedics in Franklinville were removed from their building. He suggested possibly renting them a bay or two to have paramedics in our town, just some food for thought. The Mayor directed Chief Jacobi to find out, if they want to pay us a fee and we can pick up a few bucks I am all for it.

The Clerk then posed a question to the Mayor on the time-frame involved with the new renovations for the court office. She explained that the hook up for the remote tally for election results is located in that office and once the court moves there her office will not have access. The Clerk noted the county must be contacted, if in fact, this hook up needs to be moved prior to the November election. The Mayor noted this renovation would be in conjunction with the MMUA and will take place over the course of the winter as a shared service. The hook up for the election remote tally system will be moved after the November General Election. The Solicitor posed a question with regard to the window placement for the court clerk's office and if that was staying in place. The Mayor advised "no" the window will not be staying in place we are going to move everything right into the new office. Mayor Gabbianelli spoke of looking into the possibility of moving the court to the current tax collector's office but there was not much we could do there (*not feasible*) as there was too much to move it just wouldn't work. **Mr. Heydel** explained the counter will be closed in with two windows installed, one being an ADA window. There will be room for two cash drawers. The Mayor advised a new Court Administrator was hired with interviews being conducted last week. He added we are doing more with less, and the public works department is really taking a beating and this week we will be hiring a couple of trash truck drivers, interviews will be conducted on Thursday of this week. Most of the applicant pool are from outside of the township with only a few from Monroe. This is the only department where we have to replace personnel right now. He then noted the hiring of four (4) new cops who will be ceremoniously sworn in at the regular council meeting.

**Mayor Gabbianelli** then noted that a resolution (*R:148-2012* Resolution Adjusting Township Of Monroe Tax Records) is scheduled for approval where the township is refunding money to Walmart. He reminded council members that Walmart owes us money, as the township is installing three (3) speed bumps along Concord Drive and that fee is

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

billable to Walmart as well as the installation of the concrete sidewalk along Constitution Drive. These installations were part of the Planning Board approval. The Mayor then spoke on the impact Walmart has had on surrounding roads and how everyone was concerned with Corkery Lane and so far nothing has happened due to it being too good of a shot to exit the facility right onto the Black Horse Pike.

Kathy Besch requested to speak and noted she has encountered when traveling east down the Black Horse Pike there is no signage to direct people to use the jug handle to get into the Walmart center. She felt there should be some direction in advance of the jug handle that directs motorists to use this to access the shopping center. The Mayor felt this was a good idea and Engineer, Mr. Rehmann will look into this.

**Cncl. Vice-President, Teefy** questioned when the speed humps are installed along Concord Drive which line will residents use to complain that their area did not receive speed humps. This prompted much discussion. The Mayor noted that Walmart is paying for these speed bumps, not us, again stressing this was part of their approvals with the Planning Board. **Cncl. Rich DiLucia** then spoke on the issue of speed humps and how it was never a matter of money the issue was one of the emergency equipment and the impact to the vehicles (*public safety issue*). How do we now say to people, it is all right for speed humps to be installed along Concord Drive but it is not all right at other locations? **Cncl. DiLucia** stressed this is a question of safety and he has been inundated with requests for three years on this issue with residents in Holiday City. **Cncl. DiLucia** indicated if speed bumps go there (*Concord Drive*) then he wants speed humps elsewhere. The Mayor noted he was the guy that signs the check and this (*speed hump installation*) will not happen in other areas. There was discussion back and forth with Mr. Rehmann explaining to Cncl. DiLucia that the Planning Board made the decision to install speed humps along Concord Drive, you did not make this decision. They did not go through the process. There is now a revision to the traffic code and in order to be legitimate any plans for the installation of speed humps must be designed and approved by the municipal engineer. Mr. Rehmann noted our process goes through police, fire, rescue and public works. Can you imagine driving down a street clearing snow when all of a sudden, you come upon a speed hump and you go through the windshield? These (*speed humps*) are what everyone sees as a panacea but they are not, they are difficult. They have caused more problems than they are worth. It is a difficult stance, he would take the position because it is the case, that during the public hearing of the Planning Board they made that decision, not this body (*council*). This was a bad call; there should not have been approval for speed humps. **Cncl. DiLucia** noted he will not say that, I have been telling people for three years the reason you can't have speed humps, the reason people may get killed is because of emergency vehicles. I will not say that someone else did it, if it happens we did it. **Cncl. DiLucia** continued to speak with regard to the installation and questioned if people were willing to chip in to install them would we allow that, no probably not we would say no, you can't have speed humps. **Cncl. Walter Bryson** elaborated on some reasons why the installation was approved through the Planning Board suggesting the possibility of *not installing* speed humps instead use the money to pave the street, if it could be done. **Mayor Gabbianelli** noted that was part of their approvals and he did not think we could do this.

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

**Cncl. William Sebastian** advised that the Planning Board would have to rescind their requirements because it was all part of their resolution. **The Solicitor** noted the Planning Board is actually paying for the engineering design, the approval and the certifications. Just paying for the materials is not doable, as there is an entire process that must be adhered to. **Cncl. Rich DiLucia** spoke of a request made in the past on the feasibility of using portable speed humps, which had less of an incline. He questioned if we were still working on this. **Engineer, Chris Rehmann** explained they had looked at this but anchoring those devices poses a big problem. Mr. Rehmann added that he was advised, by a representative from the Bureau of Traffic Engineering, that they do not get involved with such installations but they do not like them. He advised there might be some other ways in which we can help and went on to speak of some traffic calming measures. **Cncl. Rich DiLucia** noted that he would be willing to brainstorm on anything that may address the problem. Continued discussion took place on various alternatives on the issue of installation/placement of speed humps. **Cncl. William Sebastian** then noted initially speed humps were first installed along Mink Lane and they do not work, they slow the vehicle down at the hump then the cars accelerate/speed up to get to the next hump. Therefore, instead of there being a consistent 35 mph in a 25 mph zone straight down the street, in between speed humps they are doing 50 mph. In his opinion, there is more of a hazard created by the installation of speed humps. There was discussion on the speeding problems throughout the town and the fact there needs to be stricter enforcement of the speed limits.

**E.) OLD BUSINESS – None**

**F.) COMMITTEE REPORTS – None**

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

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

Just prior to the adjournment, **Director of Public Safety, Jim Smart** referred to a report generated by **Captain Howard Weimer** regarding alarm systems.

**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. William Sebastian** made a motion to adjourn the Council Work Session of August 28, 2012. The motion was seconded by **Cncl. Rich DiLucia** and was unanimously approved by all members of Council in attendance.

