

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
SEPTEMBER 24, 2018**

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

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

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks		Excused
Cncl. Ronald Garbowski	Present	
Cncl. Bob Heffner	Present	
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine		Excused
Cncl. Cody Miller	Present	
Cncl. Pres., Rich DiLucia	Present	
Mayor, Daniel P. Teefy		Excused
Solicitor, Louis Cappelli, Jr.	Present	
Business Admin., Kevin Heydel	Present	
Engineer, Kathryn Cornforth, ARH	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	(Arrived 7:03pm)
Dir. of Parks & Rec, Jim Bonder	Present	
Deputy Mayor, Andy Potopchuk	Present	
Chief of Police, John McKeown		Excused
Deputy Chief, Stephen Farrell	Present	
Municipal Clerk, Susan McCormick		Excused
Deputy Clerk, Aileen Chiselko	Present	

**B.) MATTERS FOR DISCUSSION**

- **Resolution Opposing NJ ABC Special Ruling For Regulations On Limited Breweries**

**Cncl. Miller** explained the Director of the New Jersey ABC had sent out a special rules provision as he has the ability to do.

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

This was to basically limit some of the things that microbreweries in the State of New Jersey are doing, adding Monroe Township has two microbreweries located on Main Street. **Cncl. Miller** went on to speak on a number of restrictions put forth in the Special Ruling dealing with such issues as: restriction on the hours of operation, special/restricted events, private parties, food trucks, football and TV, sample sizes, games as well as charitable and educational functions. **Cncl Miller** explained this was sent to him because it did have the ability to negatively affect some of our breweries. Other towns are starting to pursue this and he wanted this information to go to Council so that they could fully review the content. There was no need for action at this meeting as he will be sending the actual breakdown of the special rules provision that the Director sent out on this. He will also provide a status update at the next Work Session. **Solicitor Cappelli** advised that he sits on the NJ ABC Advisory Board and those things were never discussed, not that it has to, but typically when he has ideas like this the Director will advise on it. **Cncl. Pres., DiLucia** indicated that there is no doubt about it there is an economic fight going on between the brewery owners and other entities (*restaurant owners, etc.*). With this being an economic battle, we need to know more of the specifics and how it will affect us.

- **Land Sale**

**Cncl. Pres., DiLucia** stated he was glad to place this item on the agenda for discussion, however, he felt we should delay this as there has just been a reassessment conducted in the Township and he would like to see how this affects the individual properties. He also noted that we should take a look at the inventory as there may be some properties that we want to continue to maintain if we really are serious about bringing in business, because we would be better served if we not only get a business interested, but we possibly could convince them of properties we own that may be advantageous to them. In speaking with the Solicitor, he has not had an opportunity to review this and he would like to get together with the Director of Real Estate and have a more informed look at this.

- **Closure of Land Fill – Redevelopment Designation**

**Business Administrator, Kevin Heydel** advised Council that we have a grant outstanding/pending in the amount of approximately \$700,000 to aid in properly closing and remediating the landfill on Sicklerville Road. We are looking to install solar at that location, however one of the first things to be done is to designate this as a redevelopment piece of property. In order to do this, **a recommendation from Council** to the Planning Board is in order. Mr. Heydel is now in the process of getting some pricing as to the professional costs associated with this process and eventually having a RFQ go out on the project. In order to get the grant, we must have a named redeveloper for the property who is committed to putting solar on the parcel (*Block 901, Lots 2 & 3*), which is township-owned property. **Cncl. Pres., DiLucia** noted we just ran into a situation where there was a redevelopment plan (*Route 322 & Tuckahoe Road*) where a tremendous amount of time and a lot of money was spent and there was no opposition from any member of Council that he

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

knew of and no opposition by the Mayor. However, when it went up to the Planning Board, there was a mass rejection of this plan. **Cncl. Pres. DiLuica** said he does not ever again want to happen, what happened the other night (*Planning Board-Special Meeting of September 20, 2018*) because it cost this town thousands of dollars. He said we could have been able to deal with this if it had been put on the table and there was discussion as to what was not acceptable, as opposed to waiting until the matter goes before the Planning Board and torpedoing it. He said, that is exactly what happened the other night and he defies anyone to say anything differently. If you are in a position of leadership and you oppose something, you should put it on the table.

**Cncl. Pres., DiLucia** advised he wanted to make sure with the plan which Mr. Heydel just explained (*closure of landfill*), as the Mayor was not in attendance as well as two members of Council (*Dilks, McIlvaine*), to give them an opportunity to express any opposition they may have to it. He noted that Mr. Heydel represents the Mayor's office on this and he questioned if the Mayor was in support of this. **Mr. Heydel** responded, yes. **Cncl. Pres., DiLucia** will notify the two Council Members, who were not in attendance, to advise them of what transpired. Mr. Heydel voiced his concerns as the NJDEP has been in the area pretty regularly to make sure that various items are taken care (*tree removal, etc.*) and for years have been after us to properly close this landfill. We are now at a point where we have a commitment for a grant and we need to move the process along in order to get to the end game, to get that grant. **Cncl. Pres., DiLucia** then requested a motion to move this matter forward (*Council to Move This Matter Forward to the Planning Board to Conduct a Preliminary Investigation to Qualify Certain Areas as An Area In Need of Redevelopment-Sicklerville Road, Block 901, Lots 2 & 3*). It was the consensus of the Council Members in attendance to move this matter forward. Further action will take place at the Regular Council Meeting.

**C.) PUBLIC PORTION**

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

**Director of Parks & Rec, Jim Bonder** spoke on his attendance at the September 10<sup>th</sup> Work Session with regard to a plan for Main Street. He advised that he met with the Mayor on this and was given approval to move forward with a plan to have some people meet (*Directors, etc.*) that may be able to affect some change along Main Street. That meeting, dealing with plans for work along Main Street, will be held on Wednesday, September 26, 2018 at 3:00PM in the Mayor's conference room. **Cncl. Pres., DiLucia** advised Mr. Bonder to bear in mind, the budget provided for \$20,000 for the Economic Development Commission and \$20,000 to the Main Street Committee, if those funds are available, then he would have funds to work with for this year. If those funds are not available, there is no money to work with this year unless there is an appropriation from this Council. **Cncl. Miller** advised there would be no funds available from the

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C.) PUBLIC PORTION (cont'd)

Redevelopment Committee. Mr. Bonder stressed this is more about clean-up and maintenance and we hope not to spend any money in this phase. It was noted, if Council Members were interested in attending the meeting, it would be limited to three (3) Council members. There was a brief discussion regarding the attendance of Council Members. **Solicitor Cappelli** advised that any policy being discussed in a group email with more than three (3) members of Council would be a violation of the Open Public Meetings Act. Any general correspondence with regard to meeting times and dates should be sent to the Municipal Clerk.

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

D.) NEW BUSINESS – None

E.) OLD BUSINESS

**Cncl. Heffner** questioned Kathryn Cornforth, ARH regarding the developer's agreement dealing with Route 322 & Fries Mill Road, inquiring on just what the holdup was on this. **Mrs. Cornforth** said she believed, it is the design engineer, adding what is holding up the developer's agreement is actually who is picking out who is responsible for what funding portion. The design engineer has never given us the estimates in terms of what corner is responsible for certain costs and he would be the best person to give this type of information. **Solicitor Cappelli** agreed with that. **Cncl. Heffner** questioned if there is a light at the end of the tunnel. **Mr. Cappelli** advised he did not know, because since he became Solicitor, the tunnel seems to be getting longer. **Mrs. Cornforth** then noted it was her understanding that NJDOT is reviewing it, but to date, have not issued any approval, comments, etc.

F.) COMMITTEE REPORTS

**Cncl. Miller, Chairman of Redevelopment Committee** reported on his attendance at the Planning Board held on September 20, 2018. He noted, we heard everyone loud and clear regarding the ARC, SMP Farms and some property owners who attended the public hearing. In the future, we will do a better job of communicating with our residents. He advised, for the record, that no transcript has been sent to Council, therefore, Council will take no action at this time regarding the redevelopment designation for the study that was conducted for Route 322 & Tuckahoe Road. He noted there were comments made at the meeting that attacked some of the members and the work of the Redevelopment Committee and unfortunately, everyone is not here tonight to listen to that. He said, a lot of this we started with Williamstown Square, Cross Keys redevelopment, the

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

Lakes rehabilitation, Route 322 & Tuckahoe Road, Route 322 & Fries Mill Road and Main Street were two years in the making. **Cncl. Miller** said, we spent time, we spent money and in the past year we managed to designate Cross Keys and the Lakes as redevelopment sites. Unfortunately, Route 322 & Tuckahoe Road was not designated and we have all the study findings for Route 322 & Fries Mill Road. He added, this Committee has worked diligently, and even with Main Street we started compiling the Lots and Blocks, to try to control the growth in these areas. He added that he wanted to be clear with respect to the Main Street designation which includes a larger portion of residential than any of the redevelopment areas that we prioritized this year. He added, the Mayor, who was not sitting in attendance had input on everything, so the fact that he stood at that meeting (*September 20<sup>th</sup>*) and said he did not want this when he was one of the primary people who tried to push forward with Route 322 & Tuckahoe Road, he wants to make it clear this was not Council operating in a silo. Furthermore, the Planning Board had the ability to remove some of the areas at that meeting and they chose not to do it. He added that we spent \$15,000-\$20,000 on this specific project and he wished to be clear and transparent about this entire process and how the Committee tried to work with everybody to come to a compromise and solution and worked diligently to inform the residents. **Cncl. Miller** extended his thanks to both Cncl. Garbowski and Cncl. Marino (*Redevelopment Committee*) as well as everyone who worked and was involved with this process to be transparent. At the end of the day, we are trying to control the growth in the Township and we are trying to bring in residential, because people cannot afford to live in the State of New Jersey anymore, if we do not bring in the commercial ratables to offset taxes, people are going to be taxed out of this State. The intention has always been to control our growth and to make sure that we are bringing in ratables, to provide services to our residents. He added he will not tolerate grandstanding for political purposes when clearly this process has been entirely political, because we never had any issues with some of the other redevelopment areas, other than legitimate concerns.

**Cncl. Pres., DiLucia** noted the reason he took his position earlier on wanting a consensus and how he wanted to hear people on issues such as redevelopment at this table rather than we go forward, spend a lot of money and then have those same people turn around and say they never wanted to be involved in it, they don't agree with it, etc. He continued and noted he received an email from a concerned resident in regard to her disabled son, and that somehow as President of Council, he was going to shut down the ARC and that would deny her son the opportunity to go to programs offered there that he enjoyed so much. In speaking with this resident, it was apparent to him that someone had gone to her and scared her into thinking that Council's intentions were to take those properties over at the ARC, thus those individuals that go to programs would be out of it. **Cncl. Pres., DiLucia** stressed that was never the intention, there was never a discussion about it and in checking the record, not one time did any Council member or the Mayor raise an objection to this redevelopment plan (*Route 322 & Tuckahoe Road*) or offer an alternative plan, adding that no one at all did that at this table. He said, we cannot go forward thinking we are doing something good, then when you get to the final hour, people are misinformed, confused, scared and given information that is false. Once someone

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

becomes concerned or afraid about their livelihood, it is impossible to explain to them the benefits to them or the town or anything else, because it becomes illogical. Cncl. Pres., DiLucia then noted he was sorry this happened, it costs this town money and time and he felt ultimately it will cost the residents, because he felt their properties would have been more valuable had they went along with this redevelopment plan. **Cncl. Miller** then noted, that, as well adding with redevelopment, you have the ability to control the area. Everyone knows that the Super Wawa is coming and which will spur additional commercial. *(At this point in the meeting, there was technical difficulties with the recording equipment. The proceedings of the remainder of the meeting were taken from hand-written notes of the Deputy Municipal Clerk.)*


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


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

**I.) ADJOURNMENT**

With nothing further for discussion, **Cncl. Garbowski** made a motion to adjourn the Council Work Session of September 24, 2018. The motion was seconded by **Cncl. Miller** and was unanimously approved by all members of Council in attendance.

**Respectfully submitted,**

  
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**Aileen Chiselko, RMC**  
**Deputy Municipal Clerk**

  
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**Presiding Officer**

*These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of September 24, 2018 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 Asc  
Approved as corrected \_\_\_\_\_

Date 10/8/18  
Date \_\_\_\_\_