

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 26, 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. Dilks led the Assembly in the Salute to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present	
Cncl. Ronald Garbowski	Present	
Cncl. Bob Heffner		Excused
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	(Arrived 7:15pm)
Cncl. Pres., Rich DiLucia	Present	
Mayor, Daniel P. Teefy	Present	(Arrived 7:05pm)
Solicitor, Louis Cappelli	Present	(Arrived 7:08pm)
Business Admin., Kevin Heydel	Present	
Engineer, Kathryn Cornforth, ARH	Present	
Dir. of Finance, Karyn Paccione	Present	
Dir. of Public Safety, Jim Smart	Present	(Arrived 7:21pm)
Dir. of Public Works, Mike Calvello	Present	
Dir. of Comm. Dev/Code Enf. Rosemary Flaherty		Excused
Dir. of Parks & Rec, Jim Bonder	Present	
Deputy Mayor, Andy Potopchuk		Excused
Chief of Police, John McKeown	Present	
Municipal Clerk, Susan McCormick	Present	

**B.) MATTERS FOR DISCUSSION**

• **Presentation – Expansion of Owens Park**

**Director of Parks & Rec, Jim Bonder** presented a rough rendering of a proposal brought forward on the request by Monroe Township Youth Hockey and Monroe Township Youth Basketball for assistance in helping to grow their sports organizations at Owens as they have run out of space at the facility. He noted there were two Options contained in the handout that was distributed to council members. He spoke of **Option 1** – and how he has been in contact with ARH on this. This option would be to add one (1) new hockey rink with state of the art boards, player's area, score board, coatings and lights.

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 26, 2018

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

Also, add two (2) basketball courts with coated surface and lights. The estimated cost on this from ARH based on a similar project in Waterford Township would be in excess of \$1,100,000. This project would be a total bid out. Mr. Bonder then spoke on Option 2 after giving consideration, walking the property and meeting with both organizations. He then noted we have had some problems with the tennis courts in getting them both refurbished and maintained. He requested that council consider that instead of refurbishing and putting the tennis courts (2) back that they: extend the existing tennis court area by approximately 71' x 120' for new hockey rink with state of the art boards, players area, coatings and score board. If we did that it would allow us to put one (1) full complete size 200' x 85' hockey rink there. Mr. Bonder then noted there are existing Musco light systems there however there would probably be a need for additional amperage. In doing this we would turn the tennis courts into the hockey rink. We would then lose tennis courts and went on to speak on Pickle Ball which is one of the fastest growing, popular sports in the country, both at the youth and adult levels. **Option 2** would include to add two (2) Pickle Ball courts in access road area by widening the unused area by 30' x 120' this would replace the activity of tennis. He then added we have twelve (12) tennis courts at the Middle School and the High School that would be available for residents and patrons to use. The only negative being there are no lights, this is something we would want to address if we move forward with this. Also, add two (2) basketball post to existing asphalt area to compliment area that was already done. Add playground equipment to existing playground area using mostly inventory parts. Project would be bid out for Hockey rink installation only. Town employees would be used for clearing and paving and all other installation. ARH will check with Pinelands to see about clearing (trees). The estimated cost for Option 2 would be \$350,000 not including engineering fees. Mr. Bonder noted if you do the math \$350,000 versus \$1,100,000 we would be able to capture everything needed at Owens with a savings of \$850,000. Mr. Bonder then requested council to allow him to move forward with looking into this, checking all the numbers and having ARH do their due diligence. He noted with the loss of tennis courts we might take a bit of a hit but we have 12 tennis courts right across the street and with adding the Pickle Ball he felt there would be less of an impact and burden on the residents. With this, we fulfill all of our needs moving into the future. Hockey is on board with this, he met with both hockey and basketball and they both say Option 2 meets all their needs moving on to the future. Hopefully, we can start to move forward in the year 2019. **Cncl. Dilks** posed a question with regard to Pinelands regulations dealing with the impervious coverage. **Kathryn Cornforth, ARH** spoke with regard to getting regulatory approvals to do any of this work. Based off of the total square footage of new disturbance we would be required to get Gloucester County SCD approval and any expansion of the park would require Pinelands approval with regard to how we address storm water. It is up to the township to address storm water as currently proposed or we can try to get creative and do things such as decrease impervious cover within the park to help offset that, giving examples of how this could be accomplished. Technically, because Owens Park is a Green Acres facility we must advise them of what we are doing and get their approval as well. **Mr. Heydel** noted with respect to Green Acres is there a certain percentage of tree coverage required. Mrs. Cornforth responded with respect to this she would have to look into that adding that if we wanted to take trees down and were able to show to Green Acres that we received permission from Pinelands she is assuming that

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 26, 2018

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

would satisfy them but she will check on this. Mr. Bonder added it was his understanding that we just have to go to Green Acres with the request as to what we would remove. It is not an amount of coverage that is needed, it's just that anything you take down you have to justify why you are doing it. They understand it is now a park and quite frankly it is a significantly different park from the initial Owens Park that was put in some 30 years ago. Mr. Bonder noted to keep in mind this is something we can do together with a couple different departments over several months based on availability of both time and volunteers. Again, hockey and basketball are more than willing to chip in and volunteer as they see this as a plus because they realize no one is writing a check for \$1.1 million, it is just not going to happen and yet their needs are kind of overnight.

**Cncl. Pres., DiLucia** advised his recollection of this matter was the hockey league was going to contribute what they identified as Phase 1 and Phase 2, questioning the status on that, where are we on that. **Mr. Bonder** advised they have a new president and when I pitched this to them their response was let us know what we can do to help out. **Cncl. Pres., DiLucia** added they were going to do all of it before. Their presentation to us was a three (3) Phase presentation with the first and second presentation being paid by them. He felt before council talks about investing close to half a million dollars on an issue that Mr. Bonder should find out what they are prepared to do in terms of their original proposal. The organization is the same even though there was a change in leadership. This is a hefty sum of money, therefore he suggested that he (*Mr. Bonder*) go back and find out if they still intend to do what they committed to earlier. They laid out a pretty elaborate and specific plan. **Cncl. Pres., DiLucia** then questioned the estimated cost for engineering. **Kathryn Cornforth** indicated they did not put that cost together but if council would like to see it, we can. We didn't put numbers together we just basically looked up what the requirements would be in terms of what our engineering scope would be and to confirm we would have to do the full permit submissions for everything. **Cncl. Marino** noted we talked on the hockey organization and their contribution, whatever that may be. But now we are talking about basketball as well and are they willing to financially contribute? Mr. Bonder responded there was no conversation on the financial end but on the labor end they are in. He wanted to bring the financial part of this to council first because if we stay with Option 1 we still have all the engineering fees. He noted he could find out what they will do or what they have available. As you know, we really don't get into their funds unless we have to. **Cncl. Marino** noted he was looking at this from a bigger picture as two weeks ago we just approved \$50,000 with the Owens Park irrigation and expansion of the bike path so even though these are two separate projects as far as tax dollars go they are coming out of the same pot. We have to look at this as a complete picture and spoke on all the dollars involved with the different projects at Owens. Discussion continued. **Cncl. Pres., DiLucia** advised that Mr. Bonder go back to the hockey league and see what they are willing to do in terms of what they proposed earlier. In the meantime, at the beginning of the year (2019) there will be a new budget committee appointed. Suggesting the committee take a look at all these finances as we are talking about a heck of a lot of money and not just here as there are other projects going on. When you look at it in isolation, not so bad, but looking at it in totality it is very, very difficult to finance.

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 26, 2018

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

Mr. Bonder spoke on the numbers included in his presentation and he will take this information back to the organizations. Mr. Bonder reported/updated that the courts were repaired, the dugouts we are enlarging and we put a new roof on both dugouts, they added the extension to the player benches and we did all the painting both inside and outside of the hockey courts and painted all the player benches. Everything has been completed as far as the requests but he will address the money part with both organizations. **Cncl. Marino** questioned the status of the new boards at the Stinson rink. Mr. Bonder advised that the hockey organization lost out on the deal they had by one day.

**Director of Parks & Rec, Jim Bonder** then reported on vandalism that has been taking place at Owens, it started at the football field, the press boxes, graffiti throughout the park and various other acts of vandalism. We have tried surveillance in the area with our manpower but unfortunately it got even uglier this weekend. He went on elaborate on the extremely offensive nature of the graffiti. Mr. Bonder then explained that the rule of thumb with obscene graffiti is that it gets removed the next day. We don't let them win and hopefully we beat them to the punch. With everyone's cooperation all the graffiti was removed by painting. People have a lot of passion when it comes to making the park nice for everyone, then you get a couple of knuckleheads. He then requested that we take a look at installing cameras out there, it is just a disgrace. Mr. Bonder explained the use of social media and our website in getting word out and letting people know this is unacceptable. He then noted that the Sports Advisory Board which consists of all the presidents of all the organizations have put up \$500.00 as an award. He advised he did nothing before checking with the Chief of Police, the Mayor and Mr. Heydel to make sure we comply with everything.

• **Meeting Dates - 2019**

The schedule of council meetings for 2019 was discussed. The Clerk requested that all of council review the dates and to please advise of any changes they would like to see. A resolution will be prepared for the next council meeting for approval of the Council Meeting Dates for 2019.

**Cncl. Pres., DiLucia** noted he has received a number of emails with respect to a land sale and whether we want to entertain a proposal. He suggested we take a look and see what the parcels are and whether there is any we want to retain for our own redevelopment in the future, if we don't I understand that one proposal is at full value on about half of the properties. The other proposal is a percentage of full value. **Cncl. Marino** agreed but noted he started to go over the information however it is daunting and there are so many properties. He felt the properties should be fully reviewed and questioned if it should be the redevelopment committee that would handle this. **Cncl. Pres., DiLucia** noted the Director of Real Estate should be involved and if the redevelopment committee starts the review now they can pass the information on to the new redevelopment committee in 2019.

**MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 26, 2018**

**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.

**Glenn Groves - 1464 N. Tuckahoe Road** spoke with regard to Peach Country located at 1463 N. Tuckahoe Road. On behalf of himself and Gerry Lodge he extended their thanks to Mr. Cappelli for reviewing the memo and exhibits sent to him by Mr. Grove's attorney and for speaking with him on November 20<sup>th</sup>. He hoped that **Director of Code Enforcement**, Mrs. Flaherty would check into these recommendations and if she sees fit further issue citations against the additional zoning violations on properties and land owners that are identified. His attorney (*Mr. Horner*) is planning on sending both the memo and exhibits to the Planning and Zoning Board attorneys, engineers and planners as well as Peach Country's attorney. The hopes are that both the concerns and the information provided will be considered in connection with any site plan application that may be filed. Mr. Cappelli advised that he would forward council all the information (*memo and exhibits*) for their review. He then advised his plan is to present a summary to the Mrs. Flaherty of what action should take place there. Mr. Groves thanked council for their time and getting the non-compliance finally resolved for everyone's benefit, the community and business owners as well. He noted that himself, Gerry Lodge and their attorney hope to remain involved in the process and will do whatever they can to contribute constructively.

**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**

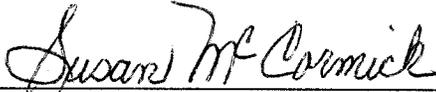
**Business Administrator, Kevin Heydel** spoke in regard to a letter that was received from an Investment Company that would like to purchase a municipal lien on the Simmermon property located on the corner of the Black Horse Pike and Sicklerville Road. He wasn't exactly sure how much was owed on the property but the offer is \$40,000 for the municipal lien. Mr. Heydel then noted from what he understands the property owner has been offered over \$1 million for this property. For us to give up a municipal lien and all rights to the parcel he felt it may not be in our best financial interest. The problem with the property is that it is a Brownsfield site and during his research he found that there is probably another lien of about \$294,000 from the NJDEP and he believes it dates back to 2011. What they may have gotten was a grant to do a "*Remedial Investigation Report*" which would tell us what was wrong with the property. He requested ARH to do an OPRA request so that we can obtain that report. Mr. Heydel wished to keep council members apprised of what was going on as the Investment Company keeps contacting administration for a response to their offer. We will keep investigating this and let them know that the township is not interested at this time. He will keep council updated on any information that may be forthcoming.

MINUTES  
WORK SESSION MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 26, 2018

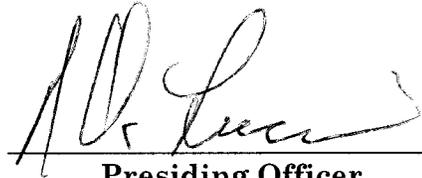
- E.) OLD BUSINESS – None
- F.) COMMITTEE REPORTS – None
- G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED – None
- H.) QUESTIONS REGARDING ORDINANCES SCHEDULED – None
- I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Miller** made a motion to adjourn the Council Work Session of November 26, 2018. The motion was seconded by **Cncl. Dilks** and was unanimously approved by all members of Council in attendance.

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 November 26, 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 AmJ  
Approved as corrected \_\_\_\_\_

Date 12/10/18  
Date \_\_\_\_\_