

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 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. Rich DiLucia** 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		Excused
Cncl. Richard DiLucia	Present	
Cncl. William Sebastian	Present	
Cncl. Daniel Teefy	Present	
Cncl. Pres., Ronald Garbowski	Present	
Mayor, Michael Gabbianelli		Excused
Business Admin., Kevin Heydel		Excused
Solicitor, Charles Fiore	Present	
Engineer, Chris Rehmann	Present	
Dir. of Finance, Jeff Coles		Excused
Dir. of Public Safety, Jim Smart		Excused
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

• **Acme Redevelopment Site**

**Tim Kernan, Planner** was in attendance to explain to council members that sometime ago, probably over a year ago, we amended the *Redevelopment Plan* and the one most important aspect of that was to eliminate the residential potential. In the original plan the big undeveloped area before the old Jamesway had a residential component and in the last amendment that component was taken out. This amendment was then sent to the Pinelands and they have yet to certify, they refuse to certify, because they want the residential potential in the *Redevelopment Plan* even though the underlying zoning was commercial and did not contain any residential potential. Mr. Kernan then went on to explain, since then we

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014**

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

asked for and received two, if not three extensions over the last year or so, adding he would imagine they (*Pinelands*) would grant the township yet another extension. He felt perhaps that requesting an extension would be the prudent thing to do at this time as it would carry us into next year until we decide the best way to deal with this. Another option would be to kill the *Redevelopment Plan* but that would be a more dramatic course of action.

**Cncl. Pres., Garbowski** noted he spoke with several of the developers and they are not willing to move ahead since this is an election year. They are not willing to put money forward into a plan that might not fly as the administration (*new mayor & new council members*) will change next year. **Cncl. Bryson** noted what Tim was speaking of was relative to the plan itself, no matter when it is, be it this year or next year, it is a matter that they (*Pinelands*) want it. He felt **Cncl. Pres., Garbowski** was discussing an option to negate, at least, the redevelopment plan on one side of the pike which would take it back to commercial and take the teeth out of what the *Pinelands* is after. **Cncl. Sebastian** questioned Mr. Kernan on taking out the old Acme side and if that would have any effect upon the opposite side regarding the residential component. Mr. Kernan responded, it should not because the *Pinelands* did certify the opposite side, a separate plan was created for the Williamstown Square Redevelopment Plan but not knowing exactly how they would react, but thinking of how they would react they might say, we in part certified that knowing that the other side still had the residential component. **Cncl. Sebastian** added that the Williamstown Square side does have R2 zoning in the back even though it is wetlands. Mr. Kernan responded, yes it is zoned RGP (*Planned Residential*) a small area on the Williamstown Square side has residential zoning in the area of the Squankum Branch. **Cncl. Sebastian** recalled it being discussed that they (*Pinelands*) said it was not a problem on the Williamstown Square side because we are putting the residential on the other side. He continued commenting that we were picking up the residential requirement on the Williamstown Square side and putting it on the opposite side. If we take out that opposite side from the redevelopment zone and say there is no more residential component required they are liable to come back and say do that many on the other side. Mr. Kernan noted they could, if they had the legal authority to do that and can they call up a claim they have already certified. **Cncl. Caligiuri** then noted that he would be in favor of killing it because you know a lot of developers plead the case for a residential component because obviously it is a lot more profitable to build residential. We saw what happened with the Guzzo property behind Sam's Club. There was a lot of screaming and hollering about how they would never be able to develop the property, they would never be able to rent the commercial component and the commercial component is completely rented out already. **Cncl. Caligiuri** continued on noting if it is returned to its original state, which it was all commercial I would be in favor of killing it. We can always re-establish in our redevelopment zone for a larger portion, under better conditions (*perhaps next year*) but for right now with it being in limbo as it is he was not sure of any liability we would carry. Do we say, because it is a current redevelopment plan and we then have certain incentives that we could give to developers and then they would be obligated to give those incentives to developers to develop that as a redevelopment zone in its current state? Or, would we rather take out all the incentives in the residential component completely and live within the redevelopment plan in its entirety and structure it all over again, just to avoid any potential liability for being forced into residential on that site. **Cncl. Sebastian** questioned

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014

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

if Cncl. Caligiuri was referring to taking out the whole on both sides. **Cncl. Caligiuri** responded he was referring to the one side where it is already approved/planned, the side opposite the old Acme is already an approved plan. The side where the old Acme was is actually now a separate part of the zone. **Cncl. Sebastian** continued to speak on the residential component versus the commercial component. When developer's see roof tops come in, it makes it more viable for the commercial in a certain area moving forward. **Cncl. Caligiuri** then noted one of the problems we have here is that we have 60% of our land coverage governed by Pinelands and most of it is virtually unbuildable therefore we have a very limited amount of commercial available as it is. He felt the township should perverse what little we have left, the best we can. **Cncl. Bryson** noted that his proposal would be to go for another delay because that will give some time to see what happens with the economy, to see what happens with the developer because the developers he spoke with have indicated that yes, they would like to build housing but from the beginning that is not what we (*township*) wanted to do on that site. He agreed with **Cncl. Caligiuri** in that this (*Acme Redevelopment Zone*) is a prime commercial site, with the exception of maybe some housing if you are going to do something with Main Street and continue it, like the original plan that was proposed. Again, he noted he would push for another delay and if we do not get another delay from the Pinelands then push back by suggesting to our Planning Board that we nullify that side of the zone. **Cncl. Sebastian** added, not to belabor the issue, but that he agreed we should ask for a continuation/extension only because it is due to run out on August 1<sup>st</sup> and there won't even be an opportunity to change the ordinance before that date, therefore let us move forward with asking for the extension. **Cncl. Caligiuri** pointed out that only if a developer came in with a development plan for the entire site they could theoretically apply for a use variance. But as it stands right now, with the redevelopment overlay in place, we have an obligation to approve residential on that property and it is not our choice anymore because it is part of the "*Redevelopment Plan*" as it stands. He added if council chose to ask for a delay be prepared to accept a residential component. Whereas it becomes our choice to accept a residential component if a developer wants to put one in with a use variance, then we have say over whether we will allow the use variance or not. But the way it stands right now we are obligated to accept the development with a residential component whether we want one there or not. **Cncl. Teefy** noted we are not going to meet the August 1<sup>st</sup> date but if we get an extension we could then negate it then come back and try to rework something and you may have a bit more negotiating strength with a developer at that end and possibly be able to work with them more closely. **Mr. Kernan** advised that is a reason why last year we took the residential out to begin with, to have some leverage. **Cncl. Teefy** added the only way to get the leverage back is to nullify, therefore he thought to extend it then right away go to nullify the plan.

The consensus of council members in attendance was to request an extension from the Pinelands with regard to the *Acme Redevelopment Plan*. **Mr. Kernan** indicated that he had an "extension request" cued up and he would send it to the Pinelands Commission tomorrow (*July 29<sup>th</sup>*).

**Engineer, Chris Rehmann** advised that we have approximately 1500 housing units approved within various developments through the township that have not been going

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014

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

forward. He felt you may be able to suggest that due to the significant economic downturn in the housing that you would like an extension and see how that plays out. He was not sure if any of the units are really feasible but they all have preliminary approval. **Cncl. Caligiuri** noted that what was proposed for the site was high density. Mr. Rehmann added a lot these units with preliminary approvals are for senior housing with some of them trying to convert over.

**Cncl. Sebastian** spoke on the 1500 units, advising the Orleans development is not viable any longer, they took the land and made it farmland preservation. Mr. Rehmann explained he had them listed by project name, not by developer and **Cncl. Sebastian** felt that we could tweak that list because some of the 1500 are gone. **Cncl. Sebastian** also noted that through negotiations with Hovbros a letter was sent to the Zoning Board of Adjustment at the request of some of our professionals (*Mr. Kernan was present*) that they had requested to take the 195 market ratables that they sought to change under the conversion law and to now turn those units back to age-restricted. Therefore they are going to go forward with the 195 age-restricted homes (*Sterling Glen I*) then they will come in with a new application on *Sterling Glen II*. He explained they will vacate their approvals so far on *Sterling Glen II* and do a new application for the other side that will go from 115 age-restricted down to 78 market ratables if approved by the board, as they are required to submit a new application. **Solicitor Fiore** posed a question as to the location of the club house. **Cncl. Sebastian** indicated the club house is going back to the original approvals for *Sterling Glen I*. Mr. Fiore questioned if there were any improvements that were to be in *Sterling Glen II* that were tied into I. **Cncl. Sebastian** responded, any improvements that were made on *Sterling Glen II* are being vacated by the owner. Mr. Fiore then questioned if there were any amenities that were to service *Sterling Glen I* that were to be built in *Sterling Glen II*. **Cncl. Sebastian** replied no, the only thing was the club house and pool that are now going to be in *Sterling Glen I*. Then they ran into a problem concerning pedestrian traffic with people crossing the street so to negate that issue they are placing all those amenities on one side. Mr. Fiore then noted this will now be a stand-alone development. **Cncl. Sebastian** indicated it will come in as a whole new application and probably even have a new name. The attorney for Hovbros (*Kevin Sheehan*) sent in a letter with a formal request after our solicitor for the zoning board and others sat to discuss what the legalities were with respect to negating the request. He explained further it is done by letter, it is an administrative function that does not require a meeting of the zoning board because everything was originally approved, and they are just going back to those original approvals. **Engineer, Chris Rehmann** will work on updating the list of approvals and will supply all with the updated information.

**Tim Kernan** then offered a footnote to what was previously discussed explaining the Pinelands has been around over 30 years and they never really renovated their Pinelands Development Credit (*PDC*) system, however they are now looking into doing that and they are finding there is a huge over-supply of credits within the entire Pinelands region. They are looking to find ways to attach the requirement that you utilize credits in order to develop residential. When our Acme plan was originally certified by the Pinelands they attached a component/requirement that you utilize credits in the residential component so part of this, he believes, is by us taking out the residential we are taking out the use of those credits and

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014

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

the Pinelands does not want to hear that. **Cncl. Sebastian** then posed a question to Mr. Kernan if the Pinelands also considered having commercial elements within the Pinelands. Mr. Kernan noted yes, and they are still studying this and something should be coming out in the near future on a change to their program.

• **Holiday City Sign Regulations**

**Solicitor Charles Fiore** commented on a correspondence received from James Latimer, President Holiday City @ Monroe with regard to changes being made to the Declarations of Covenant and Restrictions on "signs". Mr. Fiore noted he attempted to reach Ralph Paolone, Esq. the attorney representing Holiday City. He felt everything does not align and he was not comfortable with what was being requested. He explained they are putting us (*City Council, Planning Board*) on notice that they are going to change the Declaration of Covenants and Restrictions and procedurally they (*Holiday City*) must do that. Mr. Fiore was not sure if this would require a resolution or approval (*ordinance*) from council. He was concerned that they are not asking to modify the Rules & Covenants, they are asking that we approve their resolution. Mr. Fiore noted that from a notice standpoint we must be very careful if we were to empower this via resolution. This is based upon the fact that we are approving something that we may not have the authority to approve and what they are further asking us is to make an exception to our ordinance currently in place. We have a thirty (30) day ordinance in place, which is fine and has been legally challenged in the US Supreme Court and it is an acceptable provision and they now want us to restrict the signage to two weeks. Mr. Fiore indicated he was not going to suggest we do this, if everything else is in line and we have to, at least, acknowledge that they are permitted to do this, to carve out an exception, that only in Holiday City is there the two week limit, he would not suggest that we do this. **Cncl. Pres., Garbowski** expressed his concern with changing the requirements strictly for Holiday City. The solicitor then noted they may be able to do this within their own Rules and Regulations and he did not want to get involved with that. He felt they may be able to put that provision in their own public offering statements so long as they "notice" everyone and probably 2/3 of the people have to come out and vote to modify it. **Cncl. DiLucia** responded that this will never happen because they have never been able to have a meeting where they can accommodate 2/3 of the people as the building is restricted as to the number of people allowed in the building. **Solicitor Fiore** voiced his concern as to "us" as a body /entity approving a resolution that says they are allowed to do it. His recommendation to council was that he would speak to their attorney, they have to operate within the confines of their organization or the public offering statement which would allow them to change the covenants but by the 2/3 vote. **Cncl. DiLucia** wished to clarify the issue. He had some concerns about it because signs have always been part of the covenant. "For Sale" signs were permitted but contractor and political signs were not. This year the trustees came across a court decision in North Jersey, which he felt when he read it appeared to be confined to condominium organizations. Someone challenged the right to put a political sign in their window and the court held that it was a violation of their rights to not allow them to do that. In Holiday City the issue is are they allowed to put political signs on the lawn and many meetings have taken place to discuss that. **Cncl. DiLucia** felt what they want to do with the signs is an internal decision that the people living in the development should decide.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014**

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

In terms of limiting the time he felt Council should not touch that because it would affect the entire town. Solicitor Fiore explained he had no opinion on whether the signs should or shouldn't be there but from a procedural standpoint when Council takes action to create local laws by ordinance that follows statutory requirements of first and second reading, notice to the public, public hearings. Within Holiday City's public offering statement and their declaration of covenant and restrictions there is a procedure that they have to follow and to do it by resolution may not pass legal muster. If they want to limit the time to 14 days they need to do it within their declaration of covenants and restrictions not by Council carving out an exception for Holiday City because then other developments will be coming in and it will create an absolute nightmare. **Cncl. Bryson** added when people sign an HOA particularly in a 55 community those covenants are the law of the community so whenever anything changes in that it should be up to that community to make the change not the governing body of the township. Solicitor Fiore suggested inviting Mr. Latimer, President of Holiday City Homeowners Association and Mr. Paolone to the next meeting to explain what their thinking is and the procedure they are going to follow. **Cncl. DiLucia** spoke of disagreeing with Mr. Paolone's interpretation but since he is an attorney he is not going to question it. This is a legal question and they are getting this done because one attorney has given them a legal opinion that their covenant is in violation of a federal law and he felt this issue goes further than us. The question is can one stop someone from putting a sign on their lawn; is that a violation of a person's civil rights. He felt Council should not touch that and if Mr. Paolone wants to make a legal interpretation on behalf of Holiday City it is up to him to defend it if someone challenges it. **Cncl. Pres., Garbowski** requested Mr. Fiore to look into this further and then if there is something Council can do, it could again be discussed. All members of Council in attendance were in agreement that it was Holiday City's responsibility to handle this matter. **Cncl. Sebastian** questioned comments Mr. Fiore had made that it was their responsibility to notify the township of the changes they were making. Mr. Fiore explained it must be something within their approval when they make changes but he didn't know whether the township had any authority to block any changes they were making. **Cncl. Sebastian** explained the Planning Board denied this development and Freeway Developers took it to court. The court approved it so it must be within their ruling that says the township must be notified but he didn't know of anything that gave the township the authority to okay it. He felt our responsibility was only to make sure that whatever they are putting in is not in violation of our ordinances or laws on the books. Mr. Fiore will look into this further and report back to Council once he speaks to Mr. Paolone.

**C.) PUBLIC PORTION**

**Cncl. Sebastian** made a motion to open the Public Portion. The motion was seconded by **Cncl. Teefy** and unanimously approved by all members of Council.

**David Simpson** resident of Blue Bell Farms spoke of speeding issues along Ames Road that he previously brought to the township's attention and was told something would be done about it. He noted the only time he saw this matter addressed was in the meeting minutes of May 12<sup>th</sup> where it said an engineering study was necessary as there was not enough data to review whether signs or control devices were warranted.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014**

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

Officer Burton and Engineer Cella were supposed to be working together to propose a resolution for the May 27<sup>th</sup> meeting but there was nothing mentioned about that in those minutes. He went on to express his concerns that the minutes stated the police department is reluctant to put in speed control devices because it could bring up other areas in the township looking for the same thing with no justification. He added the no justification comment bugs him because this is a residential area with two bus stops, cross walks, the speed limit is 25 and every third car driving on Ames Road goes about 40 or 45 miles an hour and everyone knows if a kid is hit by a car going that speed they are dead. He spoke of taking it upon himself to purchase a radar gun, sign complaints and turn them into the court. In an effort to demonstrate the problem to both Mr. Fiore and the court Mr. Simpson turned in about 75 complaints within a 30 day period, to process those complaints through the court cost time and money and he would really like to see something done. He also noted he would like to know if Mr. Cella and Officer Burton met to discuss this and if they have where is the information and if an engineer's study has been scheduled he would like to know when that will occur. He noted all this is being prompted from the Uniform Traffic Control Devices Manual and he questioned whether this was what those guys worked from. **Engineer Chris Rehmann** replied yes, it is. Mr. Simpson read a portion of the manual pertaining to multi-way stop signs being used as a safety measure for intersections where certain traffic conditions exist. Left turn conflicts are addressed in the manual and the engineer believes the intersection may have a left turn conflict because of the bus shelter located there; however, the police feel the bus shelter could be moved. He questioned if it is moved where the kids would stand while waiting for the bus because there is really no other place to put it in that area due to the fire hydrant, dumpster, sidewalk and street. In Section O5-B the manual states the need to control vehicle pedestrian conflicts near location that generate high pedestrian volume but there is no definition in the manual that designates what high pedestrian volume is so that is objective and can be interpreted. He felt enough time has expired since he first brought this issue to the township's attention last November and that it does not take nine months to do an engineering study or for two people to sit together to come up with a resolution for one street. **Cncl. Pres. Garbowski** questioned whether Mr. Rehmann could have something done by the next Council Meeting. Mr. Rehmann advised they have discussed this with the police department and it is our opinion that an all-stop control at that intersection met the criteria. He explained although the Uniform Traffic Control Device Manual says that stops are not to be used for speed control there are specific elements at that intersection such as the location of the bus shelter and parking lot, which causes drivers to practically look through car windows to see if anything is coming down the street, that would allow him to sign off on it. Mr. Rehmann explained in the event of a motor vehicle accident at that intersection he could be required to go to court to explain why the multi-stop is there. He felt in this particular case it would be a logical solution to the problem. The police department doesn't feel it is appropriate for the intersection so if they do not enforce it we will need to come up with some other solution. He suggested the Public Safety Committee meet with Officer Burton and the Police Chief to discuss how to resolve the problem. **Cncl. Bryson** questioned whether the police have been out there. Mr. Simpson advised they have been out there but this is a large township and the police cannot be in all places at all times. Occasionally when people complain they sit there and write tickets but that is only treating the symptom it is not treating the problem and everyone living on the

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014**

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

street is fed up. Cncl. Bryson added there are other areas in the township that also need four-way stop signs to stop the traffic and slow it down. Mr. Fiore suggested the Public Safety Committee meet with the Police Department and the engineer to come up with a resolution. He noted stop signs cannot be used for speed control, it can be used for site triangle, as Dave Cella and Chris Rehmann have pointed out. Mr. Simpson noted it is just interpreting the information in the manual in such a way that it is an engineering solution and not a speed control. Mr. Rehmann agreed that was his approach because if he says it's being put there for speeding than people who got traffic tickets will be in court suing the township for an illegal installation. Mr. Simpson spoke of other townships having a warning mechanism or permanent installation of driver feedback signs. Burlington County's installation of feedback signs have shown excellent results for reducing speeds 20% in most of the school zones. He noted radar signs could be installed but he felt Council would not want to spend \$40,000.00 for that equipment even though they would make it back in tickets. Plus if they were put in on Ames Road people would be requesting them in other areas of the township and Council could be spending a million dollars that they don't want to spend. Mr. Simpson noted he was previously here and has discussed this issue with Mr. Fiore on numerous occasions and in his opinion a reasonable amount of time has passed to see a resolution to this problem. He advised he will be attending the next meeting and it is his hope that Council will propose a resolution. Cncl. Pres., Garbowski requested Cncl. Bryson schedule a meeting of the Public Safety Committee and invite Mr. Simpson to the meeting. Cncl. Bryson felt by pushing this to the Public Safety Committee it would take the reasoning for this four-way stop sign away from engineering because when safety is discussed the speeding issue will come up again. Solicitor Fiore advised it is not speeding it is the site triangle that's the safety issue. Cncl. Bryson advised he would schedule a meeting and let Mr. Simpson know when the meeting is but he cautioned that other things may come up other than traffic control. Mr. Simpson requested that it be noted in the minutes that there are a lot of companies around the US that do the driver feedback signs. Those signs are solar powered and the hard cost and installation is about \$2,100.00 to \$2,500.00. About four would be needed on Ames Road. The temporary trailer the police put on the street the kids use at night to race and see how fast they are going.

**Cncl. Caligiuri** questioned where Mr. Simpson purchased a radar gun. Mr. Simpson replied E-bay or Amazon for \$93.00 and they guarantee the accuracy up to a mile and a quarter to one half of a mile an hour. It is a consumer version of what the police use.

**Cncl. Bryson** questioned if there was funding available since children cross this street on their way to school. Mr. Rehmann advised he is currently working with the Board of Education to develop a program for State funding but it requires instruction within the schools before the State will give a municipality money. There is also a program with the Delaware Valley Regional Planning Commission to develop areas where we could create pedestrian bike ways throughout the township and we are looking for a grant since we have been a leader of that in this county. Mr. Simpson added he read that the State earmarked 7% or 17% money for municipalities that have implemented safe ways to schools or bike paths. This deals with not just money for the project but also tax benefits down the road.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014**

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

**Cncl. DiLucia** indicated this is a problem that has been discussed for as long as he can remember and the acute problems are within the developments. Since it has been determined that no additional speed bumps will be authorized we had talked with Engineer, Chris Rehmann a number of times about getting some kind of engineering design and he had mentioned a few designs that gave the illusion of narrowing the roadway. Mr. Rehmann explained they are called *Chicanes* and they narrow the roadway in to create obstacles for drivers. He advised he is developing an amendment to the land subdivision ordinance to get it into developments before we have to go in and build it. He added Trinidad Blvd. in Holiday City is another area that has been discussed. Cncl. DiLucia noted a three-way stop sign was discussed for that intersection and the Police Department did not want to agree with that because they contend that the average speed was in compliance with the speed limit. Cncl. DiLucia noted living there he knows some people are doing 70 mph while others do 10 mph and that blends the average. Gloucester Township has speed polls and when people see they are going 40 mph in a 25 mph zone they tend to slow down. Now, before it gets to the point where a parent is coming before council because their child was killed by a speeding car if we have the opportunity to get something that will work at a reasonable cost we should do it now. Those devices should not be installed on every street but only those acute troubled streets that residents have been repeatedly complaining about. We should find out what the most effective thing is either from the experiences of other townships or from an engineering study that gives statistical information about reductions in problems. We should try it in some areas and monitor it very closely and if it works it could be fully implemented.

Mr. Simpson questioned whether the township had a consultant come in when the traffic cameras located at the Sicklerville Road - Black Horse Pike (*Geets Diner*) intersection were installed. Solicitor Fiore replied that was ATS (*American Traffic Solutions*), a statewide company approved by the State exclusively for state highways.

**Carol Stevenson, 921 Lois Drive** questioned the status on the drainage situation on Lois Drive. Mr. Rehmann explained his office is completing a design of a parallel pipe in the right-of-way to discharge into the township owned property. Two additional inlets in the street will get the water into the pipe as quickly as possible. He spoke of being told by the residents that the water drains within twenty minutes and explained the problem as being there is so much water coming to that one location that it can't get to the inlets fast enough. We thought if we put dual inlets on both sides of the street and a parallel pipe we would double the capacity to get the water out to the township property behind the homes where Mr. Dilks previously dug out a drainage area. Bids will be received in the first couple weeks in August, the project will be awarded at the August 25<sup>th</sup> Council Meeting and construction will begin in September. Ms. Stevenson questioned whether there would be a pond put in on that property. Mr. Rehmann explained currently the township does not have the money for that. This will be Phase 1 of the project to get the water to the back and then next year the \$50,000.00 Community Block Grant will be utilized to make that area bigger than what we presently have. We want to get the water off the street first, as that is the important thing and if it still floods Mr. Calvello will be asked to go back there and widen the basin. Mrs. Stevenson noted that property is not being maintained, there is a down tree clogging it up plus the pond is only about half the size of this meeting room.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014**

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

She felt two inlets will make the water rush faster to the back property; noting hopefully it will not go towards her property. Mr. Rehmann advised her property is considerably higher than the inverts of the pipes in the back. Ms. Stevenson expressed her concerns that the inlets may get the water off the streets but who is to say it will get it to the woods. Mr. Rehmann explained the elevation is low so the water will flow. We would like to improve that area but this is a piece of property that is made up of the back end of five different parcels and we will need to do a lot of research to get that done and we cannot do that this year. The Business Administrator has stated he will budget for that next year but the priority this year is to get the water away from the street and houses. We still have work to do along Lois Drive, as that subdivision was built before there were regulations for all of this. Ms. Stevenson expressed concern that this was going to be just a band aid and she was afraid the water would now come in her backyard instead of the front yard.

With no one else wishing to speak **Cncl. Bryson** 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 BUSINESS**

**Cncl. Sebastian** questioned whether the Solicitor saw the new ordinance Woodbury passed that will fine owners of vacant homes. There was an article in the newspaper about it that said property owners would be required to pay \$1,000 to maintain their property on a list. Property owners must register within six months, after six months it's \$2,000 for the first year. Mr. Fiore advised this deals with registering properties and he has prepared a draft ordinance like that for the next Ordinance Committee Meeting. **Cncl. Sebastian** questioned if property owners don't register what, if anything, can the municipality do. Mr. Fiore advised they can be cited and taken to municipal court. Questions were posed as to whether this deals with private citizens or banks and Mr. Fiore replied it applies to both private citizens and banks.

**Cncl. Pres., Garbowski** requested either the Solicitor or Clerk to send a letter to Fred Weikel regarding boarding up the former Quality Discount Furniture Store on the Black Horse Pike, as he has discussed this twice with him and still nothing has happened. He noted he is afraid children will be hurt at that building due to the broken windows.

**E.) OLD BUSINESS**

**Cncl. Bryson** presented the dog park drawings/plans ARH prepared for Green Acres. Mr. Rehmann advised the Public Hearing would be held tonight at the Regular Council Meeting and **Cncl. Bryson** explained this proposal is basically what the Dog Park Committee reviewed and moved forward. We will see if there are any public comments regarding this and if we get Green Acre funding the project will proceed. If we don't get that funding we will wait and see what the economy does in the future because we don't want to raise taxes for any projects, as New Jersey taxes are some of the highest in the Nation and we don't need to make it any worse.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
JULY 28, 2014**

**E.) OLD BUSINESS (cont'd)**

**Cncl. DiLucia** noted it was his understanding that we have a fund that has enough money to cover the cost of this project and if that's true it will not affect the taxpayers. **Cncl. Bryson** explained that is the Parks and Recreation Fund and that fund has been used for other things so there may not be enough in there to cover this project.

**F.) COMMITTEE REPORTS - None**

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

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

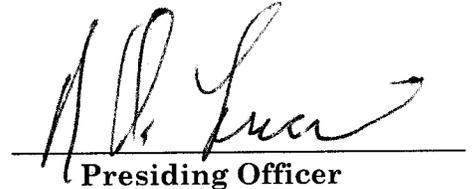
**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. Frank Caligiuri** made a motion to adjourn the Council Work Session of July 28, 2014. The motion was seconded by **Cncl. William Sebastian** 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 July 28, 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                     *SM*                     Date                     8/25/14                      
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_