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. Heffner 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		Excused
Cncl. Bob Heffner	Present	
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine		Excused
Cncl. Cody Miller	Present	
Cncl. Pres. Rich DiLucia	Present	
Mayor Daniel Teefy		Excused
Solicitor, Lou Cappelli, Jr.	Present	
Business Administrator, Kevin Heydel	Present	
Engineer, Ray Jordan	Present	
Dir. of Finance, Karyn Paccione		Excused
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		Excused
Municipal Clerk, Susan McCormick	Present	

PRESENTATIONS/PROCLAMATIONS

• Spotlight on Business – Main Street Meats (Bill Horn)

Bill Horn spoke on the business, informing that Main Street Meats is a fresh meat market. They also make hoagies, cheesesteaks and breakfast sandwiches. The business is located at 408 N. Main Street in Williamstown. Mr. Horn explained the parking is at the rear of the building with handicap parking at the side of the building. He noted they will soon start offering a delivery service. The hours of business are 9:00am-6:00pm, close at 8:00pm on Fridays and Saturdays, and closed on Wednesdays. Mr. Horn spoke on his background, adding he has been a butcher for 38 years.

A.) OPENING CEREMONIES (cont'd)

APPROVAL OF MINUTES

Cncl. Dilks made a motion to approve the minutes as submitted of the Council Work Session and the Regular Council Meeting of May 29, 2018. The motion was seconded by Cncl. Marino and approved by all members of Council in attendance, with the exception of Cncl. Miller who Abstained.

B.) CORRESPONDENCE – none

C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION

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

Cncl. Miller made a motion to bracket for approval, by Consent Agenda, Resolutions R:123-2018 through R:134-2018, and remove from the agenda Resolutions R:129-2018, R:131-2018 and R:132-2018. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

CONSENT AGENDA RESOLUTIONS R:123-2018 THROUGH R:134-2018, WITH EXCEPTION OF RESOLUTIONS R:129-2018, R:131-2018 AND R:132-2018

R:123-2018 Resolution Authorizing The Renewal Of Certain Plenary Retail Consumption, Plenary Retail Consumption With Broad Package Privilege, Plenary Retail Distribution And Club Licenses Within The Township Of Monroe, County Of Gloucester, State Of New Jersey (Kala-Trofi, Inc. T/A Geets Diner Restaurant)

R:124-2018 Resolution Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40A:4-87 Clean Communities Grant

R:125-2018 Resolution Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40A:4-87 2018 "U Text. U Drive. U Pay." Grant

R:126-2018 Resolution Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40A:4-87 2018 Click It Or Ticket

R:127-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Purchase Of A 2019 Ford E450 Gas Type III Base Ambulance Vehicle Remount And Refurbishment Under The National Cooperative Purchasing Program

R:128-2018 Resolution Adjusting Township Of Monroe Tax Records

R:130-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Cancellation Of Small Balances Less Than \$10.00

R:133-2018 Resolution Authorizing Closed Executive Session Of The Township Council Of The Township Of Monroe To Discuss Litigation/Settlement Agreement Johnson V. Township Of Monroe, Department Of Public Safety

At this time, **Solicitor Cappelli** reported this is a litigation matter, it has been settled and the post-settlement is for \$4,000, which would make the case go away and Labor Counsel/JIF would handle it. This would negate the need to enter into Closed Session. Mr. Cappelli said a Resolution was drafted to accept the settlement. **Municipal Clerk, Susan McCormick** read Resolution R:135-2018 into the record, which was not scheduled on the formal Agenda.

C.) RESOLUTIONS SCHEDULED – PUBLIC PORTION (cont'd)

R:135-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Township Of Monroe To Enter Into The Settlement Agreement As A Result Of The Disciplinary Proceeding Between Karl Johnson And The Township Of Monroe Police Department

Cncl. Miller made a motion to approve Resolution R:135-2018. The motion was seconded by Cncl. Marino and unanimously approved by all members of Council in attendance.

ROLL CALL VOTE TO APPROVE RESOLUTION R:135-2018 5 AYES (Dilks, DiLucia, Heffner, Marino, Miller), 2 ABSENT (Garbowski, McIlvaine)

Tally: 5 Ayes, 0 Nays, 0 Abstain, 2 Absent. Resolution R:135-2018 was duly approved.

R:134-2018 Resolution Of The Township Council Of The Township Of Monroe Authorizing The Mayor To Execute An Agreement To Participate In The Alliance To Prevent Alcoholism And Drug Abuse Between The Gloucester County, New Jersey And The Township Of Monroe (July 1, 2018 – June 30, 2019)

Cncl. Miller made a motion to approve Resolutions R:123-2018 through R:134-2018, with the exception of Resolutions R:129-2018, R:131-2018 and R:132-2018, which were removed from the Agenda. The motion was seconded by **Cncl. Marino** and unanimously approved by all members of Council in attendance.

D.) ORDINANCES – None

E.) REPORTS AND OTHER MATTERS

Cncl. Dilks wished everyone a safe and happy Fourth of July.

Cncl. Heffner reported on events he attended. The Music Festival was on June 2, 2018. Though it rained, they managed to get the music in and some vendors did do some business. They still had a good time and the attendance was approximately 500-1,000 people. Mr. Heffner attended the Planning Board Meeting of June 8, 2018. Resolutions were memorialized for Hamilton Greene on South Main Street and Grandview Avenue, a tool shop on Winslow Road, a nail salon on South Main Street, the Cross Keys Redevelopment, and A-Jack's Towing received an approval to expand an existing expansion of the building. He also attended the Planning Board Meeting of June 21, 2018. A Resolution was memorialized for CBS on Glassboro-Cross Keys Road for signage issues. Cncl. Heffner recognized a Township employee, Ervin "Fig" Robinson, who had passed away. He expressed kind sentiments of "Fig", and said his thoughts and prayers go out to "Fig's" family. Cncl. Heffner mentioned funds are being raised for a bench and Fig Tree, to be dedicated to "Fig". He noted, if anyone, or any organization would like to donate to this fund, they can contact Director of Parks and Recreation, Jim Bonder. Cncl. Heffner also congratulated Aileen Chiselko, Deputy Municipal Clerk, on successfully completing the examination for a Registered Municipal Clerk Certificate.

Cncl. Marino reported a meeting was held on June 18, 2018 with the Fire Station Renovation Building Committee. They reviewed the six proposals received for the Request for Proposals with both fire stations, the Mayor, and Business Administrator, and narrowed it down to three companies. This week, the Committee will meet again and interview the three companies and will hopefully be able to make a recommendation to Council. Cncl. Marino also attended the Williamstown High School Graduation for the Class of 2018. He mentioned this class started with 500 freshman students and graduated 482 senior students. Cncl. Marino reported the Economic Development Committee met on June 18, 2018 and discussed an Economic Development Chamber Trolley Tour and investment opportunity signs they would like placed in redevelopment areas to try to spur developers. The EDC will also be updating their video website.

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

Cncl. Miller reminded everyone the Municipal Alliance Commission will be having their National Night Out event at Owens Park on August 7, 2018 from 6:00pm-9:00pm, with a rain date of August 14, 2018. He explained National Night Out is a national day when communities and members of the community get together to meet their local police department and organizations. The activities at this event will be free and is a fun day for families. Cncl. Miller said the Township is moving forward with various redevelopment areas, such as Cross Keys and Route 322/Tuckahoe Road. He explained the goal for these redevelopment areas is to try to entice commercial, because commercial is a big pull for our township in terms of the tax rate and allows us to be able to offset municipal tax increases and control the growth in these areas. He mentioned there is also the Victory/Timber Lakes rehabilitation designation, which is almost finalized. This area will allow the residents to be privy to tax abatements and incentives to try to revitalize the area where people are trying to make improvements on their homes. Tax abatements will help with foreclosures in this area, because it will help entice people to come in and buy these properties and rehabilitate them, puts them back on our tax rolls and improves the quality of life for the residents in the area.

Dir. of Parks & Recreation, Jim Bonder reported Camp Squankum opened today. This is the 12th year for the camp and they have employed 39 counselors, have increased their numbers by over 20% and have 260 registrations this year. Some of the activities the children participate in are swimming at Hospitality Creek two days a week and go on field trips, such as Diggerland this week. Mr. Bonder recognized the food pantry at the Pfeiffer Community Center, which is run by Lisa Christman with help from Tiffany Carney and other support volunteers. Mr. Bonder also recognized his employee "Fig", who also became his friend, and expressed his kind sentiments of him.

Cncl. Pres. DiLucia asked everyone to stand for a "Moment of Silence" in the memory of Ervin "Fig" Robinson. Cncl. Pres. DiLucia also congratulated Aileen Chiselko, Deputy Municipal Clerk, and wished her luck going forward. He also expressed his congratulations from the Primary Election, stating there was a tremendous turnout of people and beyond what the expectation was, which indicates people are interested in the town and they are proactive in what they do. Cncl. Pres. DiLucia expressed his concern with how Washington DC is going to pay for the tax increase that the very wealthy will benefit from, with very few of us who will see many good things from it, such as people in this town will be hurt by the fact that they are limited in their deductions of \$10,000, which many people in this town pay more than \$10,000 in real estate taxes alone. He believes the Senate is going to pay for it by trying to cut the social programs, all the things we have worked for our whole life. He said President Trump stated he will not cut Medicare, Medicaid nor Social Security, but Cncl. Pres. DiLucia suggested that residents who are interested in this matter, contact their Senators, Congressmen and the President to express to them that we do not want them to touch our benefits; these are our benefits we depend on and we all do not have a retirement plan.

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 in attendance.

Joshua Buttocovoli – 608 Angielee Avenue approached Council on behalf of concerned residents in The Preserves Development in reference to 1650 Mills Lane and the zoning and utilization as a rental type of unit that is renting individual rooms in the house. He informed Council the concerned residents have a representative to speak on this matter.

Emmeline Renshaw – 609 Mills Lane approached Council to speak as the representative on the matter of 1650 Mills Lane. She stated the concern is if there was zoning applied for a halfway house, the residents in the area should have been notified if it was and if this is not the case, she assumes this is an illegal boarding house the owner is renting out. She said the owner of this house has been renting out individual rooms for the past several years, and that the owner was recently visited by Zoning Officials on Friday. Mrs. Renshaw stated the

F.) GENERAL PUBLIC DISCUSSION (cont'd)

residents want it on the record that it is not acceptable, asking what was the result of the visit on Friday was and asking if something is going to be done going forward. Cncl. Pres. DiLucia said he received an email today about this matter and asked Dir. of Comm. Dev./Code Enf., Rosemary Flaherty to report on it. Mrs. Flaherty said she was made aware on Thursday of an issue of a tenant residing at 1650 Mills Lane and the height of that complaint led her to go out after the Planning Board Meeting that evening. She made contact with a few people at the house, they refused to give her too much information, so she contacted the owner and advised her she needed to get into the home to check to see if it was an actual boarding home. The owner allowed her daughter to let Mrs. Flaherty gain access, along with the Housing Official and Construction Official, on Friday morning. Mrs. Flaherty said during her visit at the home, she videotaped the entire home as well as did the inspection with both inspectors. She said it was revealed that several of the rooms did have locks on the inside and outside, which is typical of a boarding home. She said the basement was converted into a living area, not just on one side, but on two sides with a makeshift divide that was in between and several of the doors were stored in this area, leading Mrs. Flaherty to believe other areas were also being used. During her inspection, she looked at the frame of the doors to see if there were any latches, because even if it does have household furniture in them, it is usually when they do an inspection that people put tables and such in it to make it look like it is not being used as a room, and usually, you do not have latches inside your dining room. These are the types of things inspectors look for, which were seen. She advised the owner the same day that summonses were going out along with a Notice of Violation to the Construction Division, which is a violation of the UCC Code and the maximum fines would be issued, and the owner will have her day in court. Mrs. Flaherty spoke to Solicitor Cappelli this evening and advised him of what she had seen at the home. Mr. Cappelli had not yet seen the video, but the video does tell the story of what she had seen and documented, and she will be looking to seek maximum fines and penalties. The owner will have to apply for a Use Variance and notify the residents within 200 feet for the Use to continue. Mrs. Flaherty doubts she will get the approval based on the fact it is the highest and best Use and will have to weigh-out a detriment of positive and negative criteria, and in this case, she does not see positive criteria that would be allowable under the law. She would testify against that before the Zoning Board, if that is the case. She said, most likely, after her conversation with Charlene Decicco on Friday, by this Friday this matter should be cleared up, but it is not going to take away the fact that she is going to court and will be summoned with maximum fines and penalties, and if the judge agrees with Mrs. Flaherty's opinion, that will stand. Cncl. Pres. DiLucia asked Mrs. Flaherty what time frame we are looking at, to which she responded we will have her in court within the next 30 days, unless she postpones, but from her conversations with the owner on Friday, all tenants will be removed as of this Friday. Mrs. Flaherty said the owner said there are what she calls "family member friends" who reside at the house and do not pay rent. Mrs. Flaherty said it is not going to hold up for her, because they are not family members of any sort, nor blood related of any sort that the owner can prove. Mrs. Flaherty said from the conversations she had with residents this evening, they seemed to indicate they have some kind of proof that there has been previous tenancy, which is also going to help Mrs. Flaherty. Cncl. Pres. DiLucia stated that one of the things Mrs. Flaherty had said the owner said was there were church members residing with her, which he guesses is a sort of religious fallback. He asked Mrs. Flaherty for her opinion, asking if she thought that is something the Judge would be sympathetic to. Mrs. Flaherty said there is other documentation that specifies exactly why he was there. She said the owner also goes forward in a conversation several times, which Mrs. Flaherty has documented, in several different ways refers to him as "tenant". Renshaw asked for clarification on if the owner has received a summons for fines for construction issues or for an illegal boarding house. Mrs. Flaherty said the owner has a summons for both, notices of violations are \$2,000 a day and they accrue \$500 a week after the fact; the owner has these violations, zoning violations, and before it is all over with the New Jersey Department of Community Affairs is also being put on notice because they are the entity that regulate and enforce boarding homes, so they may institute their own fines and penalties. Mrs. Renshaw asked Mrs. Flaherty, if the owner installs her adult children in there for several weeks until everything dies down and goes back to being a boarding house owner, what would be our recourse then. Mrs. Flaherty replied what has happened this time is very serious and the summons and notices of violations being issued are so serious, she doubts the owner would do that, but if she does, Mrs. Renshaw is to immediately contact Mrs. Flaherty directly and she will

F.) GENERAL PUBLIC DISCUSSION (cont'd)

take care of it from there. Mrs. Renshaw asked if the owner was to make her house a legal boarding home, would the owner need to require permission from surrounding neighbors. Mrs. Flaherty confirmed that was correct and further explained a Use Variance is one of the most difficult variances, needing five votes in order to get the approval from the Zoning Board members, everyone within 200 feet of that property will be notified to attend a public hearing and everyone would have their chance to object to the Use Variance being granted. She further explained that the best and highest use is supposed to be attained from a Use Variance in a residential neighborhood and a boarding home would not be classified as such, so she doubts they would look at it that way and that she would get that far into the process because what the owner has done is a very serious matter. If Mrs. Renshaw gets notified, Mrs. Flaherty suggests she attend the public hearing. Mrs. Renshaw stated she understands the owner does not reside in the State. Mrs. Flaherty confirmed this and said the owner tried to disagree with the fact that when she asked her how many smoke detectors she recently replaced, she said one, but every single one of them were not in the home, so Mrs. Flaherty knew she had not been there for quite some time.

Elliot Batterman – 621 Josie Court approached Council to speak on the matter of 1650 Mills Lane and asked if there is an Order to Show Cause to prevent people from moving in now. Solicitor Cappelli replied and said he did not think it would be necessary. He said based on the memo he received from Dir. of Comm. Dev./Code Enf., Rosemary Flaherty today, he thinks we will be fine.

Joan Aupperle - 1654 Mills Lane approached Council to speak on the matter of 1650 Mills Lane. She lives next door and has resided there for almost 20 years. She has watched the comings and goings, has been woken up many times in the middle of the night, the owner's children are out of control and one of them overdosed on her front lawn. She said the things that she has had to put up with are unspeakable. She has had to put an alarm system into her home just to keep the people next door from coming into her yard and home, which she feels is absolutely ridiculous. Her husband just had open-heart surgery and does not need the angst anymore. She said people have knocked on her front door in the middle of the night, her husband has gone over when they thought there was a fire in the home from the heater not working, has seen five people living in the basement, has seen eight people living on the 3rd floor in three bedrooms, the dining room occupied, the living room occupied, the kitchen occupied, and she has photos of people camping in the yard. She said the owner has a Facebook page showing she is traveling around the world such as Paris, London, and Italy and it states the date she moved out of the property. Solicitor Cappelli asked how old the photos are of the people camping in the yard. Mrs. Aupperle said the camping took place last summer with college students residing there who were partying day and night. She noted there is now someone living at the house who is a sex offender. She said she has been forced to live next to this situation for a long time and is hoping something can now be done about it.

Maria Abbruzzi - 600 Mills Lane approached Council to speak on the matter of 1650 Mills Lane. She lives caddy-corner to this house and has a direct view of it. She works from home and has witnessed the activities for five or six years. Mrs. Abbruzzi asked, if the owner does not show up for the hearing, will she be arrested. Dir. of Comm. Dev./Code Enf., Rosemary Flaherty said a warrant would be issued for her arrest, and yes, they do enforce it. Mrs. Abbruzzi said the neighbors have been able to put together information, but now they feel like they are the investigators for this home, looking on Facebook and social media to see what the ads are on Craigslist to see how much she charges per month, per room. She stated she no longer wants to watch this house anymore; she wants to go on with her life. She witnessed the police cars that arrived at this house on Friday evening. She told Council about an illegal eviction the owner did with a tenant and their young daughter. Mrs. Abbruzzi said the owner comes to the house, illegally evicts tenants and then a new tenant moves in that evening. She asked what can be done about the owner conducting these illegal evictions, asking if the tenants can be contacted to state what the owner has done to them. Mrs. Flaherty told Mrs. Abbruzzi if she or any other neighbor has any information regarding previous or current tenants, to feel free to contact her and she will accept the information for her to use in court. Solicitor Cappelli told Mrs. Abbruzzi the ads she has would be crucial for this case. She mentioned she meets the

F.) GENERAL PUBLIC DISCUSSION (cont'd)

neighborhood children at the bus stop so they do not get off by themselves, because the parents are afraid of the element that is in the home, and the owner, also. Mrs. Flaherty stated Dir. of Public Safety, Jim Smart and her will work on this matter together, even after the court hearing, to make sure they get more presence in the neighborhood.

Jack Luby - 1664 Silver Birch Road approached Council and provided a copy of Title 40:69A-36 Legislative Powers and Title 40:69A-40 Mayoral Duties, to the Municipal Clerk to distribute to the Council Members and the Mayor. Mr. Luby also spoke about gas lights in the Forest Hills Development. He provided Cncl. Marino with his report on his study on gas lights that includes contact information for the purchase of gas lights. Mr. Luby asked why the median strip was removed from Forest Hills along Forest Drive and a walkway installed from Forest Drive to the Black Horse Pike, and requested to find out how much it all cost. He is concerned this cost the Township a lot of money. He was previously told by someone the sidewalk was crumbling and it needed to be handicap accessible. Mr. Luby questioned how a person in a wheelchair could use this sidewalk, because it leads to the Black Horse Pike with no sidewalks. He also understands that Council may not have been informed of this project. Mr. Luby wants Forest Hills to come back to what it was. Cncl. Miller informed Mr. Luby that Forest Hills is on the list as one of the areas the Township is looking at for vacant and abandoned properties for the Market to Affordable Program. Mr. Luby spoke about the removal of tot lots and asked where families are supposed to go and what are they going to do and that they should not have to drive all the way over to Owens Park or Mary Mazza Duffy Park. He implored Council and the Mayor to rethink this matter of removing tot lots from developments. Cncl. Pres. DiLucia informed Mr. Luby there was a long discussion this evening about tot lots and he thinks it was the consensus of everyone to try to do something to resurrect the tot lots. He clarified this resurrection may not be on a big scale to restore them, because of the price of the equipment due to safety, but to clean them up, provide a good surface, provide benches and modest equipment and make them functional and convenient to travel to and see if they can get some community involvement. Due to vandalism, we are thinking about installing security cameras. Cncl. Pres. DiLucia welcomed Mr. Luby to provide any other suggestions he may have in reference to the tot lots. Cncl. Marino asked if it is possible for Engineer Ray Jordan to provide information on the removal of the median on Forest Drive. He asked him if this was an addendum or part of the original plan. Engineer Ray Jordan said he will get back to him with this information later.

	With noth	ing	furthe	r to	discuss,	Cncl	. Miller	made	e a motion	to	adjour	n the Re	gular
Counci	Meeting	of	June	25,	2018.	The	motion	was	seconded	by	Cncl.	Marino	and
unanimously approved by all members of Council in attendance.													

With no one else wishing to speak, Cncl. Pr Discussion portion.	es. DiLucia closed the General Public
G.) <u>ADJOURNMENT</u>	
With nothing further to discuss, Cncl. Miller Council Meeting of June 25, 2018. The motion unanimously approved by all members of Council in atte	was seconded by Cncl. Marino and
Respectfully submitted, Luan M. Carmick Susan McCormick, RMC	Presiding Officer
Township Clerk	Trestuing Officer
These minutes were prepared from excerpts of the tape Council Meeting of June 25, 2018 and serve as only a tape may be heard in the Office of the Township Clerk Open Public Records Law.	synopsis of the proceedings. The official
Approved as submitted	Date
Approved as corrected	Date