

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
DECEMBER 11, 2017**

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

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Bart McIlvaine** 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. Heffner** led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present
Cncl. Rich DiLucia	Present
Cncl. Ronald Garbowski	Present
Cncl. Bob Heffner	Present
Cncl. Joe Marino	Present
Cncl. Cody Miller	Present
Cncl. Pres., Bart McIlvaine	Present
Mayor, Daniel P. Teefy	Present
Business Admin., Kevin Heydel	Present
Acting Solicitor, Gary Lomanno	Present
Eng., Chris Rehmann, ARH	Present
Dir. of Finance, Karyn Paccione	Present
Dir. of Public Safety, Jim Smart	Present
Dir. of Public Works, Mike Calvello	Present
Dir. of Comm. Dev/Code Enf. Rosemary Flaherty	Present
Dir. of Parks & Rec, Jim Bonder	Present
Deputy Mayor, Andy Potopchuk	Present
Chief of Police, John McKeown	Present
Twp. Clerk, Susan McCormick	Present

**B.) MATTERS FOR DISCUSSION**

• **Wireless Communication & Electronics Proposal**

**Cncl. Marino** explained during the active shooter drill last year it was discovered that in certain areas of the municipal building on the lower level there are no police radio signals so a study was performed and a proposal submitted that included the cost to fix the radio problems. Mission Critical, a company associated with the County was the company we originally sole sourced this with and their cost to perform a study of just town hall was \$28,000.00 and approximately \$70,000.00 for the installation of the repeaters and the BDA (*Bi-Directional Amplifier*).

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

The study done cost \$1,500.00 for town hall and the original price was discounted by \$5,000.00 during our last meeting with the wireless communication and electronics provider. This company maintains the County's seven tower loops so they are a reputable company who is very familiar with the system the Police Department uses. **Sgt. Dave Hoffman** explained this company installs and repairs all the police radios and they work hand and hand with Mission Critical and the Gloucester County radio technicians. They know what we need and what our requirements are so we have faith that the company knows what they are doing. **Cncl. Marino** noted this is also for the EMS and fire department. Sgt. Hoffman explained any of the 700 megahertz radios operating in Gloucester County will work and Camden County's 700 megahertz system will be able to work with our system if we would ever need assistance from out of County officers. Council questioned whether this was also passed on to the school district. **Cncl. Marino** advised that it was and they also received a discounted cost. **Cncl. Dilks** questioned whether this compares "apples to apples" with the higher proposal/bidder. **Cncl. Marino** explained what had to happen first was a study needed to be completed to identify all the dead spots and come up with a plan to fix it. That study is proprietary to that company so we could not take the study and take that out to bid again because then somebody would be bidding on another company's study. We had to start somewhere and that was with the study itself and when we looked at the cost of the other company's study and the projected cost of the actual repair we believe we got the best of both worlds because we got a very good price and a reputable company. **Cncl. Pres. McIlvaine** commented that he would like to see this done as quickly as possible so the school resource officers will have radio contact if there are any issues. He polled Council and all were in favor of moving forward with this. **Business Administrator Kevin Heydel** advised he has to see where he could find the money to do this.

- **Upgrade to the Williamstown Fire Department Rescue Truck**

**Cncl. Pres., McIlvaine** reported he had a walk-on resolution from the Business Administrator authorizing an upgrade for the rescue truck. **Williamstown Fire Company, Chief Frank Murray** explained the box in the back of the small rescue truck is in disrepair, as the shelves are broken the equipment can only be accessed from inside the walk-in box and that is impractical for what the fire company uses it for. The truck was previously used to store a light tower and that collected fumes so we are looking to put doors on the outside that are hinged with a hydraulic lift, upgrade the inside and fix all the shelving so all equipment is inside on the walls. We are also looking to move half of the ice rescue and water rescue equipment from the ladder truck and put it on the outside of the small rescue truck and install a light tower on top of it for scene lighting. The small rescue truck is easier to get into certain areas, it has four wheel drive capability and a new light tower would take only one person to operate instead of the four needed for the larger rescue truck. **Cncl. Pres., McIlvaine** noted the fire department got both rescue vehicles from the Monroe Ambulance and Rescue Association and the larger truck has a light tower on it. He noted the Fire Department is trying to acquire a new pumper and he questioned when that happens do they want to get rid of the large rescue truck with the light tower. **Chief Murray** replied that is correct. A few years ago the fire department's budget included plans to replace 2911 and the ambulance squad was also given a budget to replace their rescue so we are looking

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

to take both those vehicles and combine them in to one that does two jobs so with the light tower going with the big rescue there would be no real scene lighting. **Cncl. Heffner** questioned how many light towers did Cecil Fire Company have. **Chief Murray** thought they had two, one on their rescue and one on 29-10. **Cncl. Heffner** questioned whether this would duplicate their equipment. **Chief Murray** stated no because this truck is a little lighter. **Cncl. Pres., McIlvaine** noted he wants to be sure that if a new pumper is purchased the old rescue truck with the light tower would definitely be going because he does not want equipment duplicated. **Chief Murray** replied the Fire Department has no plans on keeping it but if council wants it that would be totally up to them however there would be no room for it in the fire house. He explained the new light tower is 1.9 meters of LED light and it goes up seven feet above the truck. The larger truck light tower is much higher and is more for scene lighting but that is not needed for accidents. **Cncl. Pres., McIlvaine** questioned if the company Sirchie is the only company that can do this type of work. **Chief Murray** was not sure if it was but when the other companies were contacted they said it was the one that could do this work. What most of the other companies could do was a standard utility body and we wanted something that was covered and higher so we could get out of the elements to change in the event of an ice rescue. **Cncl. Marino** questioned what they would be doing with the current light tower. **Cncl. Pres., McIlvaine** explained it is actually built into the larger rescue truck so it will go when that truck is traded. **Cncl. Marino** questioned whether the money was already budgeted. **Business Administrator, Kevin Heydel** explained \$25,000 and \$50,000 was budget for air packs and cylinders and in 2016 that purchase was not made. That equipment was purchased in 2017 so effectively this is replacing what they budgeted in 2016. **Cncl. Dilks** questioned what the size of the generator was on the truck now. **Chief Murray** explained there is no generator on the truck. This will be a 12 volt system. **Cncl. Heffner** questioned whether this could be done without going out to bid. **Mr. Heydel** advised he brought it forward as a sole source resolution because of the dollar amount. **Cncl. Pres., McIlvaine** polled Council and all were in favor of moving the resolution forward to the Regular Council Meeting.

**Cncl. Miller** made a motion to move the resolution forward to the December 11<sup>th</sup> Regular Council Meeting. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council. The Clerk noted for the record the Resolution will be numbered R:275-2017.

- **Redevelopment Resolution**

**Cncl. Miller** apologized for not getting the proposed resolution to Council sooner but the one he received on Wednesday included the incorrect block and lot and he has been emailing back and forth to get that corrected. The Redevelopment Committee reached a consensus that the Cross Keys area would be a viable option to try to entice commercial. This resolution defers it to the Planning Board to investigate to see if it is an area in need of redevelopment. It is similar to what was done with Tuckahoe Road and the Main Street sites and is just a preliminary investigation to move the process forward. **Cncl. Pres., McIlvaine** questioned whether Mr. Capelli or our Solicitor would be drafting the resolution. **Cncl. Miller** noted Lou Capelli was appointed redevelopment attorney so he deals with all redevelopment

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

matters. Solicitor Fiore previously reviewed all resolutions but it cost more money to do that so since Mr. Capelli is our attorney on record for redevelopment it makes sense for him to present the resolution to council. Cncl. Miller noted there is another resolution for Whitehall Road but that has not yet been received.

**Cncl. Miller** made a motion to move the resolution authorizing the Planning Board to conduct a preliminary investigation of the Cross Keys area to determine if it is in need of redevelopment. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council. The Clerk noted for the record the resolution would be numbered R:276-2017.

**C.) PUBLIC PORTION**

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

**Joe Fisona, 19 Gibson Lane**, extended Christmas wishes to the Mayor and Council. He then submitted petitions from residents asking that the timing of the traffic signal located at Rt. 42 and Berlin Cross Keys Road be fixed and that a left hand turn arrow be installed on the north side. The petitions include 151 signatures from the residents of the 55 and over community of Sunny Estates. The residents would like the Mayor to send a letter to the State in support of improving the intersection. Mr. Fisona noted he also sent the petitions as well as pictures showing the backups to Senator Madden and to Kimberly Nance of the Bureau of Customer Advocacy. He went on to say there is a federal paving project on Rt. 42 but that falls a mile short of this intersection but if the Mayor and Council can get that project expanded to this area it could save the township money. If that is not achieved it then goes back to local government and the township would have to pay 25% of the construction costs. He added he would appreciate any support the Mayor and Council can give because the elderly people of Sunny Estates are afraid to go through that intersection.

**Lori Gemendens, 62 Gregory Drive**, noted she helped Mr. Fisona with the petitions because the residents are hoping for the support of the Mayor and Council as that is a horrible intersection. **Mayor Teefy** explained the township did request the State to change the timing but they felt it would back up the traffic on Rt. 42. He added they need to revisit this again because no one considered how much traffic would be generated from the by-pass. **Cncl. Pres., McIlvaine** reported between 2013 and now there were nine crashes at that intersection in Monroe Township and two in Washington Township. Those are not bad statistics but the intersection is definitely an issue. He advised that he called DOT himself and Joe Fisona seemed to get better results than he got because the gentleman he spoke to said he was not supposed to speak to politicians. The gentleman said the project Mr. Fisona referred to is supposed to stop in the area of the auto mall but the project is not a definite but once it is passed he said he would push to have the project moved all the way up to the intersection to make those repairs as well. Ms. Gemendens commented that it almost seems that you get more attention if more people are killed at an intersection.

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**C.) PUBLIC PORTION (cont'd)**

Cncl. Pres., McIlvaine felt that may not be factual but the problem is New Jersey only has so much money and there are a lot of State and County roads that are bidding for that money but hopefully more money will become available from the new gas tax. He noted the Business Administrator and the Township Engineer push to get grant money but it is difficult for South Jersey towns because the money goes to North Jersey, which has the largest population. He went on to say how Lt. Burton has been working diligently trying to get the State to change the timing but apparently unless the State engineers sign off on it, it is not happening. We are fighting for it and the only thing that we can do is to continue calling the State and the legislators to try to get it done.

**Township Engineer, Chris Rehmann** explained this intersection is under the jurisdiction of the DOT and the County and that is where the responsibility lies and it seems strange that you cannot have two left hand turn arrows operating at the same time without a drastic drop in the capacity of the intersection. Senator Madden is the Chairman of the Senate Transportation Committee so if a copy of the petition is taken to his office that will assist the Mayor in his quest to try to get the repairs made. Mr. Fisona noted he gave Senator Madden a copy of the petitions as well as the pictures. Mr. Rehmann suggested that Mr. Fisona call Senator Madden every two weeks until we get action on this.

**Janene Geiss, 1959 Steeplechase Drive**, approached Council regarding the daycare center St. Matthews is building on Fries Mill Road and Stanger Avenue from a site plan that was approved in 2007. She thanked the Mayor for coming out to the site and listening to the resident's concerns and noted she was here tonight to go on the record and to present a petition and resubmit thirty letters from residents of the Ridings Development. She explained Stanger Avenue has no outlet, it is a dead end street utilized to get to Fries Mill Road by the residents of 113 homes in the Ridings subdivision and another 10 to 15 homes on Stanger Avenue. The residents are concerned about the condensed amount of traffic during rush hour they will deal with as they try to make a right or left hand turn and that was made known in 2007 but the site plan was approved anyway. State legislation allows extensions of site plan approvals with no notification required. In February 2017 the Planning Board approved the extension and now bulldozers are at the site. In May when we found out about it we attended the Planning Board Meeting and worked with Mayor Teefy to address our concerns. We were assured that the County would handle the traffic but the County has sent it back to the township. We want to place it on the record that there will be an unfair burden placed on the residents of the Ridings and Stanger Avenue from the daycare center. The residents do not oppose the day care center but we do oppose the use of Stanger Avenue as the only entrance and exit to the facility. **Mayor Teefy** explained the County is allowing St. Matthews to prep and clear the site prior to getting County approvals but to start construction or install the basin they need County approval and that has not been done yet. He discussed the matter with Engineer Cornforth today and requested to have a meeting with the Angelini Group to tell them the steps they need to follow to file the proper paperwork. Ms. Geiss questioned what process the residents need to engage in to see traffic pattern changes or relief from the burden that will occur on Stanger Avenue. She noted the County did not require a traffic impact study to be done but they probably would still be representing it did exist if she had not gone there and looked through their files.

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**C.) PUBLIC PORTION (cont'd)**

She was not sure if Monroe Township required one, which would show how many cars would be dropping children off between certain times of the day. That is what needs to be done to gauge what impact it will have on the residents. The County engineer said it would require a request from the township but it sounds like that would be after there is a problem and we don't want to be in that position or have to fight and spend money. She questioned how much review the Planning Board did before they approved this extension because there have been a lot changes in the ten years since it was originally approved. The Ridings was barely off the ground ten years ago when this was approved and now they can continue to build and we can ask no questions because their approval was done and that is unfair. **Mayor Teefy** noted the applicant is the one who must ask the Council for another entrance/exit from the facility. The township can ask them to ask the County but we are assuming they didn't do that. We want to sit down with Angelini to make sure they follow the proper procedures. Ms. Geiss noted they have treated us with disregard and we are bearing the burden of construction as there is no other construction entrance. Mayor Teefy advised the traffic counter will be moved to Stanger Avenue and the numbers will be discussed with the area residents. Ms. Geiss noted when she reviewed the records in the offices there was no record that the residents were concerned so she wonders how much was known when the Planning Board reapproved the extension in February 2017. The people within 200 feet were not notified and she felt the Planning Board did not have to approve the extension and could have addressed the issues at that time. Ms. Geiss noted Stanger Avenue is bearing an unfair burden in the development of this site and it is not fair that a no outlet road that serves as the entrance to a subdivision has to have the only entrance and exit to this daycare center. The residents feel underserved and undervalued, that the developer's wishes and wants are valued higher than the residents of Monroe Township and that is why the extension was approved and the plans were set the way they were.

**Mayor Teefy** noted he will still meet with the Angelini Group to make sure they are following the proper procedures moving forward.

**Felice Fina**, President of the Ridings Property Owners Association spoke of meeting with Angelini and St. Matthews in June and they told us they would look into our concerns but we have yet to hear anything from them. Since then we sent emails and called and received no responses.

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

**D.) NEW BUSINESS - None**

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**E.) OLD BUSINESS**

**Chief McKeown** noted at the last Council Meeting the request to install stop signs in various places in Victory Lakes was discussed. Engineer Kathryn Cornforth in conjunction with the Traffic Department gave some feedback and essentially both reports state stop signs are not appropriate in these locations and a variety of other measures would be costly and possibly lead to other problems. He spoke of traffic concerns along S. Main Street in the general vicinity of Blue Bell Road and Washington Avenue. A traffic display sign has been placed in that area and this was a very expensive item. We did some pricing for the solar mounted type similar to the size currently being used and they averaged about \$2200.00 per piece. This type would not transmit data or record things, it simply tells citizens at what speed they are traveling. This is more of a deterrent to make citizens more aware. The Chief noted this may be something to look at as it is not currently in the PD budget. **Cncl. DiLucia** questioned if the units were portable. Chief McKeown responded that they seem to be as they do not require hard wiring but they look more fixed as they attach to existing signs but because they are a solar mount they require a little more robust mount then maybe even a dedicated mount.

**Mayor Teefy** noted looking into the 2018 budget we should look to include perhaps four (4) of those solar mounted design and budget for one (1) more of the portable type. These could be installed in some of our hot spots to see if this would start to work for us.

**Director of Parks & Rec, Jim Bonder** added that he spent a lot of time along Main Street when doing the holiday lights and we got an opportunity to observe what was taking place. He felt an area of concern was from Church Street to Blue Bell Road and in his observation well over 50% of the cars traveled significantly more than the 15 mph posted. They were flying so fast that the bottom of the cars were hitting the walking path there. He felt this was an embarrassment to our town, if we are looking to market and welcome people to Main Street, in my opinion, you have to make it nice. He felt placing an unmarked vehicle or adding some police presence in front of the old library would make better sense as in the short time (*1/2 hour – hour, several times during the course of a month*) he was at the location he personally witnessed at least 50% of the cars speeding in excess of the posted speed limit (*well over the speed limit*). He also posed a question with regard to how we stop the big trucks/big rigs from using Main Street.

**Cncl. Marino** spoke with regard to the possibility of using rumble strips as a speeding deterrent. **Kathryn Cornforth, ARH** explained in doing research on the rumble strips and the transverse rumble strips they found they are not effective traffic calming measures. They are supposed to be used in advance of other traffic calming measures and/or hazards. Most of the studies found that regular users of the roads, when they realize there is no hazard, will not slow down and they seem to cause noise issues in the area and they are not recommended for residential use. Mrs. Cornforth then went on to advise as to how they are installed in non-residential areas and some of the maintenance issues involved. **Cncl. Marino** questioned the cost difference between a flashing light, children at play that could perhaps be solar mounted. Mrs. Cornforth explained, what the county did along Clayton and Tuckahoe Road (*near school entrances*) was to install solar push button crosswalks. We can look into doing things of that nature.

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She believed last time we looked into getting these installed the cost was somewhere around \$5,000.00 per unit, but she would have to check again on the exact costs. Mrs. Cornforth cautioned on what the township should look at with regard to speeding problems and the utilization of certain equipment.

**Mayor Teefy** then urged the PD to write some tickets as this is the only way to prevent the speeding problems. Along Main Street he suggested placing someone at the Hofer House in plain clothes and put another guy at the MMUA. He recalled years ago there being an officer at the corner where John & Doug's is located and how tickets were written, if you start writing tickets perhaps people will get the message. A question was posed to the Chief as to how many tickets are written in a six month period (*along Main Street*). **Chief McKeown** noted to the points made so far we have been doing enforcement in cars. Our speed studies are re-enforcing that people are not speeding when they see police cars.

**Director of Public Safety, Jim Smart** advised previously an application had been made to the state forest service and that finally came through, checks were received last week and they have been distributed to the two fire departments.

**Cncl. Pres., McIlvaine** spoke on the status of the tot lots and requested **Director of Public Works, Mike Calvello** to report on his findings with respect to the costs associated with the removal of the equipment. Mr. Calvello gave a rough idea taking into consideration the employees (*4 employees*) hourly rate for an eight hour day is approximately \$1,280.00. If we spent roughly two days doing this work it would cost in the area of \$2,500.00 to \$3,000.00 per lot. **Cncl. Pres., McIlvaine** then stressed what he would like to do is to take a vote on whether or not we are going to get rid of them or keep them. **Mayor Teefy** noted the cost is zero; that is what we paid today for the employees to do other jobs. **Cncl. Pres., McIlvaine** noted technically yes, but I understand what **Cncl. DiLucia** was looking for and ultimately there is a cost. **Cncl. DiLucia** noted that yes there is a cost. If the employees are taking down the equipment they are not doing their jobs, they are not doing other things. He noted the reason he asked for these figures was to compare the cost to continue to maintain the equipment over buying new equipment versus what it would take to remove the equipment. Because all that will be left are empty lots and there is a consideration for the people who live in those developments and I know there a lot of people, as I had discussion with many residents, who want these tot lots for various and sundry reasons. **Cncl. DiLucia** felt he would like to have a real cost, rather than rush this decision through; we have plenty of time to make a decision.

**Director of Parks & Rec, Jim Bonder** passed around some pictures of the tot lot in Forest Hills where a refurbishment was done some time ago (*appx 2 years ago*) and the pictures were to give council members an idea on the present condition and what happens in conjunction with the playgrounds located in developments. He stressed we just can't maintain them and in his opinion they are only useful to the people in the immediate area and only for those people when they have small children. Now, we are receiving phone calls from area residents asking to get the teenagers out of the area, they do not want them hanging out in the tot lots.

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Mr. Bonder felt this just does not work, the only case where these may possibly work are in gated communities where there is a HOA fee. He felt there is only one (1) playground that is really useful right now and that is due to a resident there doing a wonderful job in maintaining it. Most people just don't want them anymore and with us having a nice playground at Duffy Field this is where people are coming to or to Owens Park because of all that is offered there. Mr. Bonder noted, for whatever it was worth, he was not a supporter of having the tot lots, he does not have the manpower to maintain them nor the time or the costs associated with the upkeep.

**Cncl. Pres., McIlvaine** noted he respects what **Cncl. DiLucia** had to say on the matter but he wanted to add that we are getting ready to spend some \$750,000.00 on the expansion of Owens Field, with money being very tight he personally felt we need to move forward with this (*removal of tot lot equipment*). He then requested to hear responses on this from each council member. **Cncl. Miller** noted he was in favor of removing the equipment and consolidating all of our parks and playgrounds into Owens and Duffy. **Cncl. Marino** noted he was okay with it but questioned if we will notify the public via whatever means social media, etc. in order to give people the opportunity to come in here and see if we have some resistance towards it. People in these neighborhoods may want to step up and form their own association. He stressed his only issue with this is giving the people the opportunity to be heard and notification. **Cncl. Heffner** noted he understood what Cncl. Marino was stressing however he also knows the reality of the situation and how HOA never work, they always fail. We know as soon as we put it out there they will tear these things out, everybody and their brother will show up and say they want it. We will put a great deal work into this and six (6) months later we will be right back to where we are now. He noted he would prefer to take them out (*remove equipment*) as he felt the culture is just not going to change. **Cncl. Marino** requested to post a notice at these sites indicating that effective on a certain date the township is looking to remove equipment and consolidate at Owens Park. This would be to avoid something down the line. **Cncl. Garbowksi** noted he does not want to move forward on this as he has not heard back from the many residents in his Ward where they are attempting to get a consensus. **Cncl. DiLucia** added no matter where you have equipment, that this town owns, we are going to have a security problem. No matter where it is placed (*Duffy, Owens*) you will have to have some way to monitor the areas at night and that is called cameras. Personally, he was not sure if it would be worth the outlay of money to rebuild these parks and can there be a cheaper way to do it. He indicated that in speaking with residents throughout his Ward that people would like to see the tot lots refurbished so if there is some way to notify people to give them an opportunity to address the problem because one of the thoughts that he had was that if people want to maintain these areas we should give them the opportunity. **Cncl. DiLucia** indicated that he was opposed to moving this thing right now. **Cncl. Dilks** noted he felt they need to go as they pose a maintenance problem as well as a security problem. The pictures that Mr. Bonder presented show what is being done to these lots and we cannot afford to put out \$50,000-\$60,000 for tot lots when we have centralized parks where we have spent a large amount of money, we have security for them and vandalism happens very seldom at these locations. We do not have the manpower to maintain all these tot lots. I have no problem with advising the residents but I say they have to go.

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**Director of Parks & Rec, Jim Bonder** advised that he had a study done by a gentleman from general recreation who acted as the engineer for the Duffy project. Mr. Bonder advised this was done as we have a lot of playground pieces that were taken down some years ago from a playground in Pennsauken. The long and short of this is that the pieces we salvaged we think we can work with if we take and install them it would just about double our capacity over at Owens. Those pieces would cost us approximately \$14,000.00 plus engineer and concrete work which would add up to approximately \$18,000.00. He added that same playground equipment to install brand new would cost us well over \$45,000.00, noting he has those figures in writing. He then noted that we took down the Pennsauken playground equipment in one day.

**Cncl. Pres., McIlvaine** noted he wholeheartedly was in support of the parks but we have to have priorities here. We spent a lot of money on Duffy, and we are spending a lot more on Owens. We are very limited to what we can do manpower wise, or even just our road department is at the bare bones minimum as well as some of our offices. We cannot afford to continue to spend money on these tot lots. He continued and noted he would move forward with this and taking a vote. He also required *professional* notification be placed on each tot lot indicating on a certain date these tot lots would be coming down (*February 1st*) this notification should also be posted to social media in an effort to reach residents who may wish to make comment. **Cncl. Pres., McIlvaine** stressed we have to prioritize where we are going to spend money. We will make notifications and we will set it for the first meeting in February (*February 12<sup>th</sup>*) for a vote to either remove the tot lots or not.

**Cncl. Pres., McIlvaine** questioned the status of the tax card program. **Mayor Teefy** advised he would have a report forthcoming, as the Economic Development Commission will be meeting on December 18<sup>th</sup>.

**Cncl. Pres., McIlvaine** noted the Junkyard Licenses were scheduled for approval on the regular meeting agenda, questioning the term of the license. **Acting Solicitor, Gary Lomanno** noted reference to a 9 month (*temporary*) licensing period and questioned just what issues were causing this as the Junkyard Licenses should run from a period of December 1<sup>st</sup> thru November 30<sup>th</sup>. **Director of Code Enforcement, Rosemary Flaherty** advised there are some engineering issues and environmental assessment issues on just about every application that was submitted. We are trying to get everyone into compliance no one actually had an engineer review these reports, etc. in the past, it was just a layman that did the reviews. ARH has reviewed the reports and comments were made and they were sent out to each applicant. **Township Clerk, Susan McCormick** noted that as the licensing official and the person responsible for issuing the licenses for clarification purposes she requested to have the licensing period clearly indicated. A temporary nine month license could be issued however the licensing period runs for 12 months, exactly how is the license to be endorsed. **Kathryn Cornforth, ARH** advised that in her letter to the applicants they were given nine (9) months to come into compliance. In our letter to the Director in performing the review it was noted that if the applicants did not come into compliance within the nine (9) months it jeopardizes their future starting with their 2019 license. If council so chooses the 2018 license could be issued for a year and then the applicants would be put on notice for their 2019 license.

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The nine months was just a timeframe. There was some confusion on this with Mrs. Cornforth advising it is a nine month window and on a lot of the preliminary assessments some of the comments were minor, some of them had other issues. We wanted to give nine (9) months to get something to us so that we have a three (3) month window to work with them if needed. Mrs. Cornforth noted, as stated in their letter, the applicants must come back to the township, specifically the Director's office, with all updated information so that in conjunction with our office everything can be reviewed to make sure all outstanding items have been addressed. It was the consensus of council to move forward with the approval of the Junkyard Licenses (*licensing period of December 1, 2017 thru November 30, 2018*). This will be addressed under the Correspondence section at the regular council meeting.

**Cncl. Heffner** posed questions with regard to the Resolutions scheduled on the agenda in regard to Stirling Glen (*Resolutions R:263-2017, 264-2017 and 265-2017*). He shared his concerns and questioned at what point are we going to make them fix that retention pond. The only way to solve this problem is to stop issuing building permits. Discussion continued on the bonding issues. **Kathryn Cornforth** noted, in her opinion, I do agree with Cncl. Heffner as in her discussions with the developer in the past they never budgeted for the basin modifications because they were not ever planning on doing them. This was something they found out during construction that they had to add after the fact. She did not know if they have any specific intentions of installing it with Section 2 or after Section 2. In the past all of our communications have been that they did not have the money for it. **Mrs. Cornforth** continued and her opinion would be either to stop issuing building permits if possible (*safety measure*) or to come back to the Planning Board to tie it in with the club house which is supposed to be built at the end of Phase 2. **Engineer, Chris Rehmann** advised that perhaps the Resolutions be tabled and have the township attorney put a developer's agreement together so that there is something, they are signing, that says I will do X,Y and Z. Discussion took place back and forth with many people speaking at once. Mr. Rehmann advised this is a legal issue and they have a right under the preliminary approval to do the installation of the improvements under their Planning Board approval. He explained they can't get building permits until the final plan is filed, questioning if they have filed. Mr. Rehmann noted they should not have filed unless there was a bond in place. If they don't have a final plan for a particular section there are no legal lots and the building inspector who works under the Uniform Construction Code can't issue a building permit (*inaudible*) they can make improvements but they can't get a building permit. **Cncl. Heffner** advised his personal opinion was that the project gets shut down until they come into this office and make some kind of agreement that the retention pond gets corrected, before we inherit the problem. Mrs. Cornforth noted the performance bond was required because when they found the issue during construction where they hit ground water and had to go from a dry basin to a wet basin this requires safety ledges that were never part of their original approval. They were required to post a bond that would cover that work, this was done to protect the township. The township has been through a number of bond recalls over the years and they are lengthy and a lot of work and many times depending on what is left bonding companies can give you the money and walk away. Cncl. Heffner's concern is if they give you the money and walk away it will be incredibly expensive to install those shelves after the fact. Discussion continued on the installation of the ledges, bonding requirements, improvements, safety issues, future certificates of occupancy, etc.

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Mrs. Cornforth then advised they started doing the infrastructure improvements so the storm sewer started and curb work has been started and it was her understanding they have not sold any of the houses. The basin is technically in Section 1 which is not quite built out but it is getting there. As the development expands more and more storm water will go into that basin. It was the consensus of council members to remove the above referenced resolutions from the agenda.

F.) **COMMITTEE REPORTS** - None

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

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

I.) **ADJOURNMENT**

With nothing further for discussion, **Cncl. Marino** made a motion to adjourn the Council Work Session of December 11, 2017. The motion was seconded by **Cncl. Miller** and was unanimously approved by all members of Council present.

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 December 11, 2017 and serves as only 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 AmJ  
Approved as corrected \_\_\_\_\_

Date 1/22/18  
Date \_\_\_\_\_