

**MINUTES
WORK SESSION MEETING
TOWNSHIP OF MONROE
APRIL 8, 2019**

A.) OPENING CEREMONIES

CALL TO ORDER

The Work Session Meeting of the Township of Monroe was called to order at approximately 7:00PM by **Cncl. Pres., Ronald Garbowski** 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 (*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 has been posted on the bulletin board at the Municipal Complex and on the Monroe Township website.

SALUTE TO THE FLAG

Cncl. Pres. Garbowski led the Assembly in the Pledge of Allegiance to the Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks		Excused
Cncl. Katherine Falcone	Present	
Cncl. Joseph Marino	Present	
Cncl. Cody Miller		Excused
Cncl. Patrick O'Reilly	Present	
Cncl. Gregory Wolfe	Present	
Cncl. Pres. Ronald Garbowski	Present	
Mayor Richard DiLucia	Present	
Deputy Mayor, Joseph DiLolle	Present	
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea	Present	<i>(Arrived 7:04pm)</i>
Engineer, Kathryn Cornforth	Present	
Dir. of Code Enf./Comm. Dev., Ralph Manfredi		Excused
Dir. of Community Affairs, Brandee Derieux	Present	
Director of Finance, Lorraine Boyer	Present	
Dir. of Parks & Recreation, Terrance Bannister	Present	
Dir. of Public Safety, Joseph Kurz	Present	
Dir. of Public Works, Nicholas Mercado	Present	
Dir. of Real Estate, Angelina Matese	Present	
Police Chief John McKeown	Present	
Municipal Clerk, Aileen Chiselko	Present	

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B.) MATTERS FOR DISCUSSION

- **RFI – Energy Consultant for a Joint Solar Initiative**

Cncl. Pres. Garbowski stated that he made a minor change to the RFI and forwarded a copy for review. He polled Council and all that were in attendance approved the RFI with changes to move forward with advertisement.

Cncl. Wolfe advised, he had briefly met with the County Engineer last week, where he expressed some concerns with the intersection of Route 322 and Corkery Lane, specifically with regards to Corkery Lane and trying to exit the Wawa onto the Black Horse Pike. He said, after some research, Sgt. Burton has found that what it seems to come down to is having a Resolution created and passed committing the Township to pay twenty-five percent of the electrical cost before the County will come out and perform any type of study. He said, by passing a Resolution, it would not commit the Township to have to go forward with the project, it would show the Township's interest and commitment to have the study performed. However, until the study is performed, we will not know the amount of the electrical costs. He noted, there is no cost to have the County perform the study and once the study is completed, we can decide whether to move forward. **Engineer, Mrs. Cornforth** asked if it is twenty-five percent of just the electrical cost or will the County ask for twenty-five percent of any construction costs. She said, typically when a community is pushing for a project to be done ahead of the State's schedule, the State will want twenty-five percent of the cost of the total improvements that get recommended. She advised to get everything in writing confirming exactly what they want the Township to commit to, prior to passing a Resolution. **Cncl. Marino** questioned, if we only want to have a delayed green light installed, will the County still require a study to be performed. **Mayor DiLucia** stated, there was a similar problem previously on Route 322 and Fries Mill Road, where the Township was forced to request a study. The Township received a letter stating since we requested the study, we had to pay for the study and if the study confirmed what our position was, we would have to bear the financial responsibility. He feels, this is nothing but cost shifting and he doesn't understand why we have to pay to improve the traffic flow, as it is a County Road. **Solicitor Trimble** said, it sounds like it is more than an electrical project. He questioned how the County can hold the Township responsible for their failure to improve their roads. **Cncl. O'Reilly** asked, who is quantifying what the NJDOT requirements are for, and what are the guidelines. Mrs. Cornforth explained, for whatever turning lane the Township is requesting, the NJDOT would perform a standard traffic study based off the DOT requirements and based off the evidence from traffic studies to see if it warrants a turn lane or just a regular traffic light. **Cncl. O'Reilly** said, if it is found to be as bad as everyone says it is and it exceeds the threshold, does that mean the NJDOT will not pay for it and it will be the Township's problem. Mrs. Cornforth said it is her understanding that NJDOT has their own schedule of projects and when a community asks for a project to move up in priority and built ahead of their schedule, they want the financial commitment from the township because it is not in their budget. **Chief McKeown** said, it is his understanding that this is a two-phase process that we would be making a Resolution on; first it would be going forward with the study and receiving a cost and then the second phase is deciding on accepting the cost and moving forward with the actual construction. **Cncl. Pres. Garbowski** said, he would like to wait to move on this until he

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B.) MATTERS FOR DISCUSSION (cont'd)

hears back from Senator Madden's office and then proceed with passing a Resolution. **Cncl. Pres. Garbowski** said, also we are waiting on a grant to rehab this section of the Black Horse Pike, which will address Corkery Lane, the Black Horse Pike and potentially a new traffic light and possibly Main Street. He suggested waiting until he hears back from the Pinelands regarding this grant before moving forward.

Engineer, Mrs. Cornforth addressed Council regarding the Irrigation at Owens Park. She said, the irrigation was awarded at the beginning of the year to A. C. Shultes to dig the well and ARH had submitted a proposal to perform the CM, however, it has not been authorized. She said, they have the contracts executed, however, beyond that it is not moving forward. She explained, the new well is going to be placed in the back of Owens Park, closer to the hockey rink, the existing well is going to stay in operation, the things that are over land are going to be transferred to the new well and eventually future projects, the design is complete to do the underground irrigation. Mrs. Cornforth advised, the contract that was awarded was to drill a new well, meter the new well along with the existing wells in the Township and to bring three phase power in. She said, last year's goal was to bring in three phase power through State contract, so the Township does not get hit with the markup from a contractor.

Engineer, Mrs. Cornforth addressed Council regarding the Dog Park. She said, they made a resubmission to the County last week and the County is asking for a title report, which ARH had excluded because the Township owns the property. She asked for a waiver for the title report, which the County denied, stating that we must supply the report from the last six months to prove the Township never really sold the land. She explained, this is the piece holding up the project and asked if the Township would like ARH to request the title report or if the Township would like to request it, as there is a cost associated with the request. **Solicitor Trimble** advised, the Township should use the original company who performed the title work because they will not charge for a new title. **Cncl. Falcone** asked about the size of the actual dog park area. Mrs. Cornforth said, she believes it is a little over an acre. She explained the entire property is not the dog park because during the original concept design, it was requested to have open passive areas. The blocks on the property were sized to be turned into fields later depending on the Township future recreation needs but at this time they are not designed, it is a big open area that can be used. **Mayor DiLucia** said, it was supposed to be exclusively a leisure park with benches, trees and water fountains. Mrs. Cornforth said, it has currently been graded as trails to take you around the park along with big open grass areas. **Cncl. Marino** asked for the status of the RFP and if it needed to be done internally or is ARH taking care of it. Mrs. Cornforth stated, the resubmission for the widening of the road has been completed and the County has everything they need minus the title report. Once they receive approval from the County, she will take the approved plans along with the bid specifications which are complete and submit them to Green Acres for their approval and then the project can go out to bid. She noted that the Green Acres approval generally only takes about a week, so we should be able to go out for bid sometime in May.

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B.) MATTERS FOR DISCUSSION (cont'd)

Engineer, Mrs. Cornforth stated, regarding the Landfill, she is putting together an email with questions for Council and will forward it to everyone in the next couple days. Once everyone gives their approval to her questions, it is only a matter of getting back for first reading with the Planning Board and second reading for the Ordinance. She explained, from a perspective of moving forward with the actual closure activities, she is preparing a proposal to do the RFP that is strictly for the solar redevelopment at the landfill. She said, bidding the actual project as well as the solar redeveloper helps pay for it with escrows and then overseeing the solar installation, which she will also forward to everyone for review.

Engineer, Mrs. Cornforth stated, regarding the ARH Property located on Malaga Road, two additional rounds of sampling needs to be done. She said, the first round was completed, which was delayed a little bit because of weather, however, the results came in but have yet to be reviewed. She will let everyone know what the findings are and when round two of the sampling gets scheduled. It is her understanding once round one and round two come back stating no need for further sampling, we will be issued a no further action report, which is what we need for the site to be cleaned.

Engineer, Mrs. Cornforth spoke regarding the Bike Grant, the money received from the NJDOT is 100% grant. She explained, in 2008, the Township went with the bike path that connects with the County, through the school property up to Braves Blvd. When this project was authorized, ARH had designed to get across Braves Blvd. and connect you to the Owens Park Expansion. She said, it is her understanding that it was held before is because they wanted to do the connection in conjunction with the Owens Park Expansion. She noted, now that they are closer to having the Gloucester County approval, they can talk about moving the project forward. Mrs. Cornforth said, she will re-forward their previous proposal to the new administration, which was forwarded to the previous administration for their review and approvals. **Cncl. Marino** asked **Cncl. O'Reilly** to work with Mrs. Cornforth on this project because the trail on Braves Blvd. will intersect with the Path of Hope across the bike trail.

C.) PUBLIC PORTION

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

Tom Schwartz, 514 North Main Street, addressed Council regarding Corkery Lane and the Black Horse Pike.

Jack Simmermon, A-Jack's Towing and Recovery addressed the Solicitor with questions and recommended changes regarding the Towing Ordinance.

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C.) PUBLIC PORTION (cont'd)

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

D.) NEW BUSINESS

Cncl. Marino spoke regarding the Land Sale. There are some residents interested in a Tax/Land Sale for the liens that the Township holds and he asked if perimeters for minimum bids need to be set for the sale. **Mayor DiLucia** said, he feels they will need to meet with the Director of Real Estate and find out what the values of the properties are and set the minimums from there. **Cncl. Marino** has the assessed values and the lien values which the Tax Collector provided. He suggested, possibly forming a committee to meet with the Director of Real Estate and decide which properties to sell and which to keep. **Cncl. Pres. Garbowski** said, we also need to be mindful of the agricultural properties as well as part of the Pinelands credits.

Cncl. Marino inquired about the bonding and capital outlay regarding the Fire Stations, saying he feels we need to come up with a number that we will be bonding for. He said the Fire stations are basically in limbo right now, waiting for the Township to provide them with what kind of threshold will be set. The architects for both buildings have been awarded and the numbers came back higher than expected, so in order for this to start moving forward, it was determined through the committees, why not provide them a not to exceed number. He feels it would be more beneficial to give them a budget to stay within. **Mayor DiLucia** said, at this point he feels we need to come up with how much the Township is willing to allocate towards the reconstruction or the redesign of the firehouse and how much the Township wants to put in over a period of how many years to the infrastructure. The Mayor said that recycling costs have increased over \$340,000 and we now have to pay for recycling that was not a cost in prior years. He said, there is are a lot of things to be looked at going forward, in addition to the Firehouses and the infrastructure. He stated, recycling is the biggest mountain to climb right now because if it continues to go up, there will be no money to pay for that. **Cncl. Pres. Garbowski** said he would like to meet with **Cncl. Marino** and the firehouse committees to go over everything and come up with a plan.

Mayor DiLucia reported that he had a meeting with Director of Public Works, Nick Mercado, and they had a long discussion about liquidating the cars that are out at the Public Works yard. He said, they are looking to have a public sale, as some of the cars could be useful to someone and there are a lot of cars there. The Mayor mentioned the Tax Liens the Township holds and said if we are unable to sell them, he will recommend foreclosing on them. He said, we are not only not collecting revenue on these properties, but we are paying full tax on them.

E.) OLD BUSINESS – None

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

With nothing further for discussion, **Cncl. Wolfe** made a motion to adjourn the Council Work Session of April 8, 2019. The motion was seconded by **Cncl. Marino** and was unanimously approved by all members of Council in attendance.

Respectfully submitted,



Aileen Chiselko, RMC
Municipal Clerk



Presiding Officer

These minutes were prepared from excerpts of the recorded proceedings, as well as hand-written notes taken, of the Council Work Session of April 8, 2019 and serve only as a synopsis of the proceedings. The official recording may be heard in the Office of the Township Clerk upon proper notification, pursuant to the Open Public Records Act.

Approved as submitted *axc*
Approved as corrected _____

Date 5/28/19
Date _____