

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015**

**A.) OPENING CEREMONIES & ROLL CALL**

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

**ROLL CALL OF PUBLIC OFFICIALS**

|  |         |         |
|--|---------|---------|
| Cncl. Walter Bryson                    | Present |         |
| Cncl. Marvin Dilks                     | Present |         |
| 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 |         |
| Business Admin., Kevin Heydel          |         | Excused |
| Solicitor, Charles Fiore               | Present |         |
| Engineer, Kathryn Cornforth, ARH       | Present |         |
| Dir. of Public Safety, Jim Smart       | Present |         |
| Dir. of Code Enforcement, George Reitz | Present |         |
| Dir. of Public Works, Bob Avis         |         | Excused |
| Deputy Mayor, Andy Potopchuk           | Present |         |
| Municipal Clerk, Susan McCormick       | Present |         |

**B.) MATTERS FOR DISCUSSION**

• **Municipal Lien – Block 8101, Lot 64**

**Solicitor Fiore** explained he contacted John Clidy to find out the value of a 6.49 acre flag lot property located off Whitehall Road, before we proceed with the municipal lien, as he didn't know whether it was a building lot or whether there were wetland issues. He added if we move forward with a foreclosure we may benefit more by selling it at a land sale rather than transferring it to someone who wants to be assigned the lien. What would happen with that is rather than the township foreclosing the individual assigned the lien would be able to proceed with the municipal lien. Generally when an individual buys a lien at tax sale they have to wait two years from the date of the lien but when the lien is bought from the municipality the property has already been liened so they only have to wait six months to

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015**

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

foreclose on the property. Mr. Fiore indicated he didn't know if the property was worth more than what was owed in taxes or whether it is a building lot and those issues need to be explored. The property has about 100 foot of frontage along Whitehall Road so it may be buildable and hopefully John Clidy will provide that answer by the next meeting. Mr. Fiore advised if Council decides to assign the lien that will be done by way of a resolution. Mrs. Potopchuk explained in her email that the redemption of the lien is \$6,349.55 plus \$2,170.90 for delinquent taxes. **Cncl. Bryson** questioned how much would the township save if the lien was assigned now. Mr. Fiore explained the cost to foreclose is a couple hundred dollars but the property may be worth more than that and of course it is always worth more to the person living next to it. He noted we need to find out what the market value of the property is before any action is taken.

• **Acquisition of Property – Block 1807, Lot 12**

**Solicitor Fiore** noted this property is located on William Avenue and it has some history to it. In 1948 Cora Simmermon purchased 11.56 acres, in 1966 it was subdivided into smaller parcels including lot 12. Mr. Fiore noted in 2008 he was contacted by Dianne Carbonetta who purchased a property on North Main Street and she thought lot 12 was part of her property until she tried to sell her property and found out that lot 12 was a separate lot. Mr. Fiore indicated to her in a letter dated September 11, 2008 that it was not a township owned property and if she wanted clear title on it she would need to contact an attorney and file a "Quiet Title Action". She did not do that and we don't know who owns it because there is no chain of title on it. It was an empty lot that was subdivided way back when that no one claimed ownership to. People used it but no one technically owns it and we don't know which parcel it technically belongs to. Gregory and Christina Falls, 134 North Main Street were being assessed for the taxes but they don't own it. The property has been in lien for the last ten years, a tree in the middle of it is falling down and hopefully will not fall on someone's house but it is not the municipality's responsibility because we don't own the property and have no rights to remove the tree. Mr. Fiore noted the lot is just sitting out there and he needs to do additional research to find out what happened when the new people bought the Main Street property and the property located right next to it. He added this is the most complicated title issue he has seen in the last twenty-eight years. No one is paying the taxes or accepting responsibility for the lot at this point in time. The lot is assessed at \$6,400.00 and we need to figure something out to get it off the tax records because taxes are not being collected but the municipality is still required to pay the percentage to the county and the Board of Education. Mr. Fiore noted he will reach out to Mrs. Carbonetta to see if she is going to do anything with it or just let it sit. He added he doesn't know if she still owns the Main Street property because he understands that is in foreclosure so she may have no interest in moving forward with this.

**C.) PUBLIC PORTION**

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

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015

C.) PUBLIC PORTION (con't)

**Timothy Brown** questioned how far along is the partnership with other communities in regards to registering and collecting fees for abandoned houses and have any fines been assessed yet. **Mayor Teefy** explained we joined the association which has registered over 100 properties into the database and they are going to begin reviewing ten per week from the list to see if there is a need to assess violations. The money coming in will be used to help pay for the work down the road and the Construction Office is being restructured and will be given that task. Mr. Brown questioned whether it goes according to how long the property has been abandoned because he has a vested interest in this and would like to know when they will get to Holly Parkway. Mayor Teefy noted that information is in the database but they are doing it by location so inspectors are not driving all over the township looking at properties. Mr. Brown also questioned if the township has a special fund to cover the cost of streets in established developments that are in need of repaving. Mayor Teefy responded there is no special fund for that right now but he is looking to include money in next year's budget and also looking at some grants for that. **Mr. Rehmann** added ARH is in the process of ranking roads as to their need for repairs and then a five year program will be established and presented to Council. That is part of a grant from the Delaware Valley Planning Commission and it may make us eligible for some grants in the future beyond the New Jersey Department of Transportation. Mr. Rehmann noted the DOT is out of money and he has also been told when applying for Discretionary Funds that we have to wait on the legislature to do something about that funding and he felt that may never happen. **Cncl. Bryson** noted he is the liaison to the Board of Health and Vicki the Board Secretary has a list of the vacant homes that have been registered.

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

D.) NEW BUSINESS – None

E.) OLD BUSINESS

- **Forest Hills Gas Lights**

**Cncl. Heffner** noted he submitted the information about the gas lights and questioned whether we would be moving forward with converting them. **Mayor Teefy** indicated he wanted to speak to some of the residents in Forest Hills before any action is taken and he questioned what Mr. Brown thought about the gas lights. Mr. Brown noted he doesn't live in the gas light section of Forest Hills but thinks the lights are nice and if the streets and sidewalks were improved the area would be nicer. He added some of the people living in the gas lamp area like the atmosphere the lights provide but at the same time they

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015

E.) OLD BUSINESS (cont'd)

like electric lights, which are brighter and provide more light. Mr. Brown felt it basically comes down to whether the people want atmosphere or more security from better lighting, as it is hard to see in those areas when leaves fall or when it snows. **Cncl. Pres. Caligiuri** questioned whether anyone has looked into decorative electric lights, which have the appearance of a gas light but are brighter. **Cncl. Heffner** noted the problem with that is the cost. **Cncl. Bryson** spoke of decorative electric lights located at the Ford dealership in Washington Township and he felt that type of light might be attractive to the people in Forest Hills. **Cncl. Miller** commented that only one section of Forest Hills have gas lights and he is concerned with the maintenance cost after Cncl. Heffner stated the cost to repair the lights on one street was \$3,000.00 and then there is the \$70,000.00 a year cost for the gas to keep the lamps lit. Moving forward his concern is whether it will be substantially cheaper to provide electricity to the area and do we have the resources to be able to mount whatever electric lights we contemplate to the poles in that location. Mr. Brown questioned if Council had ever considered solar panels that would store up electricity to power electric lights. Cncl. Miller felt the issue with solar would be there would not be enough sunlight due to all of the trees in the area. **Cncl. Heffner** explained he went to Atlantic City Electric and spoke to Tim Bateman and they no longer come out and do a survey of the overall project. They refer everything back to the township engineer who prepares a light plan and then the electric company will look at that and decide whether a transformer is needed and whether there is secondary power in the area. They have already provided the cost of the lights and the cost to run the lights we just need the number needed and where they will be located. The coverage is no problem since there are more than enough telephone poles in the development but the underground wiring will be a very expensive endeavor. No more can be done at this point until the engineer is authorized to do the survey. Cncl. Bryson noted underground lighting is expensive but some of the lights that he spoke about are solar powered from the top of the lamp and that may be something we want to consider. Cncl. Heffner noted the problem with solar is Forest Hills has so many trees, which even need to be cut because limbs hit the gas lamps. **Solicitor Fiore** noted looking at this from a legal standpoint once a municipality undertakes something like lighting, paving streets, plowing snow and installing speed humps there are certain standards that must be followed and he felt there is a possibility that the old gas lights might not meet those standards. Other than the financial aspect that may be the greatest consideration since this issue has been brought to the forefront. **Engineer Chris Rehmann** explained there are lighting patterns for various types of lights that can be applied to get a certain illumination within a development and that is utilized to determine how many lights are needed in an area to provide security. At times municipalities only provide lights on corners and at mid-block. Some areas will not meet the half foot candle of illumination and then there is the issue of costs so both those aspects are considered. **Cncl. Dilks** questioned what is the distance between the current gas lights? Cncl. Heffner replied approximately thirty feet and there are 179 lights in the development. He added in certain areas five or six gas lights could be eliminated for one electric light. There is a formula that is used to calculate the number of lights and whatever that standard is we should use before we work up a price and then whatever Council decides

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015

E.) OLD BUSINESS (cont'd)

to do we will do. **Mayor Teefy** requested Mr. Rehmann to look into this to see how many lights we would be replacing in that section of Forest Hills. Mr. Rehmann indicated he would and would come back to Council with a couple options. Mayor Teefy noted when he went through Forest Hills he found the gas light areas were not very well lit but the area with electric lights wasn't either and that has a lot to do with the trees in the entire neighborhood.

F.) COMMITTEE REPORTS

**Cncl. Miller** reported a Redevelopment Committee Meeting was held on Thursday, November 5<sup>th</sup>. Cncl. Dilks and Solicitor Fiore were in attendance but Cncl. Pres., Caligiuri could not attend as he was in Amsterdam. The Committee had a good conversation with Jim Malley from Malley and Associates, who attended the meeting on his own time at no charge to the township. He discussed options of what could be done with the Main Street area and the options if Council considered a Rehabilitation Zone or a Redevelopment Zone to give more flexibility. Cncl. Miller felt now that we are moving forward with some of the redevelopment sites Mr. Malley could be an asset so what the Committee is requesting to do is in January is put out an RFQ for redevelopment counsel. That is the same process we traditionally do for all of our professionals. Everyone left that meeting excited, as Mr. Malley gave us a lot of ideas in regards to what could be done for the microbrewery that wants to locate on Main Street and for what Dr. Briller wants to do with his property. **Cncl. Bryson** noted he would like to see the three historical sites represented as well. The two buildings on Main Street are some of the nicest township buildings and the Hall Street School has a kindergarten alumni. Cncl. Miller explained those buildings would not be touched.

**Public Safety Director Jim Smart** reported he and the Deputy Mayor held an LEPC meeting on Wednesday, November 4<sup>th</sup>. The meeting was very well attended and the Red Cross gave a presentation of how they service towns and followed up with a couple of emails on issues that had been overlooked during the presentation. All Monroe Township schools are official shelters but during a major ordeal they go to the colleges first and only open a shelter here for something happening here. They only want to open shelters for two to three days at a max and then they get people settled in to a permanent situation rather than in a shelter. Dave Sullivan from the school district was also in attendance and he will be updating some information with the representative from the Red Cross. Discussion also took place regarding emergency radios. **Mayor Teefy** questioned when the radios come in is there a plan in place to test those radios in the schools. Mr. Smart noted right now the County is programing all the radios identically. The County is adamant that radios cannot be taken anywhere else to be programed and is looking to roll them out the first quarter of 2016 and hope to begin the installation before the end of the year or early next year. Emergency Management and the deputies are going to start looking at dropping antennas and are checking on the cabling to make sure the Emergency Management Center in town hall can still be brought up on the 700s. They have to pull new wires all the way up to the

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015**

**F.) COMMITTEE REPORTS (cont'd)**

roof and set up the base units that are downstairs for PD because that has to be in a secure area and anyone in that room has to go through a quick security dissertation. Originally we thought the Police Department was only going to get a radio per car per officer for a staffed platoon but the good news is we are now getting one per car and one per officer. He noted hats off to the County for getting grants that saved the townships money. He also reported the County will begin testing Washington Township in the near future and that every tower has a backup generator, which will be self-sufficient. There are seven towers throughout the County and all will simulcast so if one goes down the radios will still have reception through the other six towers. **Deputy Mayor Potopchuk** reported we now have a stock of water in the event of a water emergency. If wells are shut down residents will be able to get water here, at the fire house and at the ambulance hall. Director Smart added the Cecil Fire Department and the ambulance hall will have their own stash to take care of their membership and OEM will have a certain amount in the caged section of the basement. The next LEPC Meeting will be held early next year.

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED**

**Cncl. Bryson** referred to R:172-2015 awarding a contract to ARH for engineering services associated with handicap ramps and he questioned how many ramps still need to be done and where are they located. **Kathryn Cornforth** explained this project will focus on the vicinity of Poplar Street because that is all you can do with a \$50,000.00 grant. There are still a dozen to a dozen and a half ramps to be done plus throughout the township there are many ramps that are not compliant partly because ten years ago the regulations were different then they are today. This past year the money from the Community Development Grant was used on Winslow Road but that money is always eligible for handicap ramps and that's what it will be used for next year after that the Administration and Council can decide whether to use that money for ramps every year. Ms. Cornforth explained to do the remaining ramps throughout the township will require significant funds so ramps are updated when roads are repaved ramps and they make sure new developments install ramps at the current standards. Cncl. Bryson questioned whether money was available through Federal grants since ramps are for the Americans with Disability Act. Ms. Cornforth replied yes some Federal money comes out every year such as the Safe Routes for Transportation, which is a program the township just applied for to install curbs and sidewalks on Corkery Lane between Malaga and the Black Horse Pike. Unfortunately many of those programs are incredibly competitive because the pot is small for the Federal funds for sidewalks.

**Cncl. Bryson** referred to R:177-2015 authorizing the execution of a shared services agreement dealing with COAH and noted the contract says the township's contribution is \$2,000.00 out of a \$70,000.00 total contribution to the professors group from Rutgers but it does not list the other municipalities participating and he would like to see that list. He added this looks like a dual contract. The first part is relative to a Rutgers professor and there is an amendment to that which says the professor had some health problems but it does not assign anyone at this point in time to take his place. He questioned why we are signing

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)

a contract with them if we are using a secondary group called Econsult. Cncl. Bryson noted he tried looking up that group because the question he has is this consulting group pro or con to the people now running COAH. He added the conditions in New Jersey have changed dramatically since the beginning of COAH and the Supreme Court has said that the State is obligated for 350,000 low income housing units. He went on to express his concerns that the court has not backed off from their requirements, which will really hurt the State in the future if we have to contend with this. He added if there is thirty-four other municipalities in a consortium why can't we fight this so that it goes away and the only compliance the State will have to have is through the Federal Housing Administration. He spoke of reading articles about the League of Municipalities arguing this is not realistic however past experience with the social programs delegated by Rutgers have always been on the other side. **Solicitor Fiore** explained we all disagree because municipalities throughout the State are struggling to pay bills and pave streets but are being required to spend millions and millions of dollars to fight or deal with this issue to come up with affordable housing numbers for their respective municipalities. If you look at the history in 1999 the second round of COAH ended and the third round occurred so litigation has been going on throughout the State from 1999 to the present time. The legislature under the Administrative Code gave COAH the obligation to come up with viable regulations for affordable housing. In March of this year the Supreme Court disbanded the power of COAH stating it has not come up with anything since 1999 and has been in litigation all these years, with four or five stays and they thrust it upon the municipalities to come up with plans applicable to their own municipality. The court gave the deadline of July 8<sup>th</sup> to file a motion for what was called a "stay" to stay any Builders Remedies. He noted Monroe is a little unique because back in 2011 and 2013 we had two fairness hearings; one that occurred in front of Judge Rafferty and one that occurred in front of Judge McDonald. Those fairness hearings were conducted at the courthouse and Marybeth Lonagan was the court appointed Master who provided the court with information from her professional opinion as to the township's compliance with Round 3 obligations. At the conclusion of the hearing the judge gave accolades to the municipality and at that time we also removed ourselves from COAH. The court approved our plan based upon what the regulations were at that time but those regulations no longer exist. The court also gave us an automatic stay from Builders Lawsuits. Now by the action the Supreme Court took it basically stripped away everyone's immunity and said we are going back to square one. The March case occurred and the township had a requirement to file by July 8<sup>th</sup>. An application was filed with the court by that date and he (*Mr. Fiore*) appeared before the court during the first week of September. Other municipalities filed the same applications and some towns like Deptford and Washington Township had developers or other parties intervening into those actions objecting to what the municipalities were not doing. In Monroe the only objection we received was from the Fair Share Housing Group saying that they were not intervening but they wanted Monroe Township to follow whatever the Supreme Court and the State says to do. At that point in time it wasn't necessary to get involved in retaining an expert for the purpose of the report that was generated for this region. He explained the first numbers from the Kinsley Fair Share Housing Report were zero and we were compliant

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015**

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)**

because we were considered an Urban Aide Community. The second numbers that came out from the State evaluation were 900 plus and that is because we were stripped of our urban designation based upon a density issue and the number of people living in a square mile of a particular municipality. Monroe is unique because in the 1/3 area that is not Pinelands we meet the density but in the other 2/3 area we can't meet the density and we never will so it is an unrealistic approach. The reason we got involved in Econsult Solutions, Inc. was because of the fact that Dr. Burchell from Rutgers was doing a study and it was anticipated that there was going to be a statewide hearing that would be broken down into different regions and we would fall in the Gloucester, Salem, Camden, Atlantic and Cumberland regions. If you think about those regions there is a diversity of populations so the numbers would be variable across the board. Dr. Burchell got sick and couldn't finish his report or testify and the League of Municipalities website recommended Econsult and one other company. Mr. Fiore noted these companies are supposed to be independent experts but in the real world when plaintiffs hire experts they are going to hire someone who will be favorable to them and when a defendant hires an expert they will be favorable to them. Independent experts are essentially hired guns. He noted if we don't retain an expert at this time once this matter proceeds to a trial we will not have an expert and will not be able to use their report. This agreement will allow us to use their studies and reports if these matters are ever heard by the court. The deadline for the municipality to file a Fair Share Housing Plan, Housing Element Plan and Affordable Units is December 8, 2015. Tim Kernan is working on that and the theme across the board is that the judges and even Fair Share Housing are not looking for a full blown plan because we don't know what numbers we need to comply with. Basically they will want to see what the township's approach has been from 1999 to the present time and how many units we believe we will be responsible for between now and 2025. He noted municipalities across the board are spending a ridiculous amount of money on this but the end result is if we don't participate builder's will file a Builder's Remedy Lawsuit and we were striped of our builder's immunity. He gave the example of the Papparone Suit which was resolved and noted those are the kinds of things we want to avoid. The December 8<sup>th</sup> date is coming. A conference was held about a week ago and apparently Pennsville filed a "Stay Application" to stay the December 8<sup>th</sup> date of providing materials and rumor has it an attorney that does this type of work throughout the State has also applied for a Stay to the Supreme Court because we don't know what the numbers are to submit a viable plan. We can only speculate what those numbers are going to be because it is all based upon approved developments that may never occur and that is why this is silly. In theory it looks wonderful but in practicality it is probably never going to happen. **Cncl. Bryson** noted he knows the agreement must be done but there is one section that says we don't have any other alternatives and it takes away our right to do anything in the future. Mr. Fiore explained it only takes away our right to get another expert for this litigation. If we don't become part of the consortium ultimately if it ever proceeds to a trial we would have to hire our own expert. **Cncl. Bryson** noted most people agree that COAH is not fair but from a legislative prospective if you qualify for a COAH house tomorrow and the following week your income changes to \$150,000.00 a year you still have that COAH house from now until the

MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)**

end of that mortgage, plus the taxes will be much less than homes that are not under COAH and that is not fair to the taxpayers. He felt if the Supreme Court is doing something about COAH they should be looking at both sides of the fence, as the Federal Law is very specific and protective as far as providing affordable housing. Those that sit on the Supreme Court from Berkley and Clinton or other expensive areas have nothing to worry about. He noted he would like to see 500 houses in Berkley Heights, Haddon Township and Haddonfield and in Mt. Laurel who fought this from the beginning. He felt this consortium is something that must be done whether we use it to determine what a fair share is or use it to fight it. Mr. Fiore noted Cncl. Bryson hit the nail on the head. The purpose of this process is to determine what our obligation is and the second part is the rules and regulations which need to be looked over very carefully. Cncl. Bryson noted originally he was not going to go for this because all along he has been an adversary to COAH not because he is against lower income people having housing but because he is against the way it is being done. Mr. Fiore explained the idea of affordable housing is to give people the opportunity to purchase a house at a reduced rate and what needs to be addressed and defined is the increase in salaries as there are no regulations dealing with that. Cncl. Bryson noted there are special mortgages available through New Jersey FHA as well as other agencies. This mandate is abominable so in this case he will be voting in favor of the consortium. **Mayor Teefy** explained we are moving with this group to define a number that we can possibly fight down the road and the State is asking us to do it this way because it is the best way to do it. He added we really shouldn't be using the word COAH anymore because that no longer exists. Cncl. Bryson felt that as a municipality we should be able to stand up and say this is wrong because we will not get the same kind of consideration as Berkley, Haddonfield or Moorestown. He felt we should not do it this way we should submit a resolution to every municipality saying we don't want COAH anymore and are willing to stand up and fight it. Mayor Teefy noted COAH is already gone so a resolution would be sent to everyone for something that is already gone. What this does is put us with 34 other municipalities so we have more power. Mr. Fiore noted when the numbers first came out Ocean City had 1137 affordable units and West Deptford had 1199 but those numbers have changed and now the scale only goes up to 999, it no longer breaks 1,000, which shows the numbers were pulled out of the air. **Cncl. DiLucia** questioned what happens when we sign off on this consortium and they assign a number to us that is unrealistic? Are we then behind the eight ball because we joined and are part of a group that said this is a fair number, as that would then become a political thing and how would we get out of it. Mr. Fiore felt behind the scenes that has probably already been discussed because when you go on to the League of Municipalities website Econsult gives an evaluation of the Kinsley report showing certain assumptions in it are erroneous. He felt our numbers will come in around 500 to 524 rather than 900 plus. Cncl. DiLucia questioned whether 500 was doable. Mr. Fiore advised that will be projected through the year 2025 and he was assuming that Tim Kernan would be able to project it out at least close to that number. Cncl. DiLucia questioned whether Tim would be working with the consortium. Mr. Fiore advised that he already is working with the guru on affordable housing, Mr. Surenian an attorney from Berkley Heights in North Jersey, who represents

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
NOVEMBER 9, 2015**

**G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)**

three or four towns that Tim is involved in as well as other towns in South Jersey who are fighting this. Mayor Teefy explained what the State wants to see is a plan to put in a certain number of homes, they don't want to see them physically put in, they just want to see the plan, which makes no sense. He added the people making money on this are the lawyers and engineers. Cncl. DiLucia noted so it will be a conceptual plan that is not realistic and not financially supportable but it becomes our obligation. Mayor Teefy noted in the meetings he had with developers he is trying to stick to the number of 11% to 12% ratio because we want the homes built in the developments whenever we can.

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

**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. Miller** made a motion to adjourn the Council Work Session of November 9, 2015. The motion was seconded by **Cncl. McIlvaine** 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 November 9, 2015 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 \_\_\_\_\_  
Approved as corrected \_\_\_\_\_

Date \_\_\_\_\_ 11/23/15 \_\_\_\_\_  
Date \_\_\_\_\_