

COUNCIL OF THE TOWNSHIP OF MONROE
MINUTES
REGULAR MEETING - - SEPTEMBER 9, 2013

The Council of the Township of Monroe met in the Municipal Building, 1 Municipal Plaza, for a Regular Meeting.

The Regular Meeting was Called to Order at 7:00 p.m. by Council President Gerald W. Tamburro with a Salute to the Flag.

UPON ROLL CALL by Township Clerk, Sharon Doerfler, the following members of Council were present: Councilman Stephen Dalina, Councilwoman Leslie Koppel, Councilman Michael Leibowitz, Council Vice-President Henry L. Miller and Council President Gerald W. Tamburro.

ALSO PRESENT for Council was Mayor Richard Pucci, Business Administrator Wayne R. Hamilton and Engineer Mark Rasimowicz, and Township Attorney Joel L. Shain.

There were approximately fifty (50) members of the Public present in the audience.

Council President Tamburro requested the Clerk to read the following **SUNSHINE LAW** into the record:

In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the Minutes of this meeting that adequate notice of this meeting has been provided by the following:

1. Posted on January 4, 2013 on the Bulletin Board of the Office of the Township Clerk in the Municipal Building, 1 Municipal Plaza and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and **CRANBURY PRESS** on January 4, 2013;
3. Posted on January 4, 2013 on the Bulletin Boards within the Municipal Complex;
4. Posted on the Monroe Township website; and
5. Sent to those individuals who have requested personal notice.

In accordance with Chapter 3, Section 17 of the Monroe Township Code, Public Comment shall be limited to five (5) minutes unless further time is granted by the Council President.

The following Proclamation of Mayor Richard Pucci was read into the record:

B'nai B'rith International – 170th Anniversary
September 9, 2013

Mayor Pucci expressed his thanks for all the local efforts made by B'nai B'rith here in Monroe Township.

A presentation of the framed Proclamation was presented to: Marshall Klein, Marlene Weinstein, Al Rosen, Bobbie Behm, Seymour Behm, Maddy Fergang, Doris Polito, Doris Altman, & Fred Solomon.

Both Irene Goldberg & Councilman Stephen Dalina commented on this beautiful donation which will be a wonderful addition to our Library.

Mayor Pucci offered his thanks and appreciation for the donation.

A **Certificate of Appreciation** was presented to Artist Blaise Batko by Library Director Irene Cackowski and the Mayor's representative to the Library Board, Councilman Stephen Dalina, in recognition of the generous donation of a Webster's Dictionary Sculpture to the Library.

Council President Tamburro explained that Mr. Batko was responsible for the design of the "Memorial Park" on Prospect Plains Road, which depicts the New York skyline and the shadows of what formerly was the World Trade Center. It tells a heart-wrenching story about all of the events that occurred on that day. With that memorial, people from the Township who had families who perished in that tragic event have a place where they can go that memorializes the lives of their loved ones.

A Special Presentation was made honoring Michael A. Rogers, Director of the Monroe Township Utilities Department upon his retirement.

Mayor Pucci gave a background on Mike Rogers' years with the Utility Department and how it has grown over the years and presented Mike with the "Key to the Township".

Council President Tamburro presented Mike with a "Fishing Vest" from the Mayor, Township Council and Clerk to enjoy during his retirement years.

Council Members each commented on Mike's retirement, how much he would be missed and wished him well.

A five (5) Minute Recess was taken and the meeting was recalled to Order at 7:35pm.

UPON MOTION made by Councilwoman Koppel and seconded by Councilman Leibowitz, the **CLAIMS** per run date of **8/29/2013** for the Township and MTUD were approved for payment as presented.

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

UPON MOTION made by Councilman Dalina and seconded by Councilwoman Koppel, the **Minutes** of the **July 29, 2013 Agenda Meeting** and **August 26, 2013 Agenda Meeting** were approved as written and presented.

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

UPON MOTION made by Councilman Leibowitz and seconded by Councilwoman Koppel, the **Minutes** of the **August 5, 2013 Regular Meeting** were approved as written and presented.

ROLL CALL:	Councilman Stephen Dalina	Abstained
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

UPON MOTION made by Councilwoman Koppel and seconded by Council Vice-President Miller, an Ordinance of which the following is the title was moved on second read for final passage: **ORDINANCE ACCEPTING A DEED OF CONSERVATION EASEMENT FROM FRANCIS E. PARKER MEMORIAL HOME, INC. ON LOT 4.27 IN BLOCK 52.**

ORDINANCE as follows: (O-9-2013-013)

WHEREAS, The Francis E. Parker Memorial Home, Inc. ("Francis Parker") received preliminary and final major subdivision and site plan approval of application PB-1106-11 on November 28, 2012, memorialized on November 28, 2012; and

WHEREAS, a condition of that approval required Francis Parker to grant a conservation easement on Lot 4.27 in Block 52 to the Township to protect streams from siltation and adjoining banks from erosion. Said easement is intended to be an uninterrupted and unobstructed easement, under, across, and over the area described, consisting of the right to restrict the removal of trees and ground cover from the easement area for any purposes except the removal of dead or diseased trees and/or the thinning of trees and other growth and the removal of trees to allow for structures designed to impound water or in areas to be flooded in the creation of ponds or lakes and to maintain open space in as close to its natural state as possible; and

WHEREAS, Francis Parker has agreed to grant an easement on the property to the Township of Monroe; and

WHEREAS, the Township Engineer has reviewed the attached metes and bounds description in the Deed of Dedication and has found same to be in conformity with the Planning Board approval and hereby recommends acceptance of the Deed of Conservation Easement; and

WHEREAS, the Township Council has, after consultation with its legal and engineering professionals, determined that it is in the public interest to accept the Deed of Conservation Easement from Francis Parker; and

WHEREAS, The Township Attorney has reviewed the Deed of Conservation Easement and found it legally sufficient;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Monroe, County of Middlesex, State of New Jersey, as follows:

SECTION 1. The Mayor, Township Clerk and Township Attorney are hereby authorized and directed to take all steps and execute any documents which are reasonably necessary to accept the Deed of Conservation Easement from Francis Parker.

SECTION 2. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 4. This Ordinance shall take effect upon final passage and publication as provided by law.

SO ORDAINED as aforesaid.

Council President Tamburro opened the Public Hearing to Council and Public discussion of this Ordinance.

Michele Arminio, 9 Nathaniel St. – asked the acreage involved in this Ordinance. Engineer Mark Rasimowicz responded that it is less than 3 acres and consists of wetland and wetland buffers.

Ms. Arminio stated that this restricts the taking down of trees other than those diseased and asked about how these restrictions are enforced on easements of this nature and Engineer Rasimowicz responded that if there is a complaint filed with zoning, the Zoning Officer will investigate and that NJDEP also has a protective easement as well.

As Councilwoman Koppel and Council Vice-President Miller regularly moved and seconded the adoption, an Ordinance of which the following is the title was passed on Second Reading and Final Adoption: **ORDINANCE ACCEPTING A DEED OF CONSERVATION EASEMENT FROM FRANCIS E. PARKER MEMORIAL HOME, INC. ON LOT 4.27 IN BLOCK 52.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.
O-9-2013-013

UPON MOTION made by Councilman Dalina and seconded by Councilwoman Koppel, an Ordinance of which the following is the title was moved on second read for final passage: **ORDINANCE PROVIDING FOR THE ACCEPTANCE OF LAND KNOWN AS BLOCK 52, LOTS 9, 10 AND 11 TO THE TOWNSHIP OF MONROE FROM CON AMOR, LLC.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

ORDINANCE as follows: (O-9-2013-014)

WHEREAS, Con Amor, LLC is the owner of certain parcels of property located in the Township of Monroe and designated as Lots 9, 10, and 11 in Block 52 of the Tax Map of the Township of Monroe; and

WHEREAS, Con Amor, LLC has offered to donate said property to the Township; and

WHEREAS, the Township Council has, after consultation with its legal and engineering professionals, determined that it is in the public interest to accept the donation of Con Amor, LLC;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Monroe, County of Middlesex, State of New Jersey, that the Mayor, Township Clerk and Township Attorney are hereby authorized and directed to take all steps and execute any documents which are reasonably necessary to accept the donation by Con Amor, LLC of property known as Lots 9, 10, and 11 in Block 52 on the Tax Map of the Township of Monroe.

SO ORDAINED, as aforesaid.

Council President Tamburro opened the Public Hearing to Council and Public discussion of this Ordinance.

Michele Arminio, 9 Nathaniel St. – asked for an explanation of the lots being donated.

Engineer Rasimowicz explained that these lots are being dedicated for Open Space and consists of approximately 13 acres and were a part of the Parker House property.

She then asked if this was a condition of Parker's approval and Engineer Rasimowicz explained that it was part of the Planning Board approval process. She stated she objects to it being called a "donation of land".

She asked if this parcel is adjacent to the brook. Mr. Rasmowicz confirmed that it was adjacent and the brook runs through the parcel.

All soil erosion measures have been met in accordance with Freehold Soil requirements.

As Councilwoman Koppel and Council Vice-President Miller regularly moved and seconded the adoption, an Ordinance of which the following is the title was passed on Second Reading and Final Adoption: **ORDINANCE PROVIDING FOR THE ACCEPTANCE OF LAND KNOWN AS BLOCK 52, LOTS 9, 10 AND 11 TO THE TOWNSHIP OF MONROE FROM CON AMOR, LLC.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.
O-9-2013-014

UPON MOTION made by Councilman Leibowitz and seconded by Councilwoman Koppel, an Ordinance of which the following is the title was moved on second read for final passage: **ORDINANCE ACCEPTING LANDS TO BE DEDICATED FOR PURPOSES OF STORMWATER MANAGEMENT IN THE "MONROE HUNT" RESIDENTIAL SUBDIVISION.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

ORDINANCE as follows: (O-9-2013-015)

WHEREAS, Monroe Township Code Chapter 108, Section 13.10 entitled, "Detention/Retention Basin Lots Dedications", requires, inter alia, that all detention/retention basins for storm water drainage located within or as part of a single-family residential use development be dedicated to the Township; and

WHEREAS, pursuant to said provision, Toll Brothers, Inc., a/k/a Toll NJ III, L.P., proposes to dedicate one (1) detention basin lot to the Township as part of the single-family residential subdivision known as Monroe Hunt; and

WHEREAS, Toll Brothers, Inc. received Final Subdivision approval for Block 33, Lot 4 on June 3, 1999, memorialized on June 24, 1999 (PB-643-99), which approval required the dedication of Block 33.01, Lot 4.16 as a detention basin lot; and

WHEREAS, the Township of Monroe believes it to be in the public interest to accept the dedication of said lot in accordance with the resolution of subdivision approval adopted by the Monroe Township Planning Board; and

WHEREAS, the Township Engineer has reviewed the attached metes and bounds description for said lot and has found same to be in conformity with the Planning Board approval and recommends acceptance of the Deed of Dedication; and

WHEREAS, the Township Attorney has reviewed and approved the proposed Deed of Dedication.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Monroe, County of Middlesex, State of New Jersey as follows:

Section 1. The Mayor and Township Clerk are hereby authorized to accept the Deed of Dedication transferring Block 33.01, Lot 4.16, the one (1) lot proposed to be dedicated as part of the Monroe Hunt project, conditioned upon the compliance of Toll NJ III, L.P. with Chapter 108, Section 13.10 of the Code of the Township of Monroe, provided said Deed is in form satisfactory to the Township Attorney, and subject to the restrictions contained in Chapter 108 Section 12.16 of the Township Code;

Section 2. The Grantor shall be Toll NJ III, L.P. the owner of the property who shall convey the premises free and clear of encumbrances and restrictions.

Section 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 4. Any and all accumulated taxes due on the referenced Lot and Block shall be paid by Toll NJ III, L.P. through December 31, 2013.

Section 5. If any section, subdivision, sentence, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 6. This Ordinance shall take effect upon final passage and publication as provided by law.

SO ORDAINED as aforesaid.

Council President Tamburro opened the Public Hearing to Council and Public discussion of this Ordinance.

Michele Arminio, 9 Nathaniel St. – asked the amount of acres and Engineer Rasimowicz responded “1.7 acres”. She then asked if it will be added to the Open Space Inventory and Council President Tamburro stated all retention basins are included in the Open Space Inventory.

She asked what the public interest is in accepting the detention basins and Council President Tamburro explained if they were not accepted there would be flooding on the roads as well as other issues.

Engineer Rasimowicz explained that this detention basin is accepting the stormwater run-off from the municipal roadways.

She then asked what the insurance cost is to maintain these basins and Administrator Hamilton stated that they are covered under the township’s blanket insurance coverage and are added to the property inventory.

As Councilman Leibowitz and Councilwoman Koppel regularly moved and seconded the adoption, an Ordinance of which the following is the title was passed on Second Reading and Final Adoption: **ORDINANCE ACCEPTING LANDS TO BE DEDICATED FOR PURPOSES OF STORMWATER MANAGEMENT IN THE “MONROE HUNT” RESIDENTIAL SUBDIVISION.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.
O-9-2013-015

UPON MOTION made by Councilman Leibowitz and seconded by Councilwoman Koppel, an Ordinance of which the following is the title was moved on second read for final passage: **ORDINANCE AMENDING CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, “LAND DEVELOPMENT”.** (Block 35, Lots 6.01 and 6.02)

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

ORDINANCE as follows:

BE IT ORDAINED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey, that the Code of the Township of Monroe, Chapter 108 entitled, “Land Development” shall be amended as follows:

SECTION 1.

§ 108-6.2. Official Zoning Map.

A. The "Official Zoning Map" of Monroe Township, New Jersey, dated March 30, 2012, and as amended from time to time thereafter, is hereby amended for the purpose of re-zoning portions of Lots 6.01 and 6.02 in Block 35, as set forth on Page 50 of the Monroe Township Tax Map, from the R3A Rural Residential zone to PD-SH Planned Development Senior Housing, while ensuring that the portions of said lots remaining as R3A maintain at least 3 acres in area to comply with minimum lot area requirements for the R3A zone.

SECTION 2.

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3.

If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 4.

This Ordinance shall take effect upon final passage and publication as provided by law subject to a copy being filed with the Middlesex County Planning Board.

Council President Tamburro opened the Public Hearing to Council and Public discussion of this Ordinance.

He announced that Attorney Walter Toto, representing Toll Bros. is in attendance this evening and they will address all concerns.

John Toth, 24 Kings Mill – had many questions on this project and asked Toll Bros. to give a presentation on this project. Twenty-four people attended and three questions were asked:

- Will the hill come down?
- Will there be a buffer between their homes and the ones on the hill?
- How far back will the homes be from the back of the hill?

Privacy is a great concern.

Mr. Toth gave a brief synopsis of the meeting and stated no formal plans have been made by Toll Bros. at this time. The hill between the tree farm and the Regency houses will not come down. Toll Bros. may find it necessary to remove 4' – 6' from the hill for grading purposes. If grading is necessary, Toll Bros. will possibly construct a berm containing a line of new trees as a buffer. Toll Bros. is required to have 50ft from the new home construction to the top of the hill. You will probably be able to see part of the two story homes. Toll Bros. will notify residents of future meetings.

He further explained the phone calls and emails he received from concerned residents.

Bertram Busch, 6 Memorial Ct. – gave a hand out to Council Members and Toll Bros. which addressed four general areas:

- A. Radical change in the zoning ordinance would increase the number of permitted homes on every acre from one home on every three acres to 3.7 homes on every acre.
- B. There is additional land surrounding the land in question in which Toll could afford to purchase.
- C. Expressed concern about waiting for preliminary subdivision approval because Toll Bros controls the Homeowners' Assoc. and will give itself the right to dig into the hill, placing the berm on HOA property and compromising the existing buffer.
- D. Asked to vote "no" on the proposed change in the zoning ordinance which would benefit Toll.

Mr. Busch went on to mention the impact the re-zoning would make resulting in 20.56 acres. Current zoning is R3A, allowing 1 dwelling unit per 3 acres. This was the zoning the Master Plan recommended when the homeowners purchased their homes for premium prices. They also paid for the hill on the common Open Space and the buffer of mature trees. He would consider this zoning change as radical and would have a tremendous impact on the residents.

Terry Friedman, 16 Kings Mill - agrees with Mr. Busch's comments. He also commented on the significant amount paid by the homeowners for those premium lots. They would like the opportunity to deal with Toll before permission is given.

Moses Kovacs, 550 Spotswood-Englishtown Rd. - his property is adjacent to the proposal. At one time he wanted to build a house for his daughter on 2 acres and was told he could not. Now he sees these two lots being developed for high density housing. He wants to know how many houses and the number of additional cars and traffic is a concern. He also asked if this was spot zoning to which the answer was "no".

Hy Grossman, 15 Doral Dr. – commented on traffic concerns.

Kathy Toth, 6 Kings Mill Rd. – lives in the Regency and asked why Monroe would want to go to a very dense zoning. When she bought her house she was charged \$40,000 extra to look at the hill. Their main living area is in the back of the house. The very people who took perhaps over a million dollars collectively are looking to take back what was paid for.

Michele Arminio, 9 Nathaniel St. – acknowledged that this is the proper procedure to change a zone, however, it still looks to her like "spot zoning" to accommodate a builder.

Tom Nothstein, 15 Nathaniel St. – feels the change in zoning should be denied and to uphold the current zoning.

Steve Riback, Riviera Dr. – is against high density development.

Toll Bros. – Walter Toto, Attorney for Toll Bros. introduced Trevor Taylor, Project Engineer & Matt Markovich, on behalf of Toll Bros. Attorney Toto was asked to address some of the concerns of the residents.

Attorney Toto advised they are committed to address the concerns and to have an ongoing dialogue with the residents as well as to incorporate their input into a final design plan.

Attorney Toto addressed an issue Mr. Busch had with Lot 6.04 & 6.05. Lot 6.03 & 6.04 will be two (2) separate three acre parcels owned by Vincent & Marie D'Albero. They and their son will occupy both parcels in single family homes, not to be part of this zone change. The entire parcel is 21 acres. The subject of the re-zoning is 15 acres.

Matt Markovich, Project Engineer – stated that they had a meeting last week with the residents and their concerns are reasonable. There were some changes that were made as a result of the feedback received from the residents. He then showed a rendering of a home on Kings Mill Drive and a home at the top of the hill on the D'Albero property. What is being proposed in the 25 ft. buffer at the top of the hill, which now has no plantings, is that it will be planted with a 4 season landscape berm and the grading will be such that regardless of any cuts that may occur on the D'Albero property, it will be graded at the very top of the hill and therefore, the hill will remain at the same elevation and not compromised.

Another concern was if the second story of the houses would be visible. He explained that the buffering and grading would help. In the winter leaves fall from the trees and also landscaping needs to mature. They will most likely see the upper parts of a two story house which will change the view to some degree. The distance from a home on Kings Mill back setback to the back setback of the proposed home on the D'Albero property is 180 feet which is the worst case scenario.

The intention is not to bring down the hill. The trees will have to be looked at individually and based on the condition of the trees and based on the proposed grading, it will be determined on what can be saved and what will not be saved. All issues of drainage & lighting will also be addressed.

Mayor Pucci stated he would like the opportunity to review the tapes of the Planning Board meeting as he does not believe that a lot of residents came out with certain issues at that time or what has been mentioned this evening. If these issues cannot be resolved, this is the place to take it up. These are serious issues that have not been confronted.

Council President Tamburro stated that he is prepared to advise Council not to vote on this matter this evening, but to put it off for the October 7th meeting and between now and October 7th he would like Toll Bros. to meet in good faith with the residents, work out an agreement and if there is no agreement, the Council will address the issues at the October 7th meeting. If needs cannot be satisfied, he does not see how a favorable vote can be rendered by this Council.

UPON MOTION made by Councilman Leibowitz and seconded by Councilman Dalina, to hold the Vote for Final Adoption until October 7th, 2013 on the following Ordinance: **ORDINANCE AMENDING CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "LAND DEVELOPMENT"**. (Block 35, Lots 6.01 and 6.02)

ROLL CALL: Councilman Stephen Dalina	Aye	
Councilwoman Leslie Koppel		Aye
Councilman Michael Leibowitz		Aye
Council Vice-President Henry L. Miller		Aye
Council President Gerald W. Tamburro		Aye

A two (2) Minute Recess was taken at 8:30pm and the meeting was reconvened at 8:33pm.

UPON MOTION made by Councilman Dalina and seconded by Councilwoman Koppel, an Ordinance of which the following is the title was moved on second read for final passage: **ORDINANCE AMENDING ORDINANCE NO. 0-6-2011-023 ENTITLED "ORDINANCE AUTHORIZING THE SALE OF VACATED RIGHT- OF-WAY IN AND TO CERTAIN PORTIONS OF BLOCK 109, LOT 1.27"**.

ROLL CALL: Councilwoman Leslie Koppel	Aye
Councilman Michael Leibowitz	Aye
Council Vice-President Henry L. Miller	Aye
Council President Gerald W. Tamburro	Aye

ORDINANCE as follows: (O-9-2013-016)

WHEREAS, on June 27, 2011, the Monroe Township Council adopted Ordinance Number 0-6-2011-023 entitled "Ordinance Authorizing the Sale of the Vacated Right-of-Way in and to certain portions of Block 109, Lot 1.27; and

WHEREAS, by adoption of Ordinance Number O-6-2011-023 the Township Council approved the sale of the vacated R-O-W in and to certain portions of Block 109, Lot 1.27; and

WHEREAS, said Ordinance erroneously stated that Block 109, Lot 1.27 was owned by Emilio Development, Inc., when, in fact, said Block 109, Lot 1.27 is owned by the Township of Monroe; and

WHEREAS, Block 109.15, Lot 17 is, in fact, owned by Anthony and Lucille DiPasquale;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey that Ordinance No. O-6-2011-023 be and is hereby corrected to indicate that Anthony and Lucille DiPasquale purchased the Township's vacated portion of McKinley Road, Block 109, Lot 1.27, as vacated on October 1, 2007 by Ordinance No. O-10-2007-038 entitled "Ordinance Releasing, Vacating and Extinguishing any and all public rights in and to a portion of Duchess, McKinley Road and Rossini Street" as shown on the attached map.

SO ORDAINED, as aforesaid.

Council President Tamburro opened the Public Hearing to Council and Public discussion of this Ordinance.

There was no Council or Public discussion of this Ordinance.

As Councilman Dalina and Councilwoman Koppel regularly moved and seconded the adoption, an Ordinance of which the following is the title was passed on Second Reading and Final Adoption: **ORDINANCE AMENDING ORDINANCE NO. 0-6-2011-023 ENTITLED "ORDINANCE AUTHORIZING THE SALE OF VACATED RIGHT-OF-WAY IN AND TO CERTAIN PORTIONS OF BLOCK 109, LOT 1.27"**.

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.
 O-9-2013-016

UPON MOTION made by Councilman Leibowitz and seconded by Councilman Dalina, an Ordinance of which the following is the title was moved on second read for final passage: **BOND ORDINANCE PROVIDING FOR VARIOUS 2013 WATER AND SEWER UTILITY IMPROVEMENTS, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$5,200,000 THEREFOR FROM THE WATER AND SEWER UTILITY OF THE TOWNSHIP AND AUTHORIZING THE ISSUANCE OF \$5,200,000 BONDS OR NOTES TO FINANCE THE COST THEREOF.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

ORDINANCE as follows: (O-9-2013-017)

BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Water and Sewer Utility of the Township of Monroe, in the County of Middlesex, State of New Jersey (the "Township") as general improvements. For the said improvements stated in Section 3, there is hereby appropriated the principal amount of \$5,200,000 from the Water and Sewer Utility of the Township. Pursuant to the provisions of N.J.S.A. 40A:2-7(h) and 40A:2-11(c) of the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"), no down payment is required as the Water and Sewer Utility is self-liquidating.

SECTION 2. For the financing of said improvement or purpose described in Section 3 hereof and to meet the \$5,200,000 appropriation, negotiable bonds of the Water and Sewer Utility of the Township are hereby authorized to be issued in the principal amount of \$5,200,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Water and Sewer Utility of the Township in a principal amount not exceeding \$5,200,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued, include but are not limited to, as follows:

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Useful Life</u>
(i) Various water improvements to the Irrigation Pump Station, including the repair of programming and control equipment; and	\$240,000	\$240,000	15 years

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Useful Life</u>
(ii) The acquisition of a new utility body truck for use by the water utility; and	\$50,000	\$50,000	5 years
(iii) The acquisition and installation of various communication and licensed radio frequency equipment for use by the water utility; and	\$300,000	\$300,000	10 years
(iv) The acquisition and installation of screens, monitoring and control equipment at the Supervisory Control and Data Acquisition System.	\$300,000	\$300,000	7 years
(v) The installation of local pressure control of wells and boosters; and	\$110,000	\$110,000	10 years
(vi) Improvements to Well Number 22 consisting of WRT treatment; and	\$3,480,000	\$3,480,000	20 years
(vii) Various additional improvements at the Turnpike Pump Station.	\$720,000	\$720,000	20 years
TOTALS	<u>\$5,200,000</u>	<u>\$5,200,000</u>	

(b) All such improvements or purposes set forth in Section 3(a) shall include, but are not limited to, all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto and all in accordance with the plans and specifications therefor on file in the Office of the Clerk of the Township and available for public inspection and hereby approved.

(c) The estimated maximum amount of bonds or notes to be issued for said improvement or purpose is \$5,200,000.

(d) The estimated cost of said improvement or purpose is \$5,200,000.

SECTION 4. In the event the United States of America, the State of New Jersey, and/or the County of Middlesex make a contribution or grant in aid to the Township for the improvements and purposes authorized hereby and the same shall be received by the Township prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Middlesex. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, and/or the County of Middlesex shall be received by the Township after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Township as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such time as may be determined by the Chief Financial Officer of the Township, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer of the Township shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The capital budget of the Water and Sewer Utility of the Township is hereby amended to conform with the provisions of this bond ordinance, and to the extent of any inconsistency herewith, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs as approved by the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs will be on file in the Office of the Clerk and will be available for public inspection.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Water and Sewer Utility of the Township may lawfully undertake as general improvements or purposes, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 18.08 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Township and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Water and Sewer Utility of the Township as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$5,200,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$860,000 for items of expense listed in and permitted under N.J.S.A. § 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

SECTION 8. Unless paid from other sources, the full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. Unless paid from other sources, the obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Township reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Township's official intent to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations §1.150-2. No reimbursement allocation will employ an "abusive arbitrage device" under Treasury Regulations §1.148-10 to avoid the arbitrage restrictions or to avoid the restrictions under Sections 142 through 147, inclusive, of the Internal Revenue Code of 1986, as amended (the "Code"). The proceeds of any bonds or notes authorized herein used to reimburse the Township for costs of the improvements or purposes described in Section 3 hereof, or funds corresponding to such amounts, will not be used in a manner that results in the creation of "replacement proceeds", including "sinking funds", "pledged funds" or funds subject to a "negative pledge" (as such terms are defined in Treasury Regulations §1.148-1), of any bonds or notes authorized herein or another issue of debt obligations of the Township other than amounts deposited into a "bona fide debt service fund" (as defined in Treasury Regulations §1.148-1). The bonds or notes authorized herein to reimburse the Township for any expenditures toward the costs of the improvements or purposes described in Section 3 hereof will be issued in an amount not to exceed \$5,200,000. The costs to be reimbursed with the proceeds of the bonds or notes authorized herein will be "capital expenditures" in accordance with the meaning of section 150 of the Code. All reimbursement allocations will occur not later than eighteen (18) months after the later of (i) the date the expenditure from a source other than any bonds or notes authorized herein is paid, or (ii) the date the improvements or purposes described in Section 3 hereof is "placed in service" (within the meaning of Treasury Regulations §1.150-2) or abandoned, but in no event more than three (3) years after the expenditure is paid.

SECTION 10. The Township covenants to maintain the exclusion from gross income under Section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

SECTION 11. This bond ordinance shall take effect twenty (20) days after final adoption, and approved by the Mayor, as provided by the Local Bond Law.

Council President Tamburro opened the Public Hearing to Council and Public discussion of this Ordinance.

Hy Grossman, 15 Doral Dr. – asked why are we using the bond counsel vs. M.C.I.A. and Administrator Hamilton responded that the M.C.I.A. handles improvements dealing with vehicles & equipment with useful lives of 5 yrs. or less years, whereas, larger Capital Improvements are generally bonded.

Michele Arminio, 9 Nathaniel St. – asked if any of this money is slated to increase the capacity of the well and Michael Barnes, Director of the Water Utility explained that this is entirely a treatment system being applied to the well. There is no additional capacity.

She then asked what kind of treatment would cost around three million dollars and Mr. Barnes explained there are various issues.

She next asked if any of these funds are for extending water & sewer service and the reply was “no”.

As Councilman Leibowitz and Councilman Dalina regularly moved and seconded the adoption, an Ordinance of which the following is the title was passed on Second Reading and Final Adoption: **BOND ORDINANCE PROVIDING FOR VARIOUS 2013 WATER AND SEWER UTILITY IMPROVEMENTS, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$5,200,000 THEREFOR FROM THE WATER AND SEWER UTILITY OF THE TOWNSHIP AND AUTHORIZING THE ISSUANCE OF \$5,200,000 BONDS OR NOTES TO FINANCE THE COST THEREOF.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.
O-9-2013-017

UPON MOTION made by Councilwoman Koppel and seconded by Councilman Leibowitz, an Ordinance of which the following is the title was introduced on first reading for final passage: **ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, “FEES”.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilman Leibowitz and seconded by Councilwoman Koppel, an Ordinance of which the following is the title was introduced on first reading for final passage: **A LOAN ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, APPROVING AND AUTHORIZING THE ENTERING INTO, EXECUTION AND DELIVERY OF A LOAN AND SECURITY AGREEMENT WITH THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY FOR THE UNDERTAKING OF VARIOUS 2013 CAPITAL IMPROVEMENTS AND THE ACQUISITION AND INSTALLATION, AS APPLICABLE, OF VARIOUS EQUIPMENT WITH AN ESTIMATED COST OF \$691,320, THE COST OF SUCH IMPROVEMENTS AND EQUIPMENT TO BE FINANCED THROUGH THE ISSUANCE OF COUNTY-GUARANTEED CAPITAL EQUIPMENT AND IMPROVEMENT REVENUE BONDS, SERIES 2013 OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilwoman Koppel and seconded by Councilman Dalina, an Ordinance of which the following is the title was introduced on first reading for final passage: **AN ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, APPROVING AND AUTHORIZING THE ENTERING INTO, EXECUTION AND DELIVERY OF A LEASE AND AGREEMENT WITH THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY RELATING TO THE ISSUANCE OF COUNTY-GUARANTEED CAPITAL EQUIPMENT AND IMPROVEMENT REVENUE BONDS, SERIES 2013 OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.

UPON MOTION made by Councilman Leibowitz and seconded by Councilman Dalina, an Ordinance of which the following is the title was introduced on first reading for final passage: **ORDINANCE AUTHORIZING THE DEDICATION BY DEED TO THE COUNTY OF MIDDLESEX CERTAIN PORTIONS OF PARCELS OF LAND ADJACENT TO BUCKELEW AVENUE (COUNTY ROUTE 522) AND SPOTSWOOD-ENGLISHTOWN ROAD (COUNTY ROUTE 613) FOR THE PURPOSE OF EXPANDING THE ROADWAYS AND INTERSECTION.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.

Council President Tamburro commented on Item #21.f. stating that we have finally received a bid for the Traffic Warning Beacons for Fire District #3.

Councilwoman Koppel asked about the operation of these Beacons and Council President Tamburro explained that they would be activated as the vehicles exit out onto Applegarth Rd.

UPON MOTION made by Councilman Dalina and seconded by Councilwoman Koppel, the following Resolutions were moved under the **CONSENT AGENDA**, as hereinbelow set forth:

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

RESOLUTIONS adopted under **CONSENT AGENDA** are as follows:

- R-9-2013-216 **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR VALLEY VIEW.**
- R-9-2013-217 **RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- R-9-2013-218 **RESOLUTION REFUNDING TAX OVERPAYMENTS.**
- R-9-2013-219 **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MONROE AND USGOVBID FOR THE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ON-LINE AUCTION WEBSITE.**
- R-9-2013-220 **RESOLUTION AUTHORIZING AWARD OF BID FOR MONROE TOWNSHIP VARIOUS BITUMINOUS MATERIALS.**
- R-9-2013-221 **RESOLUTION AUTHORIZING AWARD OF BID FOR INSTALLATION OF TRAFFIC WARNING BEACONS - FIRE DISTRICT 3. (FAI-GON Electrical Contractors - \$61,890)**
- R-9-2013-222 **RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF A PORTION OF MONMOUTH ROAD FOR AN OKTOBERFEST CELEBRATION. (Sunday, Oct. 20th from 10AM – 6PM)**
- R-9-2013-223 **RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BY AND BETWEEN THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY AND THE TOWNSHIP OF MONROE FOR THE PROVISION OF YARD WASTE RECYCLING AND MARKETING SERVICES.**
- R-9-2013-224 **RESOLUTION AUTHORIZING RELEASE OF MAINTENANCE GUARANTEES POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) BY BROTHERS INVESTMENTS, LLC FOR JOHNSON AVENUE, PHASES I AND II WATER AND SEWER.**
- R-9-2013-225 **RESOLUTION AUTHORIZING EXTENSION OF CONTRACT NO. 406 “WATER METERS” AWARDED TO WATER WORKS SUPPLY COMPANY, INC. FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**

Copies of Resolutions Duly Filed.

Mayor’s Report: Mayor Pucci mentioned that in the NJ Monthly Magazine, Monroe was rated a #1 Community for “Empty Nesters”. It also mentioned the low crime rate, low real estate taxes and good schools. It’s a nice complement to our community.

Administrator’s Report: Administrator Hamilton advised that on Wednesday, Sept. 11th there will be a Candelight Memorial Service at the Prospect Plains Memorial Park at 6:30pm.

Engineer’s Report: No Report

Council Reports:

Councilman Leibowitz - Mentioned there will be a Program on the "Municipal Energy Aggregation Program" on 9/12 at the Senior Center and on 9/16 at the Community Center.

Councilman Dalina – Spoke on Library Happenings. Also advised there will be Soccer Opening Day on Sept, 9th and the dedication of a tree to "Katie Mazzio", a star soccer player, who was killed at 19 years old in an auto accident. A plaque will be placed in Katie's memory by a beautiful weeping willow tree. Also advised that School is in session and asked everyone to be mindful and keep watch of the children.

Councilwoman Koppel – Announced the Green Fair will take place Oct. 5th and Oktoberfest will be held on October 20th from 12-4pm at the Community Center.

Council Vice-President Miller – Commented that the town you see today is what was envisioned by the Mayor 24-25 years ago. He also announced that Thanksgiving Dinner will be served to 125 seniors who would have otherwise been alone. Contributions and volunteers are being requested.

Council President Tamburro – Mentioned that the aggregation flyer was mailed to everyone in the township who does not live in Rossmoor, Clearbrook & Concordia. The first meeting will be held at 1:30pm at the Senior Center and the 2nd meeting, for the general public, will be held on Monday, Sept. 16th at 7pm at the Community Center. The consultant will address any questions and concerns that residents may have. Clearbrook, Concordia & Rossmoor will be addressed by the consultant in separate meetings. That mailing will go out this week.

He wished all of the Jewish faith a Happy New Year.

PUBLIC:

Mark Klein, 53 Turnberry Dr. (former Board of Ed Member) – announced that he has sent letters to the Governor, to Chief Justice Rabner, the Supreme Court, and the NJ Dept. of Education regarding the formulas being used for "State Aid". He did get a reply from one of the Governors lead advisors. He stated that basically what hurts us is the Adult Communities. They take all our property and divide it by the number of students and that is the property value. The proper way to do it is by property value, counting the homes that have students. We are hurt because we are 50% adult communities. The other problem is the State Supreme Court with the Abbott Decision. He then gave some background on the High School.

Mayor Pucci commented that in addition to what Mr. Klein has said, another problem is the elimination of the rebates.

Charlie Lerman, 11 Doral Dr. – thanked various members of the Planning Board for standing firm at the most recent Planning Board Meeting and insisting that an impact study be done by a firm selected by the township, at the expense of the developer, and unique to Monroe Twp., be conducted regarding the effect the developments "Villages of Monroe Twp", 502 units and the "Market Place" with 749 units, will have on our school system. Based on the developers statistics, the restricted units would generate approximately 350 students from 1271 non-age restricted units. He feels these statistics are extremely low and a town study will show a dramatic impact on our school system resulting in significant tax increases.

He further stated there are two elected officials who sit on the Planning Board, Mayor Pucci and Councilwoman Koppel. He was surprised at the silence exhibited by Councilwoman Koppel regarding this project. He feels the Master Plan is flawed, in that it allows too much clustered non-age restricted development. This type of development adds a tremendous burden on the school system as well as township services, resulting in significant tax increases. The Master Plan should be revisited and changed accordingly.

Council President Tamburro took exception to the comments regarding Planning Board Members, stating that they vote what they feel is in the best interest of the Township.

Mayor Pucci defended Councilwoman Koppel as being outstanding in her efforts, not only on the Council but as a member of the Planning Board.

UPON MOTION made by Councilman Dalina and seconded by Councilman Leibowitz, the meeting was Adjourned at 9:15pm.

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilwoman Leslie Koppel	Aye
	Councilman Michael Leibowitz	Aye
	Council Vice-President Henry L. Miller	Aye
	Council President Gerald W. Tamburro	Aye

SHARON DOERFLER, Township Clerk

GERALD W. TAMBURRO, Council President

Minutes were adopted on _____