

**MINUTES  
COUNCIL WORK SESSION  
TOWNSHIP OF MONROE  
JANUARY 25, 2016**

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

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President Cody D. Miller** at approximately **7:03 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. Caligiuri** led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Walter Bryson		Excused
Cncl. Marvin Dilks	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Rich DiLucia		Excused
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Pres., Cody D. Miller	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		Excused
Dir. Of Public Works, Mike Calvello	Present	
Deputy Mayor, Andy Potopchuk	Present	
Municipal Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

- Resolution Of The Township Council Of The Township Of Monroe Authorizing The Acceptance Of A Maintenance Bond In The Amount Of \$30,479.98 For The Winslow Road Resurfacing – Phase VI Project Within The Township Of Monroe.

**Cncl. Pres., Miller** advised this resolution was just received and **Solicitor Fiore** explained the need for it to be scheduled adding that as we are doing the final change order on the project, (*Resolution R:50-2016*) and closing it out, they are required as part of their contract to post a maintenance bond.

It was the consensus of council members in attendance to move this resolution forward for approval on the Regular Council Meeting agenda, it will be numbered R:60-2016.

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**Mayor Teefy** requested that **Director of Public Works, Mike Calvello** give an update as to where we stand on snow removal. Mr. Calvello reported that the department is still hard at work and probably will be for a couple more days. Some areas are looking good, others are still looking rough. As far as we know, there were no major accidents and most roads were open, they were passable where people can get out. The problem which is occurring now is with the slush getting thick but a couple more warm days and we should have things looking a lot better. Mayor Teefy then questioned the status in Holiday City. Mr. Calvello noted it is rough in there we had two loaders in there for the better part of a day. It's just a big area, everything is passable and we are just going to keep at it. **Deputy Mayor, Potopchuk** noted one problem in there is a lot of the contractors that are plowing for them are throwing the snow back onto the streets. They are plowing people's driveways and pushing it into the street instead of pushing it up on the grass, then public works comes in and its ice. Mayor Teefy questioned if Officer Gabbianelli had spoken with the contractor/contractors. Mr. Calvello was not sure if he had contacted them however he does have their contact number. The mayor requested that contact information be sent to him via email. **Cncl. Heffner** noted he had the opportunity to ride around many townships throughout South Jersey and we are not doing badly. **Cncl. McIlvaine** questioned the condition of the equipment in the public works department. Mr. Calvello advised we had a few breakdowns and we are putting stuff back together. A question was posed on the budget, Mr. Calvello noted the budget is OK, so far. **Cncl. Dilks** noted with the amount of snow we had he felt that the township did real well with their snow removal efforts. The Deputy Mayor took an opportunity to commend Mr. Calvello on a job well done. We don't realize how this town has grown immensely and for the equipment he has and the people he has lost we are hanging in there very well, believe me. Mr. Calvello has put his heart and soul into this endeavor.

**C.) PUBLIC PORTION**

**Cncl. Heffner** made a motion to open the Public Portion. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of council in attendance. With no one wishing to address council members **Cncl. Heffner** made a motion to close the Public Portion. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of council in attendance.

**D.) NEW BUSINESS**

**Mayor Teefy** advised there was preliminary discussion on the possible purchase of the Pike Inn as well as the property next to it, as people are looking to do something out there which is good for the town. **Cncl. Pres. Miller** if we were going to draw on the expertise of Jim Malley, if we appoint him tonight via resolution? Mayor Teefy advised if council makes the appointment of Jim Malley as Special Counsel (*Redevelopment*) we definitely will. The mayor then spoke of the Office of Emergency Management and how they did a great job and how very well organized the information center was. It was good to see the volunteers and everyone working together. **Mayor Teefy** then complimented Mike Calvello and his staff on a very good job. **Director of Public Works, Mike Calvello** noted with the warmer weather coming we are going cautiously with the salt supply. We tried, all day today, to get through to Oceanport to place an order and they won't even answer the calls. With the storm affecting

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**D.) NEW BUSINESS (cont'd)**

such a large area from Virginia to Boston and with some areas getting hit that don't usually see large amounts of snow, salt will be difficult to come by. The mayor questioned how the schools made out with the snowfall. Mr. Calvello noted that his department worked in conjunction with the schools, as one truck was dedicated to snow removal, etc. at both the middle and high schools. Those parking lots were in good shape, he couldn't answer as to the status of the other schools.

**E.) OLD BUSINESS**

Mayor Teefy advised the he did receive an eighteen page report from NJDOT regarding Rt. 322 and Fries Mill Road, actually it was more of a comment letter. Administration is going to attempt to have a conference call sometime this week to see what our next move is.

Cncl. Heffner questioned when the bid was going out on the old library building. Kathryn Cornforth, ARH noted we are trying to expedite the bids however there is an underground storage tank on the site and the best time to get it out would be at the time of demolition. I need to acquire some environmental language on what the contractor would have to document, so that way when we send it up to DEP the township can be free of the tank and when we sell the property it will be free of any issues. If the tank is left on site you probably won't be able to sell it. The preliminary assessment noted it was a 500 gallon tank used for oil heat.

**F.) COMMITTEE REPORTS**

Cncl. Caligiuri reported on a Redevelopment Committee meeting where we decided to move on to the Planning Board to take the residential element out of the RD site and move it over to the Wainberg site because the Pinelands Commission would not allow us to eliminate the residential component. At this point, we are kind of in a holding pattern and I sent an email to Dan recommending that it goes to the Planning Board for Tim Kernan to, at least, develop a conceptual plan based on our discussion during the meeting. Stuart Wainberg wants as many residential units as possible with committee members encouraging him to use as many one-bedroom or age-restricted units as possible to minimize the impact on our school district. Cncl. Pres., Miller posed a question with respect to expanding the redevelopment zone. Cncl. Caligiuri responded that with open discussion with Tim Keranan we could talk about that. Obviously the original redevelopment plan encompassed both sides of the street all the way to Corkery and since modified several times. Supposedly there was to be an intersection at Charm Road (*paper street*) and that was moved a couple of times because RD was changing their mind. We were trying to be flexible when RD (*owner Acme site*) was active and now it looks like they are out of the active zone as far as participating in a redevelopment area. Cncl. Pres., Miller questioned if it would behoove us to reach out to RD again to see if since there is a new administration he may be willing to come to the table. I am seeing a lot of progress over there in terms of what he is doing with the store fronts and hearing of other businesses coming in as well. I don't know if it is a moot point but I think it would be nice maybe to try and contact him again to see if he is willing to meet.

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

Cncl. Caligiuri noted he was a little skeptical about that until we move the residential component and advised that he will reach out to him and give him a call.

**Cncl. McIlvaine** reported the Towing Committee met and are still working on the ordinance. A few more meetings will be scheduled and hopefully this will be wrapped up within the next few months. He then questioned the status on the RFQ's received for the Williamstown Fire Company. The mayor responded we received many RFQ's, they are currently on file with administration and he felt the Public Safety Committee should meet to review them and make a recommendation.

**Cncl. Pres., Miller** questioned where we stood on the assessment of our Emergency Services apparatus. Cncl. McIlvaine noted he spoke with a gentleman on this and is waiting on information to be sent. Cncl. Pres., Miller noted it would be wise to see if we are meeting our needs with what we have and if there is potential for consolidation to save dollars. Again, if we need to purchase more equipment I feel something of this nature would be beneficial for the township. **Director of Public Safety, Jim Smart** noted just looking at the growth on the south end of the township and in the area of Fries Mill Road and Glassboro Cross Keys Road there will be a ton of homes going in there as they are still building behind Sam's Club. This would not be a bad thing but we have to lay out all the proposed developments when they come in. To look at it today, three years from now that area is going to be dramatically different. In addition, the building that is taking place along Fries Mill Road in the area of the golf course is going to place yet another burden on the emergency services in this town.

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

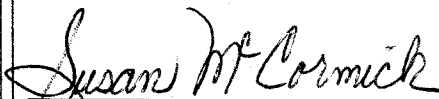
**H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None**

At this time, Mayor Teefy advised discussion took place today with Local 1360 and the negotiating team and they came to an agreement; they will be bringing it to their members for ratification. The prescription buy back for nine months is off the table and they asked to have removed the language with regard to new hires. This is kind of a wash between the two and we think we came to a solid/fair agreement. He advised Mr. Heydel will meet individually with small groups to explain things to them.

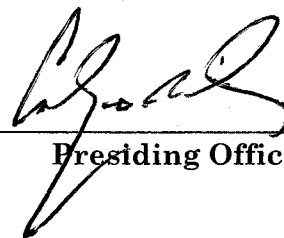
**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. Heffner** made a motion to adjourn the Council Work Session of January 25, 2016. The motion was seconded by **Cncl. Caligiuri** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,



Susan McCormick, RMC  
Municipal Clerk



Presiding Officer

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*These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of January 25, 2016 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  
Approved as corrected \_\_\_\_\_

Date 2/8/16  
Date \_\_\_\_\_