

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
SEPTEMBER 26, 2016

F.) REPORTS AND OTHER MATTERS (cont'd)

Director of Community Development, Rosemary Flaherty congratulated Cncl. Bryson on his retirement and noted everyone will definitely miss him.

Cncl. Pres., Miller, Mayor Teefy and Cncl. DiLucia presented Cncl. Bryson with a Certificate of Appreciation and a clock in recognition of his twelve years of service as a Monroe Township Councilman. Cncl. DiLucia jokingly commented that Cncl. Bryson was lucky he didn't run again for re-election or maybe the citizens would have retired him. He then commented that when he was first elected he realized how much he didn't know and looked for a council member that had experience in different areas. In a short period of time he realized Cncl. Bryson was really good in certain things particularly redevelopment, schools and the reimbursement of schools and even though they didn't know each other very well Cncl. Bryson mentored him in those areas and he will be forever grateful for that and the help of all the other members of Council. He added he will miss Cncl. Bryson because he has become a very close friend for the last eight years. He then read the inscription on the clock and extended best wishes to Cncl. Bryson in his retirement.

Cncl. Pres., Miller spoke of knowing Cncl. Bryson since becoming involved in politics. He added Cncl. Bryson has always been a person actively involved, one who has given advice and shown the utmost respect even though at time we have disagreed on things and he appreciated that.

Cncl. Bryson thanked everyone for their comments and best wishes and noted if anyone ever goes to Savannah or South Carolina please stop in and visit him.

MAYOR APPOINTMENTS

Mayor Teefy appointed Joseph Brunelle as a member of the Monroe Township Environmental Commission for a three year term and Margie Neil as an Alternate # 1 member for a one year term.

Cncl. Bryson made a motion to approve the appointments of Joseph Brunelle and Margie Niel to the Monroe Township Environmental Commission. The motion was seconded by Cncl. Heffner and unanimously approved by all members of Council in attendance. Mayor Teefy thanked Council for their support.

G.) ADJOURNMENT

With nothing further to discuss Cncl. Bryson made a motion to adjourn the Regular Council Meeting of September 26, 2016. The motion was seconded by Cncl. McIlvaine 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 September 26, 2016 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 _____ SM _____
Approved as corrected _____

Date 10/10/16
Date _____

MINUTES
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SEPTEMBER 26, 2016

A.) OPENING CEREMONIES

CALL TO ORDER

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:09 PM by **Cncl. Pres., Cody D. Miller** 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 and also on the Monroe Township website.

Cncl. Pres., Miller stated the Clerk has placed a sign-in sheet in the meeting room. If anyone would like to address Council please sign in and you will be recognized during the Public Portion. Kindly state your name for the record.

SALUTE TO FLAG

Cncl. Heffner led the Assembly in the Pledge of Allegiance to Our Flag and **Jim Hallman of Our Lady of Peace Parish** offered the Invocation.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walt Bryson	Present	
Cncl. Frank Caligiuri		Excused
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Pres., Cody D. Miller	Present	
Mayor Daniel Teefy	Present	
Solicitor Charles Fiore	Present	
Business Administrator, Kevin Heydel	Present	
Engineer, Kathryn Cornforth, ARH	Present	
Dir. Of Code Enforcement, George Reitz	Present	
Dir. Of Public Safety, Jim Smart	Present	
Dir. Of Public Works, Michael Calvello	Present	
Dir. Community Dev., Rosemary Flaherty	Present	
Deputy Mayor Andy Potopchuk		Excused
Municipal Clerk, Susan McCormick	Present	

PROCLAMATION

- **Eagle Scout - Christopher M. Palazzo**

Mayor Teefy and Cncl. Pres., Miller presented **Christopher M. Palazzo** of Boy Scout Troup 234 with a Certificate of Recognition in acknowledgement of completing his Eagle Leadership Project "A Stone Flag Retirement Fire Pit" and for attaining the highest and most coveted rank in scouting "Eagle Scout". Christopher explained he built a flag retirement fire pit at the Williamstown National POW/MIA Memorial Park. The project stands as a central place to respectfully retire American flags for the local veteran organizations and Boy Scout Troops in the area. Mayor Teefy added the veterans are really proud of Christopher for this project as they did not have a place to retire flags. Christopher noted residents can drop off old American flags at VFW Post 1616 or American Legion Post 252.

SPOTLIGHT ON BUSINESS - Applebee's

Geoff Bruster, General Manager of the Williamstown Applebee's, spoke of working at this location since the restaurant opened and he thanked the Mayor, Council and citizens of the

MINUTES
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SEPTEMBER 26, 2016

SPOTLIGHT ON BUSINESS - Applebee's

township for taking part in the growth of the Williamstown Applebee's. Council posed questions to Mr. Bruster regarding the changes in their menu and **Cncl. DiLucia** requested they restore the hot bacon dressing and **Mayor Teefy** asked to bring back the green bean crispers. Mr. Bruster noted he doesn't make the menu decisions but will see what he can do about bringing those items back. He again thanked the township for their support; noting Applebee's has tried to be part of the community by providing a flap jack breakfast on Saturday mornings once or twice a month to help fund local organizations and clubs. The Williamstown High School Drama Club attended a breakfast last Saturday and an upcoming breakfast will be held for the wrestling organization. For more information about this program residents can go to the Apple American website but if interested they should sign up quickly because bookings are already into next spring.

APPROVAL OF MINUTES

Cncl. Bryson made a motion to approve the minutes as submitted of the Special Council Meeting of August 22, 2016 and the Council Work Session, Regular Council Meeting and Closed Executive Session of September 12, 2016. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

B.) GENERAL PUBLIC DISCUSSION

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

Lee McCullough approached Council and gave pictures to the Mayor asking him to look at them and say what he saw. The Mayor stated it looks like a truck used as a chipper. Mr. McCullough stated it was and it is on the property of Leonard Vidovic the man he has had in court over forty times before three different judges and according to the court order the township has the authority to tow the vehicles off the offending property. Mr. McCullough questioned who is the person responsible for not enforcing Judge Curio's court order? **Solicitor Fiore** responded by saying Mr. McCullough is encouraged to come to the public meetings but he was told last week a meeting of the Mayor, the Zoning Officer and himself was held to discuss certain litigation options that cannot be divulged at this time. Action will be taken within the next thirty to forty-five days but we need to go back to court before Judge Curio to have that order reinstated in order to take the appropriate action. Mr. Fiore noted his job as the township attorney is to advise the Mayor and Council as to the proper procedures that should be taken and we cannot simply go to the property based upon what occurred in court to start tagging items and removing them at a cost to taxpayers with no guarantee that we would be reimbursed for that cost. We will go back to court, due our due diligence and put together our case. Essentially action is being taken but it may not be to the satisfaction of Mr. McCullough. Mr. Fiore advised Council and the Mayor not to comment because there are open municipal court cases as well as a potential Superior Court case and it is not appropriate for them to comment. Mr. McCullough thanked Council for taking action on this matter.

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

C.) CORRESPONDENCE - None

D.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

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

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
SEPTEMBER 26, 2016

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

R:194-2016 Resolution Approving The Bill List For The Council Meeting Of September 26, 2016

Cncl. Bryson made a motion to approve Resolution R:194-2016. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of Council in attendance.

R:195-2016 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Waiver Of Electrical Permit Fees For The Applicant Friends Of Victory Lakes Association Inc. Within The Township Of Monroe

Cncl. Heffner made a motion to approve Resolution R:195-2016. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council in attendance.

R:196-2016 Resolution Of The Township Council Of The Township Of Monroe Rejecting The Request To Release The Performance Bond For Nina Court, Site Plan # SP-462, Block 101, Lot 3.08

Cncl. Heffner made a motion to approve Resolution R:196-2016. The motion was seconded by **Cncl. McIlvaine** and unanimously approved by all members of Council in attendance.

R:197-2016 Resolution Authorizing The Township Of Monroe To Enter Into A Takeover Agreement Between Village Townhomes At Amberleigh And Garden Villas At Amerbleigh Condominium Associations And The Township Of Monroe For The Subdivision Known As "Amberleigh"

Cncl. Heffner made a motion to approve Resolution R:197-2016. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

E.) ORDINANCES

Cncl. Pres., Miller turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Heffner**. **Cncl. Pres., Miller** made a motion to open the Public Hearing for the listed on the agenda for Second Reading and Public Hearing. The motion was seconded by **Cncl. McIlvaine** and unanimously approved by all members of Council in attendance. **Cncl. Heffner** noted Ordinance O:24-2016 and O:30-2016 were removed from the agenda.

O:24-2016 An Ordinance Of The Township Of Monroe To Amend Chapter 105, Entitled "Crane Use And Operation" **REMOVED FROM AGENDA**

O:25-2016 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management" (Chapter 175-133 "Sidewalks")

Second Reading: The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:25-2016. The motion was seconded by **Cncl. DiLucia**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:25-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Caligiuri)**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:25-2016 was duly approved for Second Reading and Public Hearing.

O:26-2016 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management" (Chapter 175-135 "Signs")

**MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
SEPTEMBER 26, 2016**

E.) ORDINANCES (cont'd)

Second Reading: The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:26-2016. The motion was seconded by **Cncl. Dilks**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:26-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Caligiuri)**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:26-2016 was duly approved for Second Reading and Public Hearing.

O:27-2016 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 175 Of The Code Of The Township Of Monroe, Entitled "Land Management" (Chapter 175-54 "Subdivision, Site Plan & Conditional Use Approval")

Second Reading: The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Bryson made a motion to approve Ordinance O:27-2016. The motion was seconded by **Cncl. Pres., Miller**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:27-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Caligiuri)**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:27-2016 was duly approved for Second Reading and Public Hearing.

O:28-2016 An Ordinance Of The Township Of Monroe Establishing A Redevelopment Zone For Block 1303, Lot 20 A/K/A 1030 North Main Street

Second Reading: The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:28-2016. The motion was seconded by **Cncl. McIlvaine**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:28-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Caligiuri)**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:28-2016 was duly approved for Second Reading and Public Hearing.

O:29-2016 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 230 Entitled "Peddling And Soliciting"

Second Reading: The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:29-2016. The motion was seconded by **Cncl. McIlvaine**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:29-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Caligiuri)**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:29-2016 was duly approved for Second Reading and Public Hearing.

O:30-2016 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 262 Of The Code Of The Township Of Monroe, Entitled "Towing"
REMOVED FROM AGENDA

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
SEPTEMBER 26, 2016

E.) ORDINANCES (cont'd)

O:31-2016 An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 74 Of The Code Of The Township Of Monroe, Entitled "Fees"

Second Reading: The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:31-2016. The motion was seconded by **Cncl. DiLucia**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:31-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Caligiuri)**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:31-2016 was duly approved for Second Reading and Public Hearing.

O:32-2016 Bond Ordinance Authorizing The Acquisition Of Various Pieces Of Equipment For The Township Of Monroe, County Of Gloucester, New Jersey; Appropriating The Sum Of \$20,000 Therefor; Authorizing The Issuance Of General Obligation Bonds Or Bond Anticipation Notes Of The Township Of Monroe, County Of Gloucester, New Jersey, In The Aggregate Principal Amount Of Up To \$19,000; Making Certain Determinations And Covenants; And Authorizing Certain Related Actions In Connection With The Foregoing

Second Reading: The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

Cncl. Pres., Miller made a motion to approve Ordinance O:32-2016. The motion was seconded by **Cncl. McIlvaine**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:32-2016 FOR SECOND READING
AND PUBLIC HEARING - 6 AYES, 1 ABSENT (Caligiuri)**

Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent. Ordinance O:32-2016 was duly approved for Second Reading and Public Hearing.

F.) REPORTS AND OTHER MATTERS

Cncl. Bryson reported this will probably be his last televised Council Meeting, as he is leaving as Ward 3 Councilman and moving to South Carolina where the climate is gentler on senior citizens. He noted it has been an honor serving the people of Ward 3 as well as the entire community for the last twelve years and he thanked everyone for giving him that opportunity. Meeting lots of people and experiencing many different situations inside and outside of government was a blessing and he will take good memories with him that he will never forget. He thanked the two mayors he served with, Mayor Mike Gabbianelli and Mayor Dan Teefy, especially for giving him the floor so often to challenge and question their administrative wants, the Business Administrator, Kevin Heydel for allowing him to beat up on his Excel spreadsheets and budgets year after year and the Councilmembers he served with, some for twelve years, like Cncl. Dilks and Caligiuri and those serving in their first term, like Cody Miller, Bob Heffner and Bart McIlvaine. He thanked them for lending an ear to his questions and comments during the Work Sessions and Ordinance Meetings; adding these sessions will probably be a little shorter in the future. Except this evening a new gentleman, Cncl. Heffner has been asking a lot of questions, so in recognition of that he gave him his special "question pen" so he will continue asking questions. He noted his special thanks and respect go to Cncl. Rich DiLucia, who he has served with for the last eight years and he remembers him especially for his voice of wisdom, compromise, solution and one of the most knowledgeable people he has ever known and he will definitely miss going to Peter's for coffee after some trying meetings. A special thanks also goes to Sue, Sharon, Aileen and Karen, as they have given him the best support a councilman could ever get. Cncl. Bryson noted he has had good experiences with other departments like Public Works, Construction, Zoning, Police, Fire, IT, Administration and with the professionals like Chris Rehmann and his staff, Tim Kernan and Chuck Fiore and he will miss everyone and the professional advice that he was given sometimes likeable and sometimes not. He thanked everyone for being there for him and all the people in Monroe. Cncl. Bryson noted this is an

MINUTES
REGULAR COUNCIL MEETING
TOWNSHIP OF MONROE
SEPTEMBER 26, 2016

F.) REPORTS AND OTHER MATTERS (cont'd)

important election year and he urged everyone in this town as well as throughout the Country to vote on November 8th. He added he was not saying this in support of any special candidate but we need to make America great again. He again thanked the members of Council, the Mayor, everyone in attendance and everyone in the township for giving him the opportunity to represent them for the past twelve years.

Cncl. Dilks noted for the last ten years he has worked together with Cncl. Bryson, sometimes on opposite sides, but during that time he (*Cncl. Bryson*) has always been a gentleman doing great work for Ward 3 and if he needs anything, or someone to help him move, he will be there for him.

Cncl. DiLucia noted Cncl. Bryson stated that they had coffee together after meetings well they also went and got a beer once in a while depending upon how stressful the meeting was. He added he will miss him, it was a pleasure serving with him and it has been a very pleasant relationship between them and he wished much luck to Cncl. Bryson.

Cncl. McIlvaine thanked Cncl. Bryson for the opportunity of serving with him; adding Monroe Township is a great town and is much better because Cncl. Bryson lived and served here. He added he respects Cncl. Bryson because he never allowed things just to flow, he questioned everything and that is awesome. He extended best wishes and thanked Cncl. Bryson for his service to the township.

Cncl. Heffner noted he was honored that Cncl. Bryson gave him the "question pen" because it means he knows that I will ask questions and hold people to certain standards and he is honored that Cncl. Bryson feels that good about him. At times we disagreed on issues but Cncl. Bryson has been respectful and never went off on any tantrums and at times he (*Cncl. Heffner*) yelled but that was because he (*Cncl. Bryson*) was sitting on his bad side and couldn't hear. Cncl. Heffner noted as new councilmen if we had questions Cncl. Bryson, DiLucia and Dilks were always there to walk us through and that was appreciated. He added it has been a real honor to serve with Cncl. Bryson and he hoped he would enjoy the warmer climate.

Mayor Teefy noted it has been a pleasure working with Cncl. Bryson and he will certainly be missed; adding a job well done.

Solicitor Fiore noted as a professional working with Cncl. Bryson has been a pleasure and he wished him, Mrs. Bryson and the rest of the family the best of luck. He noted Cncl. Bryson is a short guy in stature but he sure comes packed with a lot of heart and courage and he has re-instilled in him that the US Constitution still does apply in Monroe Township. Mr. Fiore noted we have had many, many heated discussions regarding precious metals, affordable housing and COAH, which South Carolina does not have. He added Cncl. Bryson will be missed and he extended best wishes and good health.

Business Administrator, Kevin Heydel stated we had twelve good years together and it has been a pleasure. During those twelve years we have agreed and disagreed on issues, had some heated discussions but he noted his respect for Cncl. Bryson never waivered and from the bottom of his heart he wished him and his wife the best in their retirement and move to South Carolina. He added in a few years he is hoping to move to that area and will certainly look Cncl. Bryson up.

Engineer Kathryn Cornforth noted on behalf of Chris Rehmann and the entire ARH team she wanted to say it has been a pleasure working with Cncl. Bryson and he will be missed. She added ARH has tenure with the township but for her personally she is new to Monroe Township but has always felt welcomed and appreciated by Cncl. Bryson and she extended best wishes for his retirement. Cncl. Bryson urged Kathryn to stay with the Historical Society for those roots.

Director of Code Enforcement George Reitz, noted Cncl. Bryson will be missed and he extended best wishes in his retirement.

Director of Public Safety, Jim Smart spoke of discussions where he and Cncl. Bryson locked horns but at the end we understood everyone's thoughts. He wished Cncl. Bryson good luck in his retirement and invited him to participate in the "active shooter event" on Thursday night.

Director of Public Works, Mike Calvello wished Cncl. Bryson the best of luck.