

**MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
APRIL 23, 2018**

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:00PM by **Cncl. Pres., Rich DiLucia** 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 (*N.J.S.A. 10:4-6 thru 10:4-21*). Notices were placed in the official publications for the Township of Monroe (i.e.: South Jersey Times, Courier Post and The Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex and on the Monroe Township website.

**Cncl. Pres., DiLucia** 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 THE FLAG**

**Cncl. McIlvaine** led the Assembly in the Pledge of Allegiance to Our Flag and **Cncl. Miller** Offered the Invocation.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present	
Cncl. Ron Garbowski	Present	
Cncl. Bob Heffner	Present	
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	
Cncl. Pres. Rich DiLucia	Present	
Mayor Daniel Teefy	Present	
Solicitor, Louis Cappelli, Jr.	Present	
Business Administrator, Kevin Heydel		Excused
Engineer, Ray Jordan	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 & Recreation, Jim Bonder	Present	
Deputy Mayor, Andy Potopchuk		Excused
Police Chief John McKeown	Present	
Municipal Clerk, Susan McCormick	Present	

**PUBLIC HEARING  
2018 MUNICIPAL BUDGET  
8:00 PM**

**Cncl. Miller** made a motion to open the Public Hearing for the 2018 Municipal Budget. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Garbowski** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

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**A.) OPENING CEREMONIES (cont'd)**

**PRESENTATIONS**

- **Proclamation – Mirarchi's Williamstown Inn-50<sup>th</sup> Anniversary**

**Cncl. Pres. DiLucia** and **Cncl. Miller** presented a proclamation to **Maria Mirarchi** in recognition of the **50<sup>th</sup> Anniversary of Mirarchi's Williamstown Inn**.

- **Certificate of Recognition – Dante Corso, Eagle Scout**

**Mayor Teefy** and **Cncl. Pres. DiLucia** presented a proclamation to **Dante Corso** of **Boy Scout Troop #234** with a Certificate of Recognition for completing his Eagle Leadership Project "Constructing a Rosary Bead Garden at St. Charles Borromeo Church" and attaining the highest and most coveted rank in scouting "Eagle Scout".

- **Certificates of Recognition – 2017/2018 Teacher of the Year Recipients**

**Cncl. Pres. DiLucia** and **Cncl. Miller** presented Certificates of Recognition to **Rocco Canonica** of **Williamstown High School**, **Karyn Park** of **Williamstown Middle School**, **Diana Voci** of **Holly Glen Elementary School**, **Michele Kreuzer** of **Oak Knoll Elementary School**, **Sandra Fiorentino** of **Radix Elementary School** and **Julia Gaetano** of **Whitehall Elementary School** for being recipients of the Gloucester County Teacher Recognition Program for the 2017-2018 School Year.

**APPROVAL OF MINUTES**

**Cncl. Miller** made a motion to approve the minutes as submitted of the Council Work Session of March 26, 2018, Regular Council Meeting of March 26, 2018, Closed Executive Session of March 26, 2018, Council Work Session of April 9, 2018, Regular Council Meeting of April 9, 2018, and the Closed Executive Session of April 9, 2018. The motion was seconded by **Cncl. Dilks** and approved by all members of Council with the exception of **Cncl. Garbowski** who Abstained on the voting of the Council Work Session of April 9, 2018, Regular Council Meeting of April 9, 2018, and the Closed Executive Session of April 9, 2018.

**B.) CORRESPONDENCE – None**

**C.) ORDINANCES**

**Cncl. Pres., DiLucia** turned this portion of the meeting over to **Ordinance Committee Chairman, Cncl. Marino**. **Cncl. Garbowski** made a motion to open the meeting to the public for ordinances listed on the agenda for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council. With no one wishing to speak on the Ordinances for Second Reading, **Cncl. Miller** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

**O:11-2018** An Ordinance To Amend Chapter 65 Of The Code Of The Township Of Monroe Entitled "Personnel Policies"

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

**Cncl. Dilks** made a motion to approve Ordinance O:11-2018 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

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**C.) ORDINANCES (cont'd)**

**ROLL CALL VOTE TO APPROVE ORDINANCE O:11-2018 FOR SECOND READING  
AND PUBLIC HEARING – 7 AYES (Dilks, DiLucia, Garbowski, Heffner, Marino,  
McIlvaine, Miller)**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:11-2018 was duly approved for Second Reading and Public Hearing.

**O:12-2018** An Ordinance Of The Township Council Of The Township Of Monroe Appropriating A Sum Not To Exceed \$50,000.00 For Services Related To The Improvements Associated With Various Township Parks Within The Township Of Monroe

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

**Cncl. Miller** made a motion to approve Ordinance O:12-2018 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Garbowski**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:12-2018 FOR SECOND READING  
AND PUBLIC HEARING – 7 AYES (Dilks, DiLucia, Garbowski, Heffner, Marino,  
McIlvaine, Miller)**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:12-2018 was duly approved for Second Reading and Public Hearing.

**O:13-2018** Bond Ordinance Authorizing The Acquisition Of Various Pieces Of Equipment And Completion Of Various Capital Improvements In And For The Township Of Monroe, County Of Gloucester, New Jersey; Appropriating The Sum Of \$7,000,000 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 \$6,650,000; 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. Garbowski** made a motion to approve Ordinance O:13-2018 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Miller**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:13-2018 FOR SECOND READING  
AND PUBLIC HEARING – 7 AYES (Dilks, DiLucia, Garbowski, Heffner, Marino,  
McIlvaine, Miller)**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Ordinance O:13-2018 was duly approved for Second Reading and Public Hearing.

**D.) RESOLUTIONS SCHEDULED – PUBLIC PORTION**

**Cncl. Garbowski** made a motion to open the Resolutions Scheduled – Public Portion. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council. With no one wishing to speak, **Cncl. Miller** made a motion to close the Resolutions Scheduled – Public Portion. The motion was seconded **Cncl. Marino** and unanimously approved by all members of Council.

**R:80A-2018** Adoption Of 2018 Municipal Budget, Township Of Monroe, County Of Gloucester, State Of New Jersey

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**D.) RESOLUTIONS SCHEDULED – PUBLIC PORTION (cont'd)**

**Cncl. Garbowski** made a motion to approve Resolution R:80A-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

**ROLL CALL VOTE TO APPROVE RESOLUTION R:80A-2018**  
**7 AYES (Dilks, DiLucia, Garbowski, Heffner, Marino, McIlvaine, Miller)**

**Tally: 7 Ayes, 0 Nays, 0 Abstain, 0 Absent.** Resolution **R:80A-2018** was duly approved.

**R:94-2018** Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For Professional Services To The Municipal Engineer For The Completion Of A Stage I Cultural Resource Survey With Respect To The Owens Park Expansion Within The Township Of Monroe, County Of Gloucester, State Of New Jersey

**Cncl. Miller** made a motion to approve Resolution R:94-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

**R:95-2018** Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For Professional Services To The Municipal Engineer For The Final Design/Public Bid And Construction Administration Services Associated With The Paving Of A Portion Of Forest Drive And Briarwood Drive Not Included As Part Of The 2017 Monroe Road Program Within The Township Of Monroe, County Of Gloucester, State Of New Jersey

**Cncl. Garbowski** made a motion to approve Resolution R:95-2018. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

**R:96-2018** Resolution Of The Township Council Of The Township Of Monroe Authorizing The Request For Proposals (RFP) For Up To Six (6) Certified Contractors For Emergency Service Work Within The Township Of Monroe

**Cncl. Miller** made a motion to approve Resolution R:96-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

**R:97-2018** Resolution Of The Township Council Of The Township Of Monroe Awarding A Contract For Professional Services To The Municipal Engineer For Survey And Design Services Associated With The 2018 Capital Road Program Within The Township Of Monroe, County Of Gloucester, State Of New Jersey

**Cncl. Miller** made a motion to approve Resolution R:97-2018. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

**R:98-2018** Resolution Approving The Bill List For The Council Meeting Of April 23, 2018 **(REMOVED FROM AGENDA)**

**R:99-2018** Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute A Developer's Agreement With Cross Keys Monroe, LLC, Site Plan #472-SP PS-1, Block 101, Lots 3.06 & 3.07 "Restaurant" And "Daycare"

**Cncl. Miller** made a motion to approve Resolution R:99-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

**R:100-2018** Resolution Of The Township Council Of The Township Of Monroe Authorizing The Acceptance Of A Cash Bond In The Amount Of \$3,600.00 For Cross Keys Monroe, LLC, Site Plan #472-SP PS-1, Block 101, Lot 3.06 For Certain Site Improvements "Restaurant"

**Cncl. Miller** made a motion to approve Resolution R:100-2018. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

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**D.) RESOLUTIONS SCHEDULED – PUBLIC PORTION (cont'd)**

**R:101-2018** Resolution Of The Township Council Of The Township Of Monroe Authorizing The Acceptance Of A Cash Bond In The Amount Of \$8,244.00 For Cross Keys Monroe, LLC, Site Plan #472-SP PS-1, Block 101, Lot 3.07 For Certain Site Improvements "Daycare"

**Cncl. Miller** made a motion to approve Resolution R:101-2018. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

**R:102-2018** Resolution Adjusting Township Of Monroe Tax Records

**Cncl. Miller** made a motion to approve Resolution R:102-2018. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

**R:103-2018** Resolution Authorizing The Consent Order For Settlement And Dismissal In Litigation Captioned "Peter C. Sideris v. Township Of Monroe And Monroe Township Zoning Board Of Adjustment" Docket No. L-0439-17

**Cncl. Garbowski** made a motion to approve Resolution R:103-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council with exception of **Cncl. McIlvaine** who voted Nay.

**R:104-2018** Resolution Appointing Member To Monroe Township Municipal Utilities Authority

**Cncl. Garbowski** made a motion to open nominations for a Member of the Monroe Township Municipal Utilities Authority. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council.

**Cncl. Dilks** nominated **Ralph Manfredi** as a member to the Monroe Township Municipal Utilities Authority. The nomination was seconded by **Cncl. Miller**. No other nominations were made and **Cncl. Garbowski** made a motion to close nominations. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

**ROLL CALL VOTE ON NOMINATION OF RALPH MANFREDI  
AS A MEMBER OF THE MONROE TOWNSHIP MUNICIPAL UTILITIES  
AUTHORITY – 5 AYES (Dilks, DiLucia, Garbowski, Marino, Miller), 2 NAYS (Heffner,  
McIlvaine)**

**Tally: 5 Ayes, 2 Nays, 0 Abstain, 0 Absent.** The nomination of **Ralph Manfredi** to the Monroe Township Municipal Utilities Authority was duly approved.

At this time, **Cncl. Pres. DiLucia** announced the Agenda for the Work Session had to be abbreviated and could not be completed. He then announced he would open the Agenda for New Business and Old Business.

**NEW BUSINESS** – None

**OLD BUSINESS**

**Cncl. Heffner** asked **Solicitor Cappelli** for an update of a meeting held with the Monroe Township Public Library. Mr. Cappelli said the meeting will be held on May 17, 2018. **Cncl. Heffner** asked for an update on his inquiry about the Township getting out of Civil Service. Mr. Cappelli said, in his opinion, the way to get out of Civil Service is for the Township to have a referendum placed on an election voting ballot. He explained his reasoning, saying the Statute does not provide for a way out of Civil Service, it only provides for a way in to Civil Service. The way a municipality gets in to Civil Service is through a referendum. So, logically, he thinks the only way out is by referendum. He said there is no Case Law on it, it would be Case of First Impression, and thinks it makes sense that a Court would uphold the results of a referendum and

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**OLD BUSINESS** *(cont'd)*

permit that process to move forward. **Cncl. Heffner** asked, as our Solicitor, what would be his recommendation for Council, and asked if we should have an Administration Committee meeting to make a recommendation to Council. **Solicitor Cappelli** said the Governing Body would have to make a decision whether or not they want to proceed with the process, and if they do proceed with the process, he could lay out the deadlines, number of votes needed, etc., adding the Governing Body would also have to take a vote to place this matter on a referendum. **Cncl. Heffner** clarified if this could be done through the Administration Committee to move it forward and **Solicitor Cappelli** confirmed they could assign it to a Committee to make recommendations. **Cncl. Pres. DiLucia** said he did not have a problem with this matter going through the Administration Committee. **Township Clerk, Susan McCormick** confirmed who the members of the Administration Committee are, which are **Cncl. Miller**, **Cncl. Heffner** and **Cncl. Dilks**. **Cncl. Pres. DiLucia** assigned this Committee with the project of coming back to Council with their recommendations on whether to stay with Civil Service. Council will then vote based on the recommendation from the Committee on whether to move forward with placing the matter on a referendum. **Cncl. Pres. DiLucia** suggested the Committee meet by the next, or following, Council Meeting. **Cncl. Miller** said he will schedule a meeting within the next week. Through the Chair, **Mrs. McCormick** asked the Solicitor for confirmation that there is a deadline in August for the need of a Resolution for the proposal of this referendum to be placed on the General Election ballot in November. **Mr. Cappelli** confirmed there is, and he will lay out the process to be followed. **Cncl. Miller** suggested **Mr. Cappelli** also attend the Committee meeting.

**Cncl. Heffner** asked for an update on his inquiry about the Township's Antinepotism Policy and other municipalities' policies. His concern is that our policy states "cousin" as a relative, which he feels is too broad of a relationship as a relative. **Solicitor Cappelli** will compile information from other municipalities to provide Council with.

**Cncl. Heffner** mentioned that he sent an email to the Solicitor about volunteers who help for one day at Township events sponsored by the Parks & Recreation Commission. In the email, he asked **Solicitor Cappelli** if the volunteers need to have background checks done if they are volunteering only for the day, asking what the liability is with the Township.

**Mayor Teefy** said he received the numbers today for Route 322/Fries Mill Road and asked **Solicitor Cappelli** when they will be ready to move along and get the Developer's Agreement. **Mr. Cappelli** said he will contact the Engineers. **Mayor Teefy** requested moving along as quick as possible, so that everything can get to the State and soon as possible.

**Cncl. Marino** informed the Solicitor of discussion that took place at the Ordinance Meeting of April 4, 2018 in reference to bicycles held in storage by the Police Department that have not been claimed and the possibility of having a Resolution authorizing the Township to donate these bicycles to a charity.

**E.) REPORTS AND OTHER MATTERS**

**Cncl. Dilks** attended a Seniors Commission Meeting on April 5, 2018. The members discussed upcoming trips for the year. He reported on a trip they are having on June 20, 2018 for a Phillies v. Cardinals baseball game at 1:05pm, costing \$57 per person, which includes bus transportation and the game ticket.

**Cncl. Garbowski** attended a Historical Society Meeting on April 5, 2018. The Hofer-Ireland House will be open for tours on April 28, 2018 during the Main Street Arts Festival. The Historical Society is in the process of conducting class trips for the 4<sup>th</sup> graders to learn about local history. He also attended the Zoning Board of Adjustment Meeting of April 17, 2018. The ZBA approved a one-year final extension for Application #17-76 in reference to 609 N. Main Street and also approved a preliminary site plan for #476-SP in reference to 2599 S. Black Horse Pike. He also attended the Library Board Meeting of April 18, 2018. The Library fundraiser will be held on May 30, 2018 12:00pm-10:00pm at Mona Lisa Restaurant, to which 10% of a meal purchased is discounted and donated to the Monroe Township Public Library.

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**E.) REPORTS AND OTHER MATTERS (cont'd)**

The coupon for this discount and donation, along with more information on the fundraiser, is available on the website for the Monroe Township Public Library. The opening day for the Organic Community Garden was on April 22, 2018, in the rear of the Library. If anyone is interested in a lot, Sustainable Monroe can be contacted at [sustainablemonroe@gmail.com](mailto:sustainablemonroe@gmail.com). Cncl. Garbowski mentioned the Library has museum passes available to be used at many historical sites and museums; this museum pass program is provided by the Friends of the Free Public Library.

**Cncl. Heffner** reported that the Easter Egg Hunt was a great event and over 10,000 eggs were collected by the children in less than three minutes. He attended the Planning Board Meeting of April 12, 2018. A bulk of the ten Resolutions were for extension of permits and a couple of Resolutions were for site plan waivers. There were five new applications, one of them being for a Greyhound Rescue Center that will be non-profit. He attended the Little League Opening Day on April 13, 2018, which was a good turn-out. He also attended the Barrels for Badges Wine Festival, a fundraiser for the Unity Tour, on April 21, 2018. There were a lot of people in attendance and hopes a great deal of money was raised for the Tour. He attended the opening of the handicap playground at the Mary Mazza Duffy Memorial Park, the Williamstown Sunrise Rotary raised over \$150,000 for this project. He said everyone had a great time and thanked the Williamstown Sunrise Rotary for their job well done. Cncl. Heffner mentioned the Municipal Budget being discussed at the previous Council Meeting. He does not want to take credit for anything he really did not do. He continued with explaining how the budget works. The Mayor and Business Administrator put the budget together, presents it to the Budget Committee, who then adjusts item amounts within the budget. He then votes on what is presented to him by the Mayor and B.A., reiterating that he does not want to take credit for it.

**Cncl. Marino** also attended the Barrels for Badges Wine Festival along with many other people from the community, he felt this event was very successful and this event will grow and become better every year. He also attended the Economic Development Commission Meeting of April 16, 2018. One of the bigger projects this Commission is working on is the Tax Card Program. There was a motion made at the meeting to ask Administration to give them permission to conduct interviews, to at least start the preliminary process, and make a recommendation for the position of handling this program. They also spoke about site plan waivers in other towns who have a short-form, a way to streamline it more, so that we are not bringing in businesses that are just changing from one owner to another and are not doing any renovations. The Commission also discussed suggesting the Planning Board sets up a committee that can meet with the potential business owner and see if they can streamline the process and not have to go through a hearing. Cncl. Marino attended the Monroe Township Board of Education Meeting of April 19, 2018. He said there was originally discussion of Holly Glen Elementary School students being transferred to where Victory Christian School used to be at Open Bible Church. The cost for this plan was approximately \$630,000. The Board determined that the best decision would be to instead put those funds into fixing Holly Glen Elementary School. Cncl. Marino does not have details on this plan yet, but has information on where the students will be attending for the 2018-2019 school year. Students in Kindergarten and First Grade will be attending Whitehall Elementary School, students in Second Grade and Third Grade will be attending Radix Elementary School, students in Fourth Grade will be attending Williamstown High School, and special needs students will be attending Oak Knoll Elementary School. Cncl. Marino stated this plan, hopefully, will provide for smaller class sizes, though it is still a disruption to the parents. He gave an example of a parent who spoke at the meeting saying she has three children who will be taking three different buses to three different schools. Cncl. Marino also attended the Little League Opening Day. It was a nice day, a good turnout and would like to see the numbers grow more with children getting more involved with town ball and not just focus on travel ball because he felt you can't take away the tradition of Little League, playing with and against your friends however the travel teams do have/play a certain role.

**Cncl. McIlvaine** attended the ribbon cutting for 13<sup>th</sup> Child Brewery on April 13, 2018. He said it was a fantastic ceremony and commended the owners on a job well done on fixing up the old bank that is now the brewery. He also attended the Barrels for Badges Wine Festival on April 21, 2018 at Owens Park. He hopes the Police did well on raising funds during this event. He also attended the opening of the handicap playground at the Mary Mazza Duffy Memorial

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Park. He said this is one of the nicest things the Township has and thanked the Sunshine Rotary and volunteers.

**Cncl. Miller** said the Municipal Alliance Commission had a meeting on Sunday and he will provide dates at a later time for National Night Out Against Crime and a seniors luncheon that will host a prescription drug drop-off. He also mentioned the Main Street Arts Festival, it is a wonderful event, there will be three bands, and a Township shuttle bus transporting people from one brewery to the other in town. He thanked the Main Street Committee and Ernie Carbone for their hard work with this event and efforts to draw more people to Main Street.

**Mayor Teefy** reported on his attendance at the Easter Egg Hunt, it was a nice day and was well-run by the Parks & Recreation Commission. IM Dance Academy, located in Trader's Lane, had their grand opening on March 31, 2018 and there was a grand opening for Lenny's Shoe & Leather Repair located on South Main Street highlighting the services they provide. He noted on April 6<sup>th</sup> he and Mr. Heydel attended the 30<sup>th</sup> anniversary celebration of Juniper Village Assisted Living. He also attended the grand opening of the 13<sup>th</sup> Child Brewery on April 13, 2018, at the corner of Main Street and Blue Bell Road, and he welcomed them to town. There is an upcoming grand opening for Cross Keys Brewery on Saturday, May 12, 2018. On Saturday, April 28 during the Main Street Arts Festival there will be a Township bus to transport people from one brewery to the other. The Opening Day for Little League was on April 13, 2018 and he had the honor of presenting a Certificate of Recognition to them as the 2017 Junior Division New Jersey State Champions. Mayor Teefy had a meeting with Sustainable Monroe to discuss the Mayor's Monarch Pledge for butterflies to come into the Township. He said a test site will be done at the basin at the Pfeiffer Community Center, vegetation will be removed and milkweed will be planted in the Fall and hopefully we will see something in the Spring and also hopefully bring that program to other basins in the Township, notifying people near the basins about the program the Township is participating in. He attended a conference "Communities, Connections, Substance Abuse" at the St. Matthew's Baptist Church. There were 10-12 speakers and other Mayors from the area, and it was very well attended. They are looking to get other ministries in Gloucester County involved with the programs in place to help with the opioid crisis. He also attended the Barrels for Badges Wine Festival, it was very well attended, very well-run, and hopes they received good support for the Police Unity Tour. The Organic Community Garden was opened in the rear of the Library with 48 garden beds and there are four or five people who are on the waiting list for a garden bed. He said it was a great event for the community to get together and thanked the MMUA for bringing water out to the garden last year for use at the garden. The Mayor mentioned there was also a shredding event, which was well attended. He also attended the opening of the handicap playground and thanked everyone who volunteered to help build the playground. He stated the Williamstown Sunrise Rotary raised money for the playground and turned it over to the Township with the presentation of a plaque on April 22, 2018. Mayor Teefy thanked the Williamstown Sunrise Rotary. He said the pot holes are being addressed along with brush cleanup from the storms in March. Public Works will be open on Saturdays 8:00am-12:00pm starting on May 5, 2018, throughout the summer. Mayor Teefy reported on the Zoning and Construction Departments. He said there were 46 construction violations in 2011, 53 in 2012, 124 in 2013, 86 in 2014, 96 in 2015, 140 in 2016 and 121 in 2017. He said there were 624 permits issued in 2011, 621 in 2012, 678 in 2013, 719 in 2014, 923 in 2015, 1,310 in 2016 and 2,951 in 2017. He said there were 83 zoning violations in 2015, 328 in 2016 and 255 in 2017. The zoning violations are not to make money, it is about enforcement we never had. He requested the data on the prior four (4) years, but it could not be provided because this information was not previously being recorded. The Mayor explained what he came into from a mayor's standpoint of trying to administer the town and turn it toward more technology. He feels with the technology that is provided to us, this information should have been recorded in the system to easily retrieve the information needed. He said these numbers show how busy these offices are and how the changeover in staff, with Rosemary Flaherty and Bryan Glaze, there are better enforcements and also the inspectors are doing a great job with riding through the Township and doing their best to do some cleanups. Mayor Teefy mentioned the Main Street Arts Festival is coming up on Saturday. He reminded everyone the Memorial Day Parade is taking place on May 28, 2018 at 11:00am. The Music Festival will be held on June 2, 2018 5:00pm-10:00pm.



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**E.) REPORTS AND OTHER MATTERS (cont'd)**

In reference to the Tax Card Program, Mayor Teefy advised that he has a meeting set up with the Economic Development Commission and hopes to get this program started soon. Mayor Teefy spoke about the Municipal Budget. He asked "how do you achieve a 0% increase the last two years?" He explained the main thing is the spending, our three-year average is less than 1% in the spending, the overall salary increases for the last three years is 1.7%, with a little dip in the second year as there was more overtime in the Police Department and after some discussion with the Police Chief, the overtime has been brought down, helping to keep the average of 1.7%. Mayor Teefy also said the previous Administration did not have a land sale in 10 years and this Administration has done 2 land sales that brought in \$284,000 of revenue and that helps the bottom line. **Mayor Teefy** thanked the employees for agreeing to change to the SHBP in 2015 when we were faced with an 18% increase. This saved the Township \$360,000, has continued to save each year, we have yet to exceed what was being paid previously in the health benefits plan and have taken a 1% decrease in the health benefits plan this year. The Mayor reported the budget this year is \$5.5 million dollars for health benefits, if we had stayed with the previous plan with the private market, it would have been \$7.7 million dollars; we would not have been at 0% increase without this change. This was a very good move for the township by the employees and he can't thank them enough. He spoke in reference to the Regional Health Insurance Fund (HIF) that we had from 2007-2011, which over \$400,000 in dividends was received plus \$2 million dollars' worth of equity was built-up. This equity was not going to come to the Township until 2018, but after winning the Primary Election in 2014 and working with **Business Administrator, Kevin Heydel**, they started discussing that when he takes office this money is not going to come and we need to negotiate with the HIF Fund and work with them. Mayor Teefy and Mr. Heydel worked with HIF and requested they change their policy to give payment plans over the years, the HIF did agree so we received \$125,000 in 2015, \$531,000 in 2016, \$446,000 in early 2017 and \$925,000 in later 2017, which is all getting pushed back into the budget, which is good. He spoke in reference to abandoned houses and said Community of Champions has brought in \$2 million dollars in registration fees, which the Township has spent less than \$300,000 of this money to fix up approximately 200 properties the past couple of years; this is a \$1.7 million net revenue for the Township. Mayor Teefy stated these orchestrated moves have had a major impact for the Township with the Municipal Budget and is the reason why we have been able to achieve a 0% increase. He then spoke on the abandoned property registration which is starting to dip down, we were at 961 registered properties either occupied, vacant or with no description, that has flipped around to 568 just last week. We have about 53 less abandoned houses that are vacant and we have occupied that are going down. That program has done what he felt it would do, this has enabled us to build up our surplus. The township previously had a Moody's rating of A1, an upper-medium grade, and now have a rating of AA3, because our surplus that was at \$550,000 when he took office is now up to \$6 million and when we go to bond in 2018, we will get a lower interest rate.

**Dir. of Parks & Recreation, Jim Bonder** reported that Camp Squankum's registration, as of today, has increased by 40%, so he wants to give residents a heads up to start signing up if they want to join the camp this Summer.

**Cncl. Pres. DiLucia** attended an MMUA Meeting on Wednesday, April 18, 2018. He reported there was a resignation from a Board member and an appointment was made this evening to fill the vacancy. In addition, Wendy Mahoney was promoted to Executive Director on an interim-basis, a committee will review her progress, and a determination will be made whether she will be the permanent Executive Director. He mentioned the Safety Committee was postponed. He also attended the opening day for the Organic Community Garden, which was well-attended, the gardens are all filled, more garden beds will be opened, it looks nice and he looks forward to seeing the garden grow. He said the Easter Egg Hunt was really special to watch the children running around collecting their eggs. He also attended the Barrels for Badges Wine Festival, which was a nice affair, he is sure there was a lot of money raised, there were food trucks, vendors, and families enjoying the day. He also attended the opening day of the handicap playground; it was a tribute to what can happen when people get together, put aside all their differences and do something good for the community. Cncl. Pres. DiLucia spoke about the health benefits plan for the employees of the Township. He was a member of the Budget Committee when JIF supplied our insurance, the Committee spearheaded a movement out of the

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**E.) REPORTS AND OTHER MATTERS (cont'd)**

JIF because a rate was received from Blue Cross Blue Shield that in the first year, it was 6% less than what JIF was going to charge, saving about \$400,000 and guaranteed, although not in writing, by Blue Cross Blue Shield that they would not raise the rate for the first two years. There was a determination by the Mayor and Business Administrator that they wanted to go to the State insurance, which he was for if we could save money, but he believes the Mayor's statement was a mis-statement in reference to the 18% figure. Cncl. Pres., DiLucia explained that was a figure given by Blue Cross/Blue Shield as an initial proposal. The broker told the Township that rate was just a proposal that he could get it lowered, he returned with 9% and said he could do better. Cncl. Pres. DiLucia said that we were dealing with "*apples and oranges*", because the State insurance, in some respects, was not as good as the plan the employees had at the time. The big difference in those plans was and remains today, stating our employees do not like the plan, for reasons such as the co-pays for prescriptions was previously \$10 and the new plan is 10% of the cost of the prescription, which for example if a prescription costs \$1,000, the cost is \$100 instead of \$10. He said when the broker said he could do an "*apples to apples*" plan, he was told by the Business Administrator to not bother, we are going with the State insurance. Cncl. Pres. DiLucia felt the number of the savings of 18% is an erroneous figure that is not true, it is not factual. Now, we can take numbers and I am pretty good with numbers, and everyone in this room knows this. He spoke on the first contract with the police union, and the police union came in at what he thought was a very reasonable amount of money on an increase. But, of course, the thing that goes unsaid is that they still have anniversary increases in their contract. At the time when they went to arbitration, this is where you have to go for PERC if there is an impasse in negotiations, and under Christie's law at the time the arbitrators were duty-bound to hold increases to two percent (2%). He advised that he would have done the same thing as them, not go to arbitration and take a chance that I would lose the conditions in the contract that in some longevity schedules were up to ten percent (10%) on an anniversary date. So they accepted a contract that, I think, maybe was around 1 1/2%. When they went to the supervisor's association there was negotiation and discussion but Local 1360 knew because they are a very intelligent organization that every employee in this township had to agree to go to the SHBP or no one could go. So, low and behold, when we had in the budget 2%, the Business Administrator and the Mayor negotiated four percent (4%) increases over a three-year period, 4%, 4% and 4%. He spoke on the math with this that the 12% is on-going versus if you had given 2%, 2%, and 2% which would have been 6%, this came to a difference of 24% in costs. When you do a contract with 4%, 4%, and 4% for the term of that contract it costs 24%. So, if in fact, let's say it is \$5 million in wages you are increasing by over a million dollar in wages. This was twice as much that you wouldn't have had to give if you hadn't of wanted to go to the SHBP because the settlement would have been at 2%. **Cncl. Pres., DiLucia** spoke on his way of doing math, that being we lost money on that deal and I defy anybody to sit down with me and do the numbers. I said that in council, I said that when they reached the agreement that this settlement costs us more than if we had stayed with the insurance we had and have the broker negotiate a rate down to maybe 4% or 5% because then you would have had "*apples to apples*" and he was not dealing with "*apples to apples*" because the plan we got out of was better than the current SHBP. He continued and noted I don't believe we saved money in going to the state and the employees don't like the plan. If we had given 2%, 2% and 2% forever ongoing we would have had 6% carry over for infinity. Now that we gave 4%, 4% and 4% we have 12% carry over for infinity. That means, every year going forward our payroll is 6% higher than it should be. Now, you tell me at what point in time does that save us money. Cncl. Pres., DiLucia advised he was a guy that negotiated contracts so I know numbers and contracts and I know working numbers and how you can turn them around. We made a mistake, now I did not vote for it and I believe it is on the record that I spoke against both the change in insurance and the 4% increase.

**Cncl. Pres., DiLucia** continued and noted in addition, and I did not want to bring this up tonight but since it is out there I am going to address it. This year I do believe as Chairman of the Budget Committee that we had an effect on the budget. The reason for this is that any Business Administrator that is appointed is going to make sure that they don't run you out of money. So, there is a simple formula, and with any budget I have ever participated in, the person who prepares the budget normally underestimates revenue in and over estimates revenue out. Because the idea is if you spend less than you budget you have money for the reserve. The more reserve you have the better off you are.

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The job of council is to get as close to no tax increase as possible, that is our goal. In 2015 there was a 2. something increase, in 2016 I knew when we got out of the JIF they owed us \$2.3 million dollars and I also know a 1% tax increase represents a quarter of a million dollars, so when that budget was presented to council in 2016 that called for a 1% increase, I said all you have to do is take \$250,000 of that \$500,000 that is payable to us and we can eliminate a tax increase. Not only was it not done, it was not put in the budget. If you go back and examine the budget in 2016 the administration did not even show the half million dollars. When I raised that issue and questioned where is that half million dollars? They said well we didn't get it yet so we are not putting it in. They were going to get it, which they did. In 2017 I ran for election and I ran with a group of people and we said, in print in our campaign literature, that we promised two years of zero. I wasn't a magician, I did not do anything special but I knew we had \$2.3 million in our hands that was owed to us. That would more than offset the normal 2% increase. Cncl. Pres., DiLucia continued, I said put it on the record, if you go back and pull the minutes over the last couple of years there are people sitting here that their philosophy was, no matter whether you can or not, raise the taxes every year because that way you forestall an increase in the future. That is not my philosophy, I represent thousands of people that are on fixed incomes and they cannot afford just a little bit more taxes when they shouldn't be paying more. So, we said two (2) years ago, in print, that we were going to maintain a zero tax increase for the next two (2) years and low and behold it happened. The reason it happened is because we had four (4) votes here on council, because 4 councilman sitting here made that pledge. That is the truth and I stand by it. I didn't want to address this tonight but he felt he had to. He felt there were inaccuracies said here that will go on television and on the record and I am clearing the record. Cncl. Pres., DiLucia then spoke on accomplishments, noting over four (4) years ago when the Mayor was a councilperson we passed a resolution for a dog park and Adams, Rehmann & Heggan went out and got us a grant for \$780,000. He questioned, where is the dog park today? It has been sitting in Administration for four (4) years with no movement whatsoever. He spoke on the tax card program and how approximately four (4) years ago we agreed as a council to do whatever we had to in order to provide a program like this for the community and four (4) years later no tax card. He noted that he understood it was said at the Economic Development Committee that council held that up. Cncl. Pres., DiLucia advised that council has given administration everything they asked for to make this tax card program happen, it hasn't happened. We (council) gave an extra \$5,000 to buy cards, which was never done. We authorized someone to be hired to go out and promote the program with business people, which didn't happen. There is going to an election, and these will be the issues and certainly I will have my say in literature but things were said tonight that demanded that I respond to it.

At this time, **Cncl. Heffner** posed a question to **Dir. of Public Works, Mike Calvello** in reference to when the milkweeds are cut around the basins, if we will be contacting the residents nearby. **Mayor Teeffy** said Sustainable Monroe will go out and knock on doors, let the residents know what is going on and have signage out about the project. He said while he is campaigning and knocking on doors, he will let residents who live near the basins know about the project and ask their opinion about it.

**F.) GENERAL PUBLIC DISCUSSION**

**Cncl. Miller** made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council. With no one wishing to speak, **Cncl. Marino** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

**G.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Miller** made a motion to adjourn the Regular Council Meeting of April 23, 2018. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

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Respectfully submitted,



Susan McCormick, RMC  
Township Clerk



Presiding Officer

*These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Council Meeting of April 23, 2018 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 Am  
Approved as corrected \_\_\_\_\_

Date 5/14/18  
Date \_\_\_\_\_