

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
JANUARY 28, 2013**

A.) OPENING CEREMONIES & ROLL CALL

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Daniel 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.: 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. Ronald Garbowski** led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

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

B.) MATTERS FOR DISCUSSION

R:36-2013 Resolution to Support Sustainable Preservation Funding

Cncl. Pres., Teefy explained the State no longer wants to provide funding for the preservation and stewardship of open space, parks, farmland and historic sites and this resolution supports continuation of that State funding. Cncl. Pres., Teefy polled Council and all members in attendance were in favor of moving the Resolution forward for consideration at the Regular Council Meeting.

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B.) MATTERS FOR DISCUSSION (cont'd)

R:43-2013 Resolution Authorizing The Execution Of A Change Order For Campbell Supply Co. LLC In The Increased Amount Of \$17,904.00 For One 2013 Rescue Engine With 1500 GPM Pump, Two 2013 1500 GPM Pump Engines And One Stationary High Pressure Compressor And Purification System For The Monroe Township Fire Station Within The Township Of Monroe

Cncl. Pres., Teefy explained this resolution authorizes a change order for the new fire trucks. **Mayor Gabbianelli** explained this money is needed because the truck Cecil was going to trade in blew the engine compressor so the trade in value is less. **Cncl. Sebastian** questioned where the additional funds were coming from. **CFO, Jeff Coles** advised the money is coming from the Capital Ordinance that originally funded the trucks.

Cncl. Ronald Garbowski made a motion to move Resolution R:43-2013 forward for consideration at the Regular Council Meeting. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all member of Council in attendance.

R:44-2013 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Developer's Agreement With Cross Keys Monroe, LLC For Site Plan #444-SP, Block 101, Lots 3, 4, 5 And 6

R:45-2013 Resolution Authorizing The Acceptance Of An Irrevocable Standby Letter Of Credit In The Amount Of \$1,740,766.00 For Cross Keys Pavilion, Site Plan # SP-444, Block 101, Lots 3, 4, 5 And 6

Cncl. Pres., Teefy noted R:44-2013 authorizing a Developer's Agreement and R:45-2013 accepting an Irrevocable Standby Letter of Credit both deal with Cross Keys Pavilion. **Engineer, Chris Rehmann** explained this was requested in order to get the project underway, as they have all their Planning Board approvals and the added assessments will help with some of the township's budgetary issues. **Cncl. Walter Bryson** questioned whether this was just for housing or housing and commercial. **Mayor Gabbianelli** explained it deals with just the housing part of the project. Mr. Rehmann added the developer is going before the Planning Board to begin the process for the other site. Mayor Gabbianelli spoke of Sam's Club also coming before the Board for a gas station. **Cncl. Bryson** noted the agreement has nothing in it relative to COAH and he questioned whether that should be part of it. **Solicitor Fiore** replied no it's not part of it. The Developer's Agreement just refers back to the Zoning Board resolution of approval in this particular case and is just another added layer of protection if we need to enforce what the builder is required to do. **Cncl. Bryson** requested that in the future all projects have COAH requirements on site. **Mayor Gabbianelli** noted this project is all rental units and the approval requires taxes to be paid on the commercial portion that has not been built yet.

Cncl. William Sebastian made a motion to move Resolution R:44-2013 and R:45-2013 forward for consideration at the Regular Council Meeting. The motion was seconded by **Cncl. Rich DiLucia** and unanimously approved by all members of Council in attendance.

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C.) PUBLIC PORTION

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

Williamstown Fire Chief Mike Jacobi noted his department was publically disgraced on Facebook by our Ambulance and Rescue Association. He requested a decision be made on the rescue truck issue, as there is no longer a relationship between the two departments and he has eighty firemen ready to rip heads off. **Mayor Gabbianelli** expressed his sentiments about the Facebook issue noting he is also very upset about it and made that clear during the Cecil Banquet where there were enough people to get the message back to the Ambulance Association. He will handle it and a Public Safety Committee Meeting will be scheduled to address this issue. The Mayor noted the Administration is going to work on making it clear that employees/volunteers are not supposed to post township issues on Facebook. **Solicitor Fiore** suggested the Ordinance Committee review the township's computer policy dealing with Facebook from an official standpoint. We cannot stop people from individually going on Facebook but we can, as part of a township umbrella enforce it through our ordinance. The Mayor noted the BA is going to write up a policy and then the Ordinance Committee can review it. He added now according to the news today police are going to have to monitor Facebook to see if threats are real or not. **Cncl. DiLucia** questioned whether they were considering writing a policy that would be retroactive. Solicitor Fiore replied no, not at all. The issue just needs to be addressed.

With no one else wishing to speak **Cncl. William Sebastian** made a motion to close the Public Portion. The motion was seconded by **Cncl. Walter Bryson** and unanimously approved by all members of Council in attendance.

D.) NEW BUSINESS

Cncl. Marvin Dilks reported he attended the Board of Education meeting on January 24th and during that meeting the Board voted to move their election to the first Tuesday in November. The vote was 8 to 1 in favor of moving the election. **Cncl. Pres., Teefy** noted that means there will no longer be a vote on the school budget as long as it is 2% or lower.

Cncl. Rich DiLucia noted this is going to be a very difficult year in terms of revenue as a result of the County's reassessments, which will cause a 4½% shortfall in money before the budget is even looked at. Assuming that the budget would be increased by 2% that would mean a 6½% increase. He noted he has been thinking of ways to raise additional revenues to try to supplement some of the problems that have been created and one thing he thought of, which "for the record" has nothing to do with anything other than revenue, is the towing situation. **Cncl. DiLucia** felt Council should no longer allow towing to continue as it has without raising revenue. He felt there are options; one would be for

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D.) NEW BUSINESS (cont'd)

the township to tow the vehicles. He suggested the Mayor look at whether that would be feasible and to see what kind of revenue could be derived from it since the estimate is that each tower makes \$50,000.00 a year. **Mayor Gabbianelli** noted he checked into that and found after talking to the towers the true figure they make is between \$20,000.00 and \$25,000.00, which combined amounts to a quarter million dollars a year. **Cncl. DiLucia** noted if it is not feasible for the township to do it then we should consider the option of charging each tower a service fee or subcontracting like Atco does. He also suggested charging for rescue calls or any type of service that insurance would reimburse. No additional burden should be placed on taxpayers and only services covered by insurance should be considered as a revenue stream. The Mayor noted the township could also charge for fire calls like Glassboro does. **Business Administrator, Kevin Heydel** noted Warren Stewart gave him information from Glassboro on that.

Cncl. Walter Bryson referred to foreclosed homes throughout the township that are becoming dilapidated and suggested that fines be imposed on those properties as a way to increase revenue or offset future COAH expenses. The fine could be a specified amount and if the problems continue that amount could increase over time. It will also help neighbors frustrated with the unmaintained vacant homes in their neighborhoods such as the two he was recently contacted about in Newbury Farms. **Solicitor Fiore** noted the Board of Health requested he draft an ordinance that would impose a \$250.00 administrative fee each time the township does maintenance on one of those properties. **Cncl. Bryson** felt the fine should be much more than that and the person paying the taxes should be responsible for paying if we decide to do it. **Mayor Gabbianelli** noted if we lien the property that lien must be paid prior to the tax collector accepting any taxes, as the lien is the priority. **Solicitor Fiore** explained when the township maintains the property we get the money back but if we hire a private contractor to do the work that could cost three times as much. **Cncl. Bryson** noted he was talking about a fine not a service. **Mr. Fiore** noted Chapter 295 "Nuisances" and Chapter 104 "Buildings" address these issues but the properties must be cited to enforce the ordinances. **Cncl. Pres., Teefy** questioned when the Board of Health ordinance is brought before the Ordinance Committee could those ordinances be addressed as well. **Mr. Fiore** explained Board of Health ordinances are adopted by that Board they do not go through the Ordinance Committee. The Ordinance Committee could review Chapters 104 and 295, as they are just a matter of enforcement; however, there are limited resources to handle that.

E.) OLD BUSINESS - None

F.) COMMITTEE REPORTS

Cncl. William Sebastian reported Tony Langella of Antony & Cleopatra's was made Chairman of the Economic Development Commission during their reorganization meeting. During the meeting the Commission discussed new locations for the proposed

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F.) COMMITTEE REPORTS (cont'd)

Welcome to Monroe Township signs since the original locations were within DOT right-of-way and their approval required changes to the signs. ARH had worked to get DOT approval and when that was received it required the signs to be eight feet off the ground with breakaway poles on special foundations to withstand wind. The Commission decided to hold up on the signs for a few weeks until they find out the feasibility of locating them on private property outside of the DOT right-of-way. He explained Washington Township has their sign on the TD Bank property and the Commission is looking into doing something similar to that on the old Rite Aid Property owned by the Kander Group. The Economic Development Commission also questioned why the township does not have mercantile licenses because without them it is difficult to establish a list of township businesses. The Commission is not concerned with generating revenue and feels the license fee could be \$5.00 or \$10.00. They feel mercantile licenses would keep tabs on the companies coming and going and would allow them to know what types of businesses we have in town so they can let potential business owners know what their competition would be. Cncl. Sebastian noted the closest list of this type is the one the fire inspector has for the places he has inspected and that list may not include all businesses.

Cncl. Walter Bryson spoke of Cncl. Caligiuri sending him emails urging the Redevelopment Committee to meet with Stewart the developer of the Acme Redevelopment Plan. He noted he is trying to arrange a meeting with the Redevelopment Committee, Stewart and the Mayor, who will be an asset to that meeting since he knows what is going on with the Black Horse Pike corridor. Cncl. Bryson questioned whether the Redevelopment area had been increased. **Cncl. Sebastian** noted originally it included all the southern end of the pike but that was reduced to the current area. **Mayor Gabbianelli** reported we are very close to getting final approvals from the DOT for that project.

Cncl. Pres., Dan Teefy reported a Public Safety Committee was held Wednesday night however, Cncl. Caligiuri was unable to attend as he was in Wichita on business. Cncl. Teefy, Cncl. DiLucia and Director of Public Safety Jim Smart were in attendance to meet with Police Officers Burton and Pease to review the towing applications and ordinance. Issues were discussed that will be brought to the Ordinance Committee but prior to that Officer Burton and Officer Pease feel there are a few things they would like to add dealing with the operational side of the process; not the application side. There is an inspection checklist but not one for the application and it was felt there should be an application review period to allow police officers time to see if anything is wrong prior to the November deadline. The possibility of generating revenue from towing was also part of the discussion. The Committee will meet again in February, as they would like to resolve these issues and have the ordinance amended by June. The Committee also met with Fire Chief Jacobi to discuss some private matters, which Council will be advised of later as it goes along. Chief Jacobi did bring up some budget issues dealing with the roof, windows in need of repair and an outdated key system in the Main Street fire station. **Director of Public Safety, Jim Smart** explained the original key fob system was installed seventeen years ago from Jump Street and there are issues with the motherboard technology. Franklin Alarm is the only one in the area that does Key Scan, which is from a large

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F.) COMMITTEE REPORTS (cont'd)

company out of Canada. That equipment is top of the line but the support in this area is atrocious. Cncl. Teefy reported the Committee also met with Tom Accoglio, Chief of the Monroe Township Ambulance Association regarding what transpired last year over the rescue division and whether we will be going to County EMS or staying in town. They would like a decision to be made this year because if it stays here they will need a new ambulance due to the mechanical issues they are having with ambulances. Chief Accoglio was in attendance and explained they were down to one ambulance and had to borrow one from Washington Township but thanks to Mr. Avis and Rich four out of six ambulances are now in operation. One additional one needs to be inspected and then that will be on the road as well. Cncl. Teefy noted at the next Public Safety Committee Meeting he wants to bring in all the groups and review the financial information to see where the township is with EMS. The Mayor noted we pay the County 10% of the total cost of their overall budget but they (*the County*) have not given us a breakdown of what our taxpayers pay just for EMS. Cncl. Sebastian noted a few years ago he submitted an OPRA form requesting the total cost for County EMS and at that time Chad Bruner advised him he didn't need to do that, he should have just requested the information from him. Cncl. Sebastian requested the information from Mr. Bruner but never stopped the OPRA request and when the figures were received there was a million dollar difference between the two reports. That was caused by some funds being shown under their payroll budget; not under the EMS budget. The County budget is so diversified within their system that they don't know how much the EMS is costing. **Bill Taylor, the Gloucester County Representative** present at the meeting questioned whether the Mayor and Council wanted the County EMS cost because Monroe is not utilizing the County service. Mayor Gabbianelli replied yes. If it is costing our taxpayers too much money we may need to make a decision on whether to move EMS to the County and the rescue truck to the fire department. Mr. Taylor indicated he would look into getting that report for the Mayor and Council. Cncl. Bryson suggested generating revenue by charging for medical transport like other towns such as Washington Township do. Cncl. Pres., Teefy noted that was also discussed by the Public Safety Committee. Cncl. DiLucia noted no matter what happens there is a need for a new rescue truck, which will cost approximately \$600,000.00 so raising revenue is something that must be considered regardless of what happens with the ambulance. We need to get a handle on money coming in and going out for EMS and if there is a shortfall we need to know how much because if it is costing too much we may not be able to retain that service. The Mayor noted the chassis is what gets the wear and we need to look at purchasing a cab and chassis and just changing the ambulance boxes even if the boxes are older, as that cost will not be as bad. Cncl. DiLucia noted everyone wants to maintain our EMS and hopefully the numbers will come in to support that. In that event, we need to replace the vehicles because every time they're down and other towns are called to perform those services, we are losing revenue. Mayor Gabbianelli requested the Public Safety Director to keep him better informed when ambulances are out of service. Tom Accoglio noted he would email Mayor Gabbianelli, Mr. Smart and Mr. Heydel whenever an ambulance is down. Cncl. Pres., Teefy noted he would send an email to everyone to find out when they are available to schedule another Public Safety Committee Meeting.

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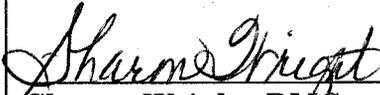
G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - 1/28/13 - None

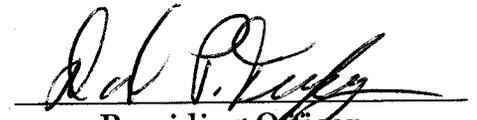
H.) QUESTIONS REGARDING ORDINANCES SCHEDULED -1/28/13 - None

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Ronald Garbowski** made a motion to adjourn the Council Work Session of January 28, 2013. The motion was seconded by **Cncl. Marvin Dilks** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,


Sharon Wright, RMC
Deputy Clerk


Presiding Officer

These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of January 28, 2013 and serves only as 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 Am Date 2/11/13
Approved as corrected _____ Date _____