

COUNCIL OF THE TOWNSHIP OF MONROE

MINUTES

AGENDA MEETING - JANUARY 27, 2014

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

The Agenda Meeting was Called to Order at 7:00 p.m. by Council Vice-President Leslie Koppel with a Salute to the Flag.

UPON ROLL CALL by Township Clerk, Sharon Doerfler, the following members of Council were present: Councilman Stephen Dalina, Councilman Michael Leibowitz, Councilwoman Elizabeth Schneider and Council Vice-President Leslie Koppel.

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

ABSENT: Council President Gerald W. Tamburro and Mayor Richard Pucci

There were approximately ten (10) members of the Public present in the audience.

Council Vice-President Koppel requested the Township 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 3, 2014 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 3, 2014;
3. Posted 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 Vice-President.

Council Vice-President Koppel read the following entitled **ORDINANCES** for **SECOND READING** at the **MONDAY, FEBRUARY 10, 2014** Regular Council Meeting:

- a. **CAPITAL ORDINANCE PROVIDING FOR THE ACQUISITION AND INSTALLATION OF A GENERATOR FOR THE COMMUNITY CENTER, BY, IN AND FOR THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$284,160 TO PAY FOR THE COST THEREOF, WHICH AMOUNT IS AN ENERGY ALLOCATION GRANT RECEIVED OR EXPECTED TO BE RECEIVED BY THE TOWNSHIP FROM THE NEW JERSEY OFFICE OF EMERGENCY MANAGEMENT.**

- b. **BOND ORDINANCE AMENDING AND SUPPLEMENTING BOND ORDINANCE NUMBER O-3-2006-010 FINALLY ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY ON MARCH 27, 2006 ENTITLED, "BOND ORDINANCE PROVIDING FOR VARIOUS 2006 CAPITAL IMPROVEMENTS, ALL LAWFUL AND PUBLIC PURPOSES, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (THE "TOWNSHIP"); APPROPRIATING \$20,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$18,839,275 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COSTS THEREOF", AS PREVIOUSLY AMENDED AND SUPPLEMENTED, TO REALLOCATE APPROPRIATIONS, AUTHORIZATIONS AND DOWN PAYMENTS THEREIN.**

Council Vice-President Koppel requested the following entitled **RESOLUTIONS** for **CONSIDERATION** at the **MONDAY, FEBRUARY 10, 2014** Regular Council Meeting be reviewed and any questions will be addressed:

- a. **RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN BY EMAD GERGES AND MARIA BOULES ON 1084 MORNING GLORY DRIVE.**
- b. **RESOLUTION AUTHORIZING MODIFICATION OF A PROFESSIONAL SERVICE CONTRACT WITH DM MEDICAL BILLINGS, LLC IN CONNECTION WITH THIRD PARTY BILLING. (Add'l \$29,000 for additional billing services)**
- c. **RESOLUTION GRANTING ADVICE AND CONSENT TO THE REAPPOINTMENT OF A MEMBER TO THE AFFORDABLE HOUSING BOARD. (Reappointment of Gerald W. Tamburro as Chairman)**
- d. **RESOLUTION AUTHORIZING ADDITIONAL 90-DAYS OF EXTENDED SICK LEAVE.**
- e. **RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- f. **RESOLUTION AUTHORIZING ASSIGNMENT OF TOWNSHIP TAX LIEN NO. 11-00160 (BLOCK 38, LOT 1) TO JM FERMIN d/b/a CORNERSTONE DEED ACQ., LLC.**
- g. **RESOLUTION REFUNDING TAX OVERPAYMENTS.**
- h. **RESOLUTION AUTHORIZING SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE VARIOUS WORKERS' COMPENSATION CLAIMS IN YEAR 2014 AS EXTRAORDINARY LITIGATION.**
- i. **RESOLUTION AUTHORIZING SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE VARIOUS STATE TAX COURT APPEALS IN YEAR 2014 AS EXTRAORDINARY LITIGATION.**
- j. **RESOLUTION AUTHORIZING THE TOWNSHIP BUSINESS ADMINISTRATOR TO PREPARE SPECIFICATIONS AND ADVERTISE FOR RECEIPT OF BIDS FOR VENDING MACHINE CONCESSIONS WITHIN MONROE TOWNSHIP BUILDINGS.**
- k. **RESOLUTION APPROVING THE EXTENSION OF THE INTRODUCTION AND APPROVAL OF THE MONROE TOWNSHIP 2014 ANNUAL BUDGET TO MARCH 3, 2014.**

- l. RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR ORCHARDS AT MONROE – SOUTH VILLAGE (PB#1089-10).**
- m. RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR STONEBRIDGE, PHASE I, SECTION 4C.**
- n. RESOLUTION AUTHORIZING SUBMISSION OF MUNICIPAL RECYCLING TONNAGE GRANT APPLICATION FOR YEAR 2013.**
- o. RESOLUTION AUTHORIZING EXPENDITURE FROM THE TREE ESCROW FUND.**
- p. RESOLUTION AUTHORIZING SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE THE MATTER OF MONROE TOWNSHIP, ET ALS. vs AREJAN ANDREATCH AND JORJ BORODIN AS EXTRAORDINARY LITIGATION.**
- q. RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICE CONTRACT TO DYNAMIC TESTING SERVICE FOR MEDICAL, EDUCATIONAL AND ADMINISTRATIVE SERVICES RELATED TO THE DEVELOPMENT OF THE TOWNSHIP’S SUBSTANCE AND ALCOHOL MISUSE POLICY AND TESTING SERVICES FOR CALENDAR YEAR 2014.**
- r. RESOLUTION AUTHORIZING AWARD OF CONTRACT TO DM MEDICAL BILLINGS, LLC FOR THIRD PARTY BILLING.**
- s. RESOLUTION AUTHORIZING THE EXTENSION OF CONTRACT NO. 413 - “GENERATOR MAINTENANCE & REPAIR” AWARDED TO FM GENERATOR, INC. FOR THE TOWNSHIP OF MONROE AND UTILITY DEPARTMENT.**
- t. RESOLUTION AUTHORIZING THE EXTENSION OF CONTRACT NO. 409 - “LIQUID ZINC PYROPHOSPHATE” AWARDED TO KLENZOID, INC. FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- u. RESOLUTION AUTHORIZING EXTENSION OF CONTRACT NO. 396-R “INSTRUMENTATION CALIBRATION AND SERVICE” AWARDED TO TJM CONTROLS, INC. FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- v. RESOLUTION AUTHORIZING THE EXTENSION OF CONTRACT NO. 416 - “ELECTRICAL REPAIR AND MAINTENANCE SERVICES” AWARDED TO LONGO ELECTRICAL MECHANICAL, INC. FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- w. RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A DEVELOPER’S PUMP STATION AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MONROE AND THE GABLES AT APPLGARTH VILLAGE, LLC AND BLOCK 17 ASSOCIATES, LLC (HIDDEN POND) FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- x. RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR S-866PS, FOUR SEASONS AT MONROE PUMP STATION.**

- y. **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR W-866.1R & S-866.2 ORCHARDS AT MONROE, PHASE 1 WATER & SEWER (PB#1089-10).**
- z. **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR W-866 IRRIGATION, ORCHARDS AT MONROE (PB#1089-10).**
- aa. **RESOLUTION AUTHORIZING RELEASE OF LETTERS OF CREDIT POSTED BY MONROE 33 DEVELOPERS, LLC UPON THE POSTING OF A MAINTENANCE GUARANTEE WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR W&S – 1010.1R, BLOCK 1, LOT 13.02 – (PB#1118-12).**
- bb. **RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES UPON THE POSTING OF MAINTENANCE GUARANTEES WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR W&S 623 STRATFORD AT MONROE.**
- cc. **RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES UPON THE POSTING OF A MAINTENANCE GUARANTEE WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR W&S 623.3 STRATFORD AT MONROE, SECTION 3, WATER ONLY.**
- dd. **RESOLUTION AUTHORIZING RELEASE OF CASH PERFORMANCE GUARANTEE POSTED BY MATRIX DEVELOPMENT GROUP UPON THE POSTING OF A CASH MAINTENANCE GUARANTEE WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR W&S – 1084, BLOCK 56, LOTS 7.01, 9.01 & 17 – (PB#1103-11).**
- ee. **RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT EXECUTED BY DELTA DENTAL OF NEW JERSEY, INC.**
- ff. **RESOLUTION AUTHORIZING AWARD OF CONTRACTS TO SKYLINE ENVIRONMENTAL, INC. FOR PROFESSIONAL SAFETY AND HEALTH TRAINING SERVICES FOR THE TOWNSHIP OF MONROE AND MONROE TOWNSHIP UTILITY DEPARTMENT FOR CALENDAR YEAR 2014.**
- gg. **RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR “MOBILE METER READING SYSTEM” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”). (Bids to be opened on 1/28/2014)**
- hh. **RESOLUTION AUTHORIZING AWARD OF CONTRACT NO. 426 – “SODIUM HYPOCHLORITE” TO MIRACLE CHEMICAL COMPANY AS REQUIRED FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- ii. **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO LEGGETTE, BRASHEARS & GRAHAM, INC. FOR GENERAL HYDRO-GEOLOGIC CONSULTING SERVICES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- jj. **RESOLUTION AMENDING THE “PARKS, OPEN SPACE & RECREATION PLAN” PORTION OF MONROE TOWNSHIP’S MASTER PLAN.**

- kk. **RESOLUTION AUTHORIZING AN ANNUAL SOFTWARE MAINTENANCE AGREEMENT WITH QUEUES ENFORTH DEVELOPMENT, INC. ("Q.E.D."), AN AUTHORIZED VENDER UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM.**

Mayor Pucci - Absent

Administrator Wayne Hamilton – Read an article from the Star Ledger stating that Monroe Township is ranked 14th out of 566 towns as the “Safest Municipality” in Middlesex County.

Engineer Rasimowicz – No Report.

Council Reports:

Councilman Leibowitz – No Report

Councilman Dalina – spoke about Gary Freedman, a member of the Monroe Township Recreation Advisory Board, Wrestling Coach for the Monroe Junior Falcons, Cub Scoutmaster of Pack #3 of Monroe Township and served as a member of the OEM in the Twp. Has passed away this week at a very young age.

Councilwoman Schneider – had no report stating that this is her time for listening and observing; it's a learning time for her.

Public:

Bob Zeglarski, 162 Tournament Dr. – asked if the Council ever goes into closed executive session to which the answer was “No”.

Next he asked about the Fire Consolidation Report. He read the recommendations on line and there appears to be no time-line for the recommendations to be implemented nor was there any mandate. He saw no rationale for the recommendations to remain “status quo”.

Administrator Hamilton stated there were extensive meetings where the whole recommendation was vetted here for the public's understanding. He advised he would be happy to sit down with Mr. Zeglarski to explain how they came to the recommendations since he chaired the Committee.

The bottom line is that the fire districts have still not acted on what was recommended. Administrator Hamilton believes that after the next series of elections, the Mayor and three chairs, himself & Councilman Leibowitz will be sitting down and re-visiting the Fire Consolidation Report. An alternative would be to bring the matter to the people for a vote.

Virginia McGinnis, 326A Nantucket Way – reiterated what she discussed at the last meeting regarding the repeated flooding of Rossmoor.

Administrator Hamilton responded to her statement regarding the Flood Control Ordinance. He stated that unless the Engineer is made aware that a property is being sold, he cannot issue a letter stating that the property has flooded in the past.

Frances Klinsky, 327A Nantucket Way – also spoke on the flooding of Rossmoor. She asked the status of the Agreement. Engineer Rasimowicz stated that the Agreement lies with Rossmoor's Attorney and the Townships Attorney regarding wording issues in the Agreement.

Tom Nothstein, 15 Nathaniel St. – Questioned Item #6.p. – Extraordinary Litigation between the Township vs. Darejan Andreatch & Jorj Borodin.

Administrator Hamilton explained that it involves a motor vehicle accident that destroyed a fire hydrant. The total bill is approximately \$5800, which the Utility Dept. invoiced through the two insurance companies who are declining to pay. Legal expenses are not to exceed \$1500.

Item #6jj. – Amending the “Parks, Open Space & Recreation Plan” asking if any of these resolutions will be available on-line to which Council Vice-President Koppel responded “no”, they will not be available on-line.

Administrator Hamilton responded to the amendment of the Parks, Open Space & Recreation Plan stating that these are additional properties that have been earmarked for “Open Space Acquisition”:

- Gasko (2) parcels of property on Federal Rd – 50 acres
- Rolling Hills Development Property (Hoffman Rd.) – 70 acres

The Planning Board has recommended these properties and the Council will amend our ROSI to incorporate these properties. The next step will be to provide the funding out of our open space trust fund and begin the acquisition process.

Mr. Nothstein next questioned the Bond Ordinance – Item #5.b. – Administrator Hamilton explained that the \$50,000.00 remaining from the Library Project, and the \$180,000.00 remaining from the Community Center Project is being moved into the Senior Center allocation, and no additional debt is being created. If it is not spent, it will be cancelled.

Harold Kane, 40B Newport Way – spoke about the flooding in Rossmoor. He feels that part of the flooding can be fixed by the widening of Prospect Plains Rd. The flooding is caused by the three bridges that are there, 2 belonging to Rossmoor and 1 belonging to the County. He asked at a Rossmoor Board of Governors Meeting that they approach both the County & Township to find out what the additional cost would be to replace the bridge on Prospect Plains and add 6 feet of width to it, which would increase the water flow by about 50% in that one area. The Board stated that they already looked into it and were in discussions with the Township. He asked if anyone had any update.

Administrator Hamilton added that what was originally going to be a four lane improvement on Prospect Plains Road is now being reduced to 3 lanes.

Engineer Rasimowicz was not aware but would review it with the County Engineer’s office.

UPON MOTION made by Councilman Dalina and seconded by Councilman Leibowitz, the meeting was Adjourned at 7:30pm.

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilman Michael Leibowitz	Aye
	Councilwoman Elizabeth Schneider	Aye
	Council Vice-President Leslie Koppel	Aye

SHARON DOERFLER, Township Clerk

LESLIE KOPPEL, Council Vice-President

Minutes were adopted on February 10, 2014