

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
APRIL 13, 2015**

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:33 PM by **Cncl. Pres., Frank Caligiuri** in the Court Room 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, the Courier Post and the Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex.

Cncl. Pres., Caligiuri stated the Clerk has placed a sign-in sheet at the rear of the Court Room. If anyone would like to address Council during the Public Portion, please sign in and you will be asked to come forward to the microphone. Kindly state your name for the record.

SALUTE TO FLAG - INVOCATION

Cncl. Heffner led the assembly in the Pledge of Allegiance to Our Flag and **Deacon Al LaMonaca of Our Lady of Peace Parish** offered the Invocation.

ROLL CALL OF TOWNSHIP OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Marvin Dilks		Excused
Cncl. Rich DiLucia	Present	
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	
Cncl. Pres., Frank Caligiuri	Present	
Mayor Daniel Teefy	Present	
Solicitor, Charles Fiore	Present	
Business Adm., Kevin Heydel	Present	
Engineer, Dave Cella	Present	
Dir. Of Code Enforcement, George Reitz	Present	
Dir. Of Public Safety, Jim Smart	Present	
Dir. Of Public Works, Bob Avis	Present	
Deputy Mayor Andy Potopchuk	Present	
Township Clerk, Susan McCormick	Present	

PRESENTATION

- **Proclamation - Child Abuse Prevention And Awareness Month**

Cncl. Miller read into the record a proclamation in recognition of Child Abuse Prevention And Awareness Month.

APPROVAL OF MINUTES

Cncl. Bryson made a motion to approve the minutes as submitted of the Council Work Session and the Regular Council Meeting of March 23, 2015. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

B.) CORRESPONDENCE

- **Limousine License - A Buckingham Limo, LLC**

Cncl. Miller made a motion to approve a Limousine License for A Buckingham Limo, LLC. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of Council in attendance.

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C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

Cncl. Miller made a motion to open the Resolutions Scheduled - Public Portion. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Miller** made a motion to close the Resolutions Scheduled - Public Portion. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

R:75-2015 Resolution Awarding A Contract For Professional Services To Adams, Rehmann & Heggan Associates, Inc. For Dam Inspection And Report With Respect To The Lower Victory Lakes Dam For The Township Of Monroe, County Of Gloucester, State Of New Jersey

Cncl. Miller made a motion to approve Resolution R:75-2015. The motion was seconded by **Cncl. Heffner**.

Cncl. Bryson questioned how often this inspection and report must be done. **Engineer Dave Cella** advised it must be done every two years.

Resolution R:75-2015 was unanimously approved by all members of Council in attendance.

R:76-2015 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss The Simmermon V. Monroe Township Litigation

Cncl. Miller made a motion to approve Resolution R:76-2015. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

R:77-2015 Resolution Of The Township Council Of The Township Of Monroe Awarding Bid To Arawak Paving Co., Inc. For Services Associated With The Winslow Road Resurfacing Project - Phase VI As Specified In The Bid Specifications For The Township Of Monroe, Gloucester County And Authorizing The Proper Township Officials To Execute The Required Documentation

Cncl. Miller made a motion to approve Resolution R:77-2015. The motion was seconded by **Cncl. Heffner**.

Cncl. Heffner questioned how much more of the road needs to be done once Phase VI is completed. **Engineer Cella** advised there is one more phase. **Mayor Teefy** questioned the length of this project. Mr. Cella explained this covers from Walnut to New Brooklyn just over a quarter mile. **Cncl. McIlvaine** questioned if Mr. Cella felt this was a reasonable dollar amount for this job. Mr. Cella replied yes, it was within the original estimate. **Cncl. Heffner** noted he knows the cost we pay for hot asphalt and this almost comes out to \$15.00 more per ton by the contractor doing it so is there a reason we can't be the supplier of the asphalt or why we can't buy it for the contractor. Mr. Cella explained **Cncl. Heffner** was only looking at the purchase price but the bid is for the purchase and installation of the asphalt.

Resolution R:77-2015 was unanimously approved by all members of Council in attendance.

R:78-2015 Resolution Adjusting Township Of Monroe Tax Records

Cncl. Miller made a motion to approve R:78-2015. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

R:79-2015 Resolution Releasing The Performance Guarantee Posted For "Cross Keys Pavilion (Apartment Improvements)", Site Plan #444-SP, Block 101, Lots 3-6 And Substituting A Maintenance Guaranty In The Amount Of \$346,528.50 For Certain Site Improvements

Cncl. Miller made a motion to approve R:79-2015. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council in attendance.

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C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION (cont'd)

R:80-2015 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Enter Into A Shared Services Agreement Between The Gloucester County Improvement Authority And The Township Of Monroe Regarding Usage Of Certain Stage Units

Cncl. Miller made a motion to approve R:80-2015. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

R:81-2015 Resolution Of The Township Council Of The Township Of Monroe Granting A Conditional Junkyard License For Peter Bellace, Sr., Owner Of Patriot Auto Parts, Block 4901, Lots 27 And 28 Within The Township Of Monroe, County Of Gloucester

Cncl. Bryson made a motion to approve R:81-2015. The motion was seconded by **Cncl. DiLucia**.

Municipal Clerk, Susan McCormick advised for the record that the Resolution states the name of the junkyard is Patriot Auto Parts and that is incorrect. The name of this facility is Williamstown Auto and Truck Salvage and the resolution will be corrected to reflect that.

Resolution R:81-2015 was unanimously approved by all members of Council in attendance.

R:82-2015 Resolution Approving The 2015-2016 Gloucester County Community Development Block Grant Project Application For Sidewalk & Handicap Ramp Improvements In The Township Of Monroe, County Of Gloucester, State Of New Jersey

Cncl. McIlvaine made a motion to approve R:82-2015. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

R:83-2015 Resolution Authorizing The Execution Of An EAP Services Agreement With The Cooper Health System To Provide Short-Term Counseling, Consultation And Referrals For Employees And Their Families Of The Township Of Monroe

Cncl. Bryson made a motion to approve R:83-2015. The motion was seconded by **Cncl. McIlvaine**.

Cncl. Pres., Caligiuri questioned whether the Administration checked back with the other service to see if they offered equal services for equal money. **Business Administrator, Kevin Heydel** advised he did not check back with them, as their cost was double what Cooper is and the services they presented did not match what Cooper offers. He indicated the Mayor reviewed both proposals.

Resolution R:83-2015 was unanimously approved by all members of Council in attendance.

D.) ORDINANCES

In the absence of the Ordinance Committee Chairman, **Cncl. Dilks**, **Cncl. Pres., Caligiuri** turned this portion of the meeting over to **Cncl. Vice-Pres., Cody Miller**.

O:19-2015 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 87 Of The Code Of The Township Of Monroe Entitled "Alarm Systems"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Heffner made a motion to approve Ordinance O:19-2015 for First Reading and Publication. The motion was seconded by **Cncl. Pres., Caligiuri** and unanimously approved by all members of Council in attendance.

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D.) ORDINANCES (cont'd)

O:20-2015 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 267 Of The Code Of The Township Of Monroe Entitled "Vehicles And Traffic"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Heffner made a motion to approve Ordinance O:20-2015 for First Reading and Publication. The motion was seconded by **Cncl. McIlvaine** and unanimously approved by all members of Council in attendance.

O:21-2015 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 203 Of The Code Of The Township Of Monroe Entitled "Motorized Recreational Vehicles"

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Bryson made a motion to approve Ordinance O:21-2015 for First Reading and Publication. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

O:22-2015 An Ordinance Of The Township Council Of The Township Of Monroe Establishing A Social Media Policy

First Reading: A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. McIlvaine made a motion to approve Ordinance O:22-2015 for First Reading and Publication. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

E.) REPORTS AND OTHER MATTERS

Cncl. Bryson had no report but urged residents to drive carefully throughout the developments in the township, as children will be playing outside now that spring is here. He advised the Police Department has purchased a new piece of equipment that will help clock speeds and the time it occurs so officers can be sent to locations at peak times.

Cncl. Heffner noted he had no report but would be remiss if he didn't mention that Saturday night, one of the better employees of Monroe Township, Tim Wohlfarth passed away. Cncl. Heffner noted he has known Tim since high school, they graduated together, and he was one of those guys that no matter what was needed for the baseball fields and the recreation areas in town he was always there and was not worried about overtime or that he had to check with his boss, he was a go to guy. Some of the members of Council did not have the opportunity to meet Tim and Cncl. Heffner just wanted everyone to know that he really was a great guy. The township lost a great employee and he noted he lost a really good friend.

Mayor Teefy advised he received some leadership forms, one from Mr. Toomer, and he felt he would be a good fit for the Open Space Committee, as he already works for the Green Team. Mayor Teefy requested to make two appointments, **John Tucker** to the **Municipal Alliance Commission** and **Carmella Neira** to the **Parks and Recreation Commission**.

Cncl. Miller made a motion to approve the appointment of Carmella Neira to the Parks and Recreation Commission. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

Mayor Teefy also thanked Deputy Mayor Andy Potopchuk and Director of Code Enforcement George Reitz for looking into the issues in Forest Hills.

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F.) GENERAL PUBLIC DISCUSSION

Cncl. Miller made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

Randy Craig, 334 Cooperfield Drive, approached Council to address his concerns regarding the cesspool from the Country Motel overflowing onto his property. He explained the fence between his home and the motel was rotted and needed to be replaced and he went to the owner of Country Motel to ask him to replace it he wouldn't. Mr. Craig hired a contractor to install a new fence because he didn't want the motel people coming into his yard but the contractor didn't want to do the work because of the sewage coming from the motel. The new fence was installed but is now becoming stained from the cesspool overflow. Mr. Craig noted he has a compost pile in his backyard by the fence and that is absorbing all of that waste. **Mayor Teefy** noted Mrs. Craig emailed or called his office on March 31st and his office contacted the County Health Department. An inspection was done on April 1st and the County advised the motel would be connecting to the MMUA. The Mayor noted he was told on Friday, after the first inspection, that everything was fine, the cesspool was in good order and by Monday morning Mr. Craig was calling the office about a problem that had occurred over the weekend after the rain storm. The Mayor noted he again contacted the County who has come out a few times now. The cesspool was pumped on April 6th and today, on the 13th. The State EPA has been contacted and they will be fining them down the road and will be inspecting every day and making them pump every other day until they can connect to the MMUA. **Solicitor Fiore** explained all septic issues fall under the jurisdiction of the County Board of Health and the DEP so it is on the right track in that regard. Mr. Fiore felt the County Board of Health could also regulate the issue with the compost pile as well if the fluids are being filtered from another property onto Mr. Craig's. Mayor Teefy noted he will be on them every day until this problem is resolved.

Sherri Craig, 334 Cooperfield Drive presented pictures showing the conditions in her yard that are being caused from the Country Motel cesspool. She noted this is causing a health issue for her family and it needs to be addressed immediately and the Mayor was very helpful in getting the health inspector out on Easter weekend. Then this weekend there was another problem so she called the State EPA and they were there within minutes. This is not just a problem in her yard but it is a neighborhood issue because of the horrible odor. Mrs. Craig noted her husband is a gardener and she loves to sit and enjoy her yard but she can't and it is very upsetting and can't go on because it is a violation of federal law. **Mayor Teefy** questioned how long ago did this start. Mrs. Craig advised this odor has been going on for a couple of years but seeing the actual sewage in her yard has been this year. She noted she is not only concerned about the quality of life issue, the health issue or the cost issue for the fence but also about what the particular functionality for that motel is and the time frame to resolve this problem. She noted she has heard the owner of the motel is in the process of getting an easement with a neighbor and she questioned what neighbor that would be and if it will be done according to code so it can handle the volume of waste for the twenty-four units. **Cncl. Pres., Caligiuri** explained if they are requesting an easement that would be to accommodate a pipe to connect to the city sewer. Mr. Fiore explained the process is an engineer would draw up plans that would be submitted to the MMUA's engineer. Those plans would need to be approved so it would be done according to code. Mrs. Craig questioned whether that is in the works now. Mr. Fiore noted he or the members of Council and the Mayor were not aware of whether or not they have actually obtained the easement or submitted plans. Usually the County Board of Health, once they become aware of a situation, will make them pump the cesspool every day or at least every other day. Mayor Teefy noted he has the receipts and it cost the motel owner \$642.00 a day to pump it. Mrs. Craig thanked the Mayor and Council for all that they are doing. **Cncl. Bryson** questioned whether Mrs. Craig's development had water and sewer because if it did they could connect there. Mayor Teefy advised they have already contacted the MMUA and they are waiting for the owner to return and pay them to connect, the permits are set and they hope to move forward as quickly as possible. The only way to get this resolved is by the State, County and Township putting pressure on them, which is what we are doing and then hit them in the pocket every day until it gets straightened out. The MMUA is waiting to move as soon as he gives the okay because they know it is a problem. **Cncl. Heffner** noted this property owner is being affected by a business that is still operating and he questioned whether we have the authority to shut this place down. Mr. Fiore noted the issue of the soil contamination may be addressed by the County Board of Health. The issues of damage to the fence and property may in fact be a civil matter and the motel

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F.) GENERAL PUBLIC DISCUSSION (cont'd)

may have insurance that would cover the sewage overflow that caused the damage. He suggested Mr. and Mrs. Craig seek legal advice from a private standpoint. The township can only help as far as getting the County involved, we cannot help with a civil matter between the homeowner and the motel owner.

Ray Creighton, 332 Cooperfield Drive reiterated Mrs. Craig's comments and noted last September he contacted the County because at first he thought it was just water. When they first came out they said there was nothing wrong with the cesspools but the second time they came out they found a problem with one. Mr. Creighton questioned whether there was anything in the works to resolve the problem. **Mayor Teefy** read a correspondence from Wendy Carey from the Gloucester County Department of Health that stated she contacted the MMUA on April 7th and spoke to Jerry Moore the Executive Director of the MMUA and he assured her that everything is ready to go. The owner is in India and upon his return in two weeks the fees must be paid to the MMUA and the work can begin. Mr. Creighton questioned what happens if he doesn't pay the fees. Mayor Teefy noted he will be fined every day. Mr. Fiore noted he has represented clients in the private sector and the County Board of Health is usually very aggressive. Mr. Creighton explained in certain areas there is eight inches of sewage underneath leaves and that needs to be addressed as well. He noted his dog has open sores on his feet from running around in his backyard, which has also been affected by this problem and it needs to be addressed. Council questioned what the EPA said to them when they came out. Mr. Creighton replied they said it was horrible and fines will be issued according to the liter amount they are permitted for. **Cncl. McIlvaine** questioned if they said anything about the occupancy of the motel. Mrs. Craig replied he said that he would be investigating that. **Cncl. McIlvaine** noted the Mayor's secretary told him the motel owner is in India and the gentleman she spoke to said there are twenty people living in the entire complex. He questioned Mr. Fiore in regards to who would have the authority to remove those people from that motel. Mr. Fiore explained there is a process to go through because alternate housing would have to be found for them. In the interim he will contact the County Counsel who is assigned to the County Board of Health to indicate this is a serious issue and see if they can accelerate the process. He advised they can issue fines up to \$1,000.00 a day if there is surface septic on the property. Mr. Fiore indicated he will report back to the Mayor and Council on his findings. Mayor Teefy noted when this was first brought to his attention he contacted the County and they seemed to move quickly and he urged the residents to keep him informed if there are any other issues because he is here to work for them and will be the hammer to get things moving for them. **Cncl. Pres., Caligiuri** thanked the residents for bringing this to the attention of the Mayor and Council and noted we will stay on top of this because it is a horrible situation.

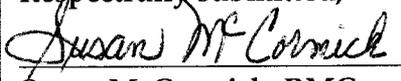
With no one else wishing to speak **Cncl. Miller** made a motion to close the Public Portion. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

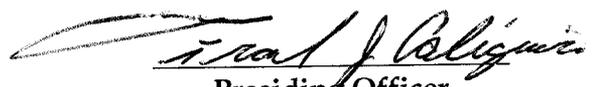
Solicitor Fiore noted a resolution was approved to hold a Closed Session Meeting but that meeting is not needed at this time.

G.) ADJOURNMENT

With nothing further to discuss **Cncl. Miller** made a motion to adjourn the Regular Council Meeting of April 13, 2015. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

Respectfully submitted,


Susan McCormick, RMC
Township Clerk


Presiding Officer

These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Council Meeting of April 13, 2015 and serve as only a synopsis of the proceedings. 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 _____
Approved as corrected _____

Date 5/11/15
Date _____