

MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
SEPTEMBER 8, 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 – Mayor Michael Gabbianelli 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	Present	
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Engineer, Chris Rehmann	Present	
Dir. of Public Safety, Jim Smart	Present	(Arrived 7:05PM)
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Public Works, Bob Avis	Present	
Municipal Clerk, Susan McCormick	Present	

Cncl. Pres., Ronald Garbowski noted he would deviate from the scheduled agenda to allow for discussion and questions with respect to Ordinance O:16-2014 (*An Ordinance of the Township Council of the Township of Monroe Establishing Rates of Compensation to Officers and Employees of the Township – Interim CFO*).

B.) QUESTIONS REGARDING ORDINANCE SCHEUELED

Mayor Gabbianelli explained the need for the above referenced position/salary ordinance amendment, adding that we have a person in place with the required state certification and an amendment to the current salary ordinance is in order. The mayor indicated, if council gave him an opportunity, that he would appoint the Interim CFO at the regular council meeting. **Cncl. Sebastian, Ordinance Committee Chairman** noted this would allow the administration the venue to pay the individual. Mayor Gabbianelli added in dealing with the state we have to do certain things in a timely fashion as it relates to the

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B.) QUESTIONS REGARDING ORDINANCE SCHEULED (cont'd)

CFO position, we are trying to catch up on things and questions have come up that need additional time to sort out. **Business Administrator, Kevin Heydel** indicated that the state requires us to have a CFO with the proper certification who would be able to assist us in assessing where we are for the next four months, then we can make a determination as to what our needs will be. During the four months, according to his estimation, we will pay out approximately \$15,000.00 in salary costs for the interim position. In essence, if we were to hire a full-time CFO at this time, the cost would be somewhere around \$75,000.00 plus benefits, it would cost us, at least, an extra \$15,000.00. This way we get to assess, we get to evaluate and see where we are and we save \$15,000.00. The mayor added we will then have a new mayor who will appoint the CFO and we will have an audit so the CFO will come in clean.

C.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Solicitor Fiore explained Resolution R:158-2014 (*Resolution Authorizing The Mayor To Execute A Developer's Agreement With Williamstown TVC-ARC, LLC For Site Plan #463-SP, Block 3901 Lot 1*) has been added to the agenda. This resolution deals with a developer's agreement for the parcel where the Applebee's will be constructed. Previously there was a developer's agreement for the entire Wal-Mart site, which included that front parcel and we had bifurcated and allowed the bonds to be split so Applebee's site would be divided off from Wal-Mart. The developer came in to apply for permits to begin construction but there was not a separate developer's agreement in place as required by ordinance. This resolution is being added tonight because they want to move forward with the project. **Mayor Gabbianelli** added they want to be built before the end of the year. **Cncl. Pres., Garbowski** polled Council and all were in favor of moving the resolution forward to the Regular Council Meeting. The Clerk noted "*for the record*" that will be Resolution R:158-2014.

D.) MATTERS FOR DISCUSSION

Cncl. Teefy referred to a letter requesting a street light be installed on Green Avenue and questioned what the next step is to get the light installed, as he heard the Traffic Department had responded. The Clerk advised the Traffic Department has not yet responded to her request that a survey of the area be performed but as soon as she receives that if the light is warranted she will move forward with the process of ordering the light. If the Traffic Department feels the light is not necessary she will advise the resident. **Cncl. Teefy** noted he heard the Traffic Department had given that to the Clerk already. The Mayor questioned if **Cncl. Teefy** heard that from the complaining resident because they do not have all the inside information. **Cncl. Teefy** replied he didn't hear it from them but from someone else that said the survey had been completed. **Mrs. McCormick** advised she would check with the Traffic Department, as they may have it completed and just not forwarded it to her yet.

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E.) PUBLIC PORTION

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

Carol Stevenson, 921 Lois Drive approached council members to question the status of the Lois Drive drainage improvements because people were out there marking the roadway. **Engineer Chris Rehmann** advised the pre-construction conference is scheduled for Wednesday, September 17th and he is waiting for the contracts and bonds to be returned from the contractor. The deadline for completion of the project is mid-October, as the contractor has specific completion dates in which to get it done so he expects the project to begin as soon as the pre-construction conference is held, as the contractor is ordering the materials needed for the project. This is a straight forward job with the exception of clearing the back and removing the tree, which was included in the contract. Mrs. Stevenson questioned who is doing that. Mr. Rehmann advised Neri Construction. Mrs. Stevenson noted she was talking to him out at the site the other day and he was under the impression that pipes will not be put under the street from the two inlets that will be located across the street. Mr. Rehmann advised that was included in the bid because it would do no good to tie two new inlets into the existing inlets since we are trying to get a separate isolated system from the present system so we can double the capacity. In Phase II the pipe towards the police officers home will probably be replaced along with the basin. Mr. Rehmann noted he has not decided yet whether that pipe will be moved and replaced or whether another pipeline will be installed back to the basin outside of the Lois Drive area. He explained he does not like to bring everything to one point; he likes to spread it out but to do that he will need an easement and he has not researched that yet. Mrs. Stevenson felt when the new piping and basin is completed the area will be alright since this problem has only occurred within the last five years. It always flooded at the corner but never near her home and there is still an issue with the pipe at the corner. A hubcap was found in it and Mike said there is still a blockage. Mrs. Stevenson noted in 1980 the sewer pipes at her home collapsed and when the street was opened for the repairs she saw the pipe was concrete. She went on to speak about how the original pipes were installed when the development was built, the ground underneath the pipes washing away causing the pipes to rot out and collapse and how the developer carved out the concrete to lay the sewer pipes. Mrs. Stevenson noted there could be another possible problem that she wanted to make Council aware of and that is her tree contractor informed her the roots of two trees on her property will be affected during the pipe installation and those trees will probably die within the next four years. The trees are on her property but the roots extend into the project area.

Engineer Chris Rehmann informed Council that the Delaware River Planning Commission has requested to place a continuous monitor along the bike path and he would like to request permission for that from Council in the form of a resolution that would be subject to them providing a Hold Harmless Agreement. **Solicitor Fiore** agreed as there is potential for a tripping hazard. Mr. Rehmann explained he will be asking for money from this agency to extend the bike path from Owens through Genova to the Mary Duffy Park and eventually out to Franklin Township. **Mayor Gabbianelli** advised it will not cost the

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E.) PUBLIC PORTION (cont'd)

township any money; they will pay for everything, we just need the Hold Harmless Agreement. **Mr. Heydel** indicated he had a conversation with them last week and we do not need a Hold Harmless because there is nothing to trip over, it is a flat strip with a sensor in it and it is almost like the painted lines in a street. The Mayor noted we still want a Hold Harmless Agreement.

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

F.) NEW BUSINESS - None

G.) OLD BUSINESS - None

H.) COMMITTEE REPORTS - None

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Sebastian** made a motion to adjourn the Council Work Session of September 8, 2014. The motion was seconded by **Cncl. Teefy** and was unanimously approved by all members of Council in attendance.

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 September 8, 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 _____ Am _____ Date 9/22/14
Approved as corrected _____ Date _____