

**MINUTES
WORK SESSION
TOWNSHIP OF MONROE
MAY 12, 2014**

A.) OPENING CEREMONIES & ROLL CALL

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

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks	Present	
Cncl. Richard DiLucia	Present	
Cncl. William Sebastian	Present	(Arrived 7:09 PM)
Cncl. Daniel Teefy	Present	
Cncl. Pres., Ronald Garbowski	Present	
Mayor, Michael Gabbianelli	Present	
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Engineer, Dave Cella, ARH	Present	
Dir. of Finance, Jeff Coles	Present	
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

- **Tax Payer's Agreement** – Block 2102, Lot 29

Tax Collector Joan Rumpf-Lee noted she explained the taxpayer agreement being proposed to Mrs. Condoli who is in attendance this evening and she has agreed to the monthly payments as well as to the agreement drawn up by the Solicitor. **Cncl. Pres., Garbowski** polled Council and all were in favor of approving the taxpayer agreement and forwarding the proposed Resolution R:104-2014 to the Regular Council Meeting. **Mrs. Condoli** extended her appreciation to Council noting the taxpayer agreement will really help her family.

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B.) MATTERS FOR DISCUSSION (cont'd)

- **Three Way Stop Sign – Blue Bell Farms**

Solicitor Fiore explained a three way stop sign at the intersection of Ames Road and Longfellow Drive was previously discussed. ARH reviewed it and were not concerned so much with the warrants for the speeding as they were about the site triangle. He noted Mr. Cella had reported on it before and tonight we wanted to get input from Officer Mark Burton from the Traffic Department. **Officer Burton** explained they didn't find anything in the manual that would warrant a multi-way stop at that location. There is no crash data or volume and from what he used in reviewing it today there is not a site obstruction. He added he didn't have the full scaled drawing that he would like to have had but from what he has he does not see a site obstruction. There is a bus station and if that is considered one it can easily be moved. Officer Burton noted it would not be the Police Department's recommendation to violate the manual and put a multi-way stop there. He noted he spoke to the Police Chief today and the position of the Police Department is clear, as it could open up other areas around the township looking for the same thing with no justification. But if there is a different opinion or some justification we will certainly review it. We have other means that might be able to be looked at, as we think it is a speed control issue, which is the initial reason they requested the multi-stop to be installed there. The Police Department is willing to work with everyone but the manual is clear not to use a stop sign for speed control and there is no basis to make it a three way stop. **Solicitor Fiore** suggested Engineer Dave Cella and Officer Burton review the issue and make a joint recommendation either way so this issue can be closed out. Mr. Cella requested Officer Burton meet him on site because from ARH's perspective there is a site obstruction plus there are driveways on either side so there could be a site obstruction there as well. Cncl. Pres., Garbowski requested a recommendation be provided at the next Work Session Meeting.

- **Amendment to 208 Wastewater Management Service Area Plan**

Cncl. Frank Caligiuri felt expanding the 208 Wastewater Management Service Area Plan was a great idea. He noted from his understanding the MMUA Charter prohibits the expansion of the infrastructure using ratepayer's money and he questioned how they would pay for that expansion. **Solicitor Fiore** explained there was discussion that it would be a joint effort through the township and the MMUA. The MMUA would apply for grants and see what was available before the township bonded for it. Cncl. Caligiuri recommended the MMUA waive permit fees, which five years ago cost him about \$2,500.00. He also recommended that the Resolution not make the connection mandatory because some people have invested \$30,000.00 to upgrade their septic system to an above ground septic system and those people should not be forced to connect. **Solicitor Fiore** noted this is just an introduction and at some point it could be more specific but we have to be careful, as the money available from the State, especially the Spill Fund, requires a mandatory tie in. Cncl. Caligiuri noted the Spill Fund usually deals with ground water pollution and was devised from fines imposed on people who polluted ground water. Mr. Fiore noted this is not a Spill Fund issue but there may be similar grants available and we may not want to tie our hands. This is just asking the MMUA to open up discussion on the issue; it is not committing the town to anything at this point in time. Cncl. Caligiuri noted historically when the 208 has been expanded in order for people selling their homes to get a new CO they or the new owner

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B.) MATTERS FOR DISCUSSION (cont'd)

must pay for the connection. Mr. Fiore noted according to his understanding in order to get a CO now the existing people in that area must certify that their septic system meets today's standards and probably many of those homes have dated systems. Cncl. Caligiuri noted there are no provisions in this resolution as it stands that would not make it mandatory for them to hook up. **Cncl. Sebastian** noted Crystal Lakes was previously in the sewer district but was taken out by the County who said the area was too close to wetlands. This resolution is requesting the MMUA amend the 208 Waste Water Management Plan to put Crystal Lakes back into the sewer district. Cncl. Caligiuri cautioned as soon as that is done those homes will have to hook up. Cncl. Sebastian replied if the sewer goes in but the point is the sewer cannot be put in if they are not allowed to have it. Cncl. Caligiuri noted this resolution triggers the MMUA to start mapping that area and once it's mapped in it is out of our control unless "*non mandatory*" is included. **Mayor Gabbianelli** advised it was mapped in until about five years ago when the 208 Plan was changed. Cncl. Caligiuri noted once this becomes part of the plan it becomes mandatory as there is no other provision to make it a non-mandatory hook up, whether people have a \$30,000.00 septic systems or not they will still be required to install another connection unless non-mandatory is included in the resolution. Mr. Fiore noted his understanding of this is that however the estimated \$8 million dollar project is funded the MMUA does not apply for grants or loans the township applies and in the past funds received have been turned over to the MMUA so they can move forward. At the point in time when the project is being funded maybe Mr. Caligiuri's suggestion that connection not be mandatory can be included as a condition. Mr. Fiore noted he was not suggesting that it be done because there are 331 homes and the project might not work unless there is mandatory tie in. He noted he was not saying either way but indicating down the road if the 208 Plan is amended it could be included and made a condition for the funding. Cncl. Caligiuri noted the funding is for infrastructure expansion. Mr. Fiore noted that is correct; we don't know if there is even any money available for this, which is why the language in the resolution was chosen very carefully. It says "*that it may have an immediate impact*" because if it said it had an immediate impact the Gloucester County Board of Health may take action, which could create other problems. Cncl. Caligiuri noted just to let everyone know a resident that mortgaged their home to upgrade their septic system to a \$30,000.00 above ground septic system would be required to connect if this goes through as it stands. It sets up a paradox for the person. **Cncl. Teefy** questioned whether Cncl. Caligiuri would like to make a motion to add language to this resolution. Cncl. Caligiuri felt it would be appropriate to add connection should not be mandatory but that is up to Council. He felt installing sewer in that area is a good idea but he is concerned for the people who paid \$30,000.00 for an above ground septic system and will be told they have to connect to the MMUA because it passes their home. Mayor Gabbianelli commented that we can't get money from the County for Rt. 322 so we can forget about them finding money to put sewer in Crystal Lakes. **Solicitor Fiore** questioned whether the additional language should be "*Whereas the Township Council of the Township of Monroe has determined that in the event the utility is expanded to include Crystal Lakes it shall not be a requirement for mandatory tie-in*". Cncl. Caligiuri replied yes, he would recommend it. Cncl. Teefy noted he looked at 148 homes and 11 pulled permits within the last ten years so they would be the people who installed new septic systems. He spoke of sending the solicitor for his review an informal survey that he prepared to be sent

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B.) MATTERS FOR DISCUSSION (cont'd)

to Crystal Lake residents questioning whether they had a cesspool or septic system. Cncl. Caligiuri noted he did that in Diamond Lakes and when the residents found out that it cost money he was lucky they didn't bury him in a shallow grave. Cncl. Bryson questioned where this resolution will be sent because if it is going to the DEP he was against including the additional language because the DEP requires mandatory connection and will automatically reject this. Without any condition in the resolution we will know right away whether the DEP will provide funding or help to fund the project. Cncl. Caligiuri felt the project would be funded by ratepayer's money or a bond not through the DEP. There is no Spill Fund available and the State is not handing money out for sewer expansion except in an intercity so the language would not hurt an application for funding. Cncl. Sebastian noted he did not have a problem with the change except he questioned what happens to the people who don't tie in, get the sewer run by their house and later decide to connect because then they didn't pay the share everyone else paid. Secondly even if we don't require mandatory connection the State supersedes us anyway and could just override this resolution so he has no problem moving it forward with the language Cncl. Caligiuri requested. **Cncl. DiLucia** noted it appears that Council would rather not force someone who had spent \$30,000.00 to connect but on the other side of the coin if we include language in the resolution that will automatically cause it to be rejected it makes more sense if we at least see if there is any funding out there and then come back and redesign our position. He added he understands and would be totally fine with what Cncl. Caligiuri is saying if it can be shown that we can at least get some funding. Cncl. DiLucia noted Cncl. Caligiuri has more knowledge on this issue than him and he questioned whether the resolution would automatically be rejected for any funding sources if that language was included in it. Cncl. Caligiuri explained if there were funding sources available for sewer expansion it could, as they usually don't have funding for non-mandatory or non-lethal situations. Cncl. DiLucia noted he would rather see if we could get funding and what the perimeters are to get that money and then we can reassess our position so he would have to say no to including that language in the resolution. Cncl. Sebastian noted during the meeting Senator Fred Madden held at the Library when it was stated there was no grant funding available the State and County representatives were quick to say there were low interest loans available however, those loans would not go to the residents they would go to the municipality. Cncl. Teefy replied yes to be able to give back to the residents. Cncl. Sebastian agreed, adding the residents would pay back the loan. Cncl. Bryson noted NJHUD provided loans to people connecting to water so he'll look that up and see if that also applies to sewer. **Cncl. Dilks** cautioned Council to think about what is being proposed in Crystal Lake because the area is wet, the roads are narrow and if sanitary lines are being put down the middle of the road the entire street will be used putting in well points. To say that you are not going to mandate someone to connect is kind of stupid because after putting in well points, the main and pumping it dry if it goes by a house and no lateral is put in there is no going back if a homeowner wants it after the road is paved and everything is all said and done. Cncl. Dilks noted his recommendation would be to run the laterals out of the street to at least have it there prior to the street being repaved. **Mayor Gabbianelli** noted then the MMUA would have to ride by every day to make sure the homeowner didn't connect. Cncl. Teefy explained grant money is available through the EPA and DEP once the Gloucester County Health Department deems the area a public health issue but the County

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B.) MATTERS FOR DISCUSSION (cont'd)

is a little wary about going out there because they really don't want to cite people for an overflowing cesspool. In talking to representatives from the County we asked if they could just check out the neighborhood without issuing citations so that if ten homes are checked and five or six are bad it would warrant a public health issue and that's where the grants would come in. If that is not done then there will only be low interest loans. Cncl. Bryson suggested requesting the MMUA to see if funding is available for infrastructure expansion through the Federal Government. Cncl. Sebastian recommended the current resolution be moved forward and then Cncl. Caligiuri's concerns could be addressed prior to bonding the project. This resolution is just requesting Crystal Lakes be placed back in the sewer district. Once that is done the study on what the project will cost, whether all the people will tie in and what their cost will be could be reviewed. The final consensus of Council was to move the resolution forward the way it was currently written. The Clerk noted for the record this would be Resolution R:105-2014.

Cncl. Pres., Garbowski noted Council was provided with a revised copy of Resolution R:95-2014. The revision includes the CFO's certification of funds. He also advised he would be removing Resolution R:97-2014 from the Regular Council Meeting agenda.

C.) PUBLIC PORTION

Cncl. Frank Caligiuri made a motion to open the Public Portion. The motion was seconded by **Cncl. Marvin Dilks** and unanimously approved by all members of Council.

Dan Rodier referred to Resolution R:100-2014 dealing with the preparation of a needs assessment for the Williamstown Fire House and questioned whether his proposal had been considered. **Business Administrator, Kevin Heydel** advised he did not receive that proposal. **Mayor Gabbianelli** explained Mr. Rodier may have submitted a proposal to the fire company but it was supposed to be submitted to the mayor's office. Mr. Rodier questioned if it was submitted would it be considered now. **Solicitor Fiore** noted he didn't know what the time line was on this and that would be up to Council. Mayor Gabbianelli noted we have not seen the proposal and this is just for a small contract anyway. Once the needs assessment is completed and we know what has to be done we're going to hire an architect so Mr. Rodier will still have the opportunity to do that. The Mayor noted in his opinion the resolution should just be moved forward. **Cncl. Pres., Garbowski** polled Council and the consensus was to move the resolution forward.

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

D.) NEW BUSINES

Mayor Gabbianelli referred to an email from Cncl. Bryson regarding a drainage problem and noted Mike Calvello took care of the problem. He went to the Smith property on the 9th and talked to the son and when he went back on the 12th to talk to the father the berm had been installed. Cncl. Bryson thanked the Mayor for getting the problem resolved.

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E.) OLD BUSINESS - None

F.) COMMITTEE REPORTS

Cncl. Bryson reported he will be scheduling a Dog Park Committee meeting sometime this week and will provide the committee with some pictures he took of dog parks in other towns. He requested input from the Mayor and Council in regards to a location for a dog park. **Mayor Gabbianelli** suggested the Genova Property as a location. The area is wooded and the Owens Park walking path could be extended into that property and benches could be installed. The Mayor felt no one would use a dog park if it was located at Wagner Park because it has not been used since Frank McGuckin went there with the light bulb. The Mayor noted Tim Kernan or Chris Rehmann could take a look at the woods at Duffy Park, but that area was wetlands. **Cncl. Teefy** was in favor of a dog park at the Owens/Genova property, as that has shade not just an open field. The Mayor spoke of Washington Township Park having a water fountain and bags for people to clean up after their dogs. He noted the only problem with a dog park would be if people don't clean up after their dogs because he will not have township employees pooper scooping. **Cncl. Bryson** noted he saw a park in Towamensing Township, Pennsylvania that was not a dog park per say but it did have walking paths by a stream, picnic tables, a pavilion and a large open field.

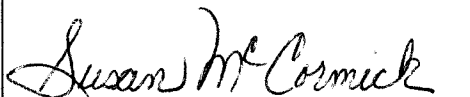
G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - 5/12/14 - None

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - 5/12/14 - None

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Frank Caligiuri** made a motion to adjourn the Council Work Session of May 12, 2014. The motion was seconded by **Cncl. Marvin Dilks** and was unanimously approved by all members of Council.

Respectfully submitted,



Susan McCormick, RMC
Municipal Clerk



Presiding Officer

These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of May 12, 2014 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 Amj Date 5/27/14
Approved as corrected _____ Date _____