

COUNCIL OF THE TOWNSHIP OF MONROE

MINUTES

REGULAR MEETING - - AUGUST 4, 2014

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 who asked everyone to stand and join him in a Salute to the Flag.

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

ALSO PRESENT for Council Attorney Gregory Pasquale sitting in for Township Attorney Joel L. Shain, Engineer Mark Rasimowicz and Tax Assessor Mitch Elias.

ABSENT: Councilwoman Leslie Koppel, Mayor Richard Pucci and Township Attorney Joel L. Shain.

There were approximately fifteen (15) members of the Public present in the audience.

Council President Tamburro 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.

Council President Tamburro announced the presence of Matthew Macyda this evening who was duly honored on Saturday August 2nd in the Eagle Court of Honor.

Councilwoman Schneider gave a brief history on Matthew Macydas Eagle Project and Matthew gave a brief account of the work done at the Dey Farm on the "Martin House", which included refurbishing with flowers and plants of that era and landscaping.

Councilmembers offered their comments and congratulations.

The following Proclamations of Mayor Richard Pucci were read into the record:

**Children's Vision and Learning Month
August 2014**

**Drive Sober or Get Pulled Over
2014 Statewide Crackdown**

UPON MOTION made by Councilwoman Schneider and seconded by Councilman Leibowitz, the **CLAIMS** per run date of **7/24/2014** were approved for payment as presented.

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilman Michael Leibowitz	Aye
	Councilwoman Elizabeth Schneider	Aye
	Council President Gerald W. Tamburro	Aye

UPON MOTION made by Council Vice-President Koppel and seconded Councilman Leibowitz, the **Minutes** of the **June 30, 2014** Agenda Meeting were approved as written and presented.

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilman Michael Leibowitz	Aye
	Councilwoman Elizabeth Schneider	Aye
	Council President Gerald W. Tamburro	Aye

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 AMENDING BOND ORDINANCE NUMBER O-8-2000-026 FINALLY ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY ON AUGUST 28, 2000 (WHICH PROVIDES FOR VARIOUS 2000 CAPITAL IMPROVEMENTS), AS AMENDED AND SUPPLEMENTED, TO AMEND THE DESCRIPTION SET FORTH THEREIN TO INCLUDE NEW OPEN SPACE PROPERTY ACQUISITIONS, TO INCREASE THE TOTAL APPROPRIATION THEREIN FROM \$7,350,000 TO \$12,850,000, TO INCREASE THE TOTAL DEBT AUTHORIZATION THEREIN FROM \$6,999,784 TO \$12,237,784 AND TO INCREASE THE TOTAL DOWN PAYMENT THEREIN FROM \$350,216 TO \$612,216.**

ORDINANCE as follows: (O-8-2014-014)

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. Bond ordinance number O-8-2000-026 finally adopted on August 28, 2000 by the Township of Monroe, in the County of Middlesex, State of New Jersey (the "Township") entitled, "BOND ORDINANCE PROVIDING FOR VARIOUS 2000 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 \$1,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,428,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF," as amended by bond ordinance number O-10-2001-035 finally on adopted by the Township Council on October 1, 2001, bond ordinance number O-12-2002-048 finally adopted by the Township Council on December 2, 2002, bond ordinance number O-8-2003-029 finally adopted by the Township Council on August 4, 2003, bond ordinance O-12-2003-053 finally adopted by the Township Council on December 29, 2003, bond ordinance number O-12-2005-054 finally adopted on December 5, 2005, bond ordinance number O-6-2006-020 finally adopted on June 26, 2006, bond ordinance number O-9-2008-021 finally adopted on September 3, 2008, bond ordinance number O-8-2013-020 finally adopted on August 6, 2012 and bond ordinance number O-4-2013-003 finally adopted on April 2, 2013 (collectively the "Original Ordinance"), is hereby amended and supplemented to the extent and with effect as follows:

(a) The total appropriation in the Original Ordinance is increased from \$7,350,000 to \$12,850,000.

(b) The total down payment in the Original Ordinance is increased from \$350,216 to \$612,216.

(c) The total bond/note authorization in the Original Ordinance is increased from \$6,999,784 to \$12,237,784.

(d) Section 3(a)(i) of the Original Ordinance is hereby amended in its entirety to read as follows:

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
(i) Acquisition of various properties within the Township for open space purposes, including, but not limited to, as applicable, Block 32, Lots 10, 11.1, 19.2 and 20, Block 77, Lot 2.3, Block 22, Lots 1 and 3, Block 106.95, Lot 20, Block 75, Lot 11, Block 27.2, Lots 17.1, 17.2, 18.4 and 18.5, Block 25, Lot 19.4; Block 27.02, Lot 18.06; Block 60, Lots 17.03, 17.04, 18.07 and 21.01; Block 62, Lot 12.02; Block 76, Lots 21.02 and 23.06; Block 76.01, Lots 25.01 and 25.20; Block 77, Lots 10.01, 10.02 and 10.03; Block 77, Lots 11.01 & 11.02; Block 77, Lot 7; and Block 106.91, Lot 47.01 on Pine View Court and as sometimes described as Lot 4.01 in accordance with the Township's Open Space Plan, as filed with the Middlesex County Open Space Committee, a lawful public purpose, including the acquisition of development rights therefore and open space mapping, all work and materials necessary therefor and 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, and	\$11,650,000	\$11,094,969	\$555,031	40 years

SECTION 2. The Capital Budget of the Township is hereby amended, as necessary, to conform with the provisions of this amendatory 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 Program as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, will be on file in the office of the Clerk and will be available for public inspection.

SECTION 3. Except as expressly amended hereby, the Original Ordinance shall remain in full force and effect.

SECTION 4. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption and approval 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.

Charles Lerman, 11 Doral Dr. – asked from whom the parcels of land are being purchased from and Administrator Hamilton explained that the township appropriates money from the Open Space Trust Fund. This essentially provides the funding mechanism for the township to do the appraisals & acquire six additional open space properties.

Mr. Lerman then asked for what purpose is the acquired property to be used and Administrator Hamilton responded that 99% of the time it is preserved open space, but it can be reserved for municipal purposes if so desired.

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 AMENDING BOND ORDINANCE NUMBER O-8-2000-026 FINALLY ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY ON AUGUST 28, 2000 (WHICH PROVIDES FOR VARIOUS 2000 CAPITAL IMPROVEMENTS), AS AMENDED AND SUPPLEMENTED, TO AMEND THE DESCRIPTION SET FORTH THEREIN TO INCLUDE NEW OPEN SPACE PROPERTY ACQUISITIONS, TO INCREASE THE TOTAL APPROPRIATION THEREIN FROM \$7,350,000 TO \$12,850,000, TO INCREASE THE TOTAL DEBT AUTHORIZATION THEREIN FROM \$6,999,784 TO \$12,237,784 AND TO INCREASE THE TOTAL DOWN PAYMENT THEREIN FROM \$350,216 TO \$612,216.**

ROLL CALL: Councilman Stephen Dalina	Aye
Councilman Michael Leibowitz	Aye
Councilwoman Elizabeth Schneider	Aye
Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.
O-8-2014-014

UPON MOTION made by Councilman Dalina seconded by Councilwoman Schneider, an Ordinance of which the following is the title was moved on second read for final passage: **ORDINANCE ACCEPTING THE CONVEYANCE OF A CONSERVATION EASEMENT AND DEED OF DEDICATION OF RIGHT-OF-WAY FROM KEITH AND GINA KURCZESKI.** (Block 1.01, Lot 31.21)

ORDINANCE as follows: (O-8-2014-015)

WHEREAS, Keith Kurczeski and Gina Kurczeski, husband and wife, having an address of 8 Mayberry Avenue, Monroe Township, New Jersey 08831, are the owners of the premises designated as Block 31.21, Lots 1 - 13, as shown on the Tax Map of the Township of Monroe, in the County of Middlesex, State of New Jersey; and

WHEREAS, as a condition of the approval of the bulk variance granted by the Board of Adjustment of the Township of Monroe on March 23, 2010, the owners was required to provide certain conservation rights and a right-of-way dedication to the Township of Monroe; and

WHEREAS, the Council believes that accepting these conservation rights and right-of-way dedication is in the public interest; and

WHEREAS, the Township Engineer and Township Counsel have reviewed the proposed Conservation Easement and Deed of Dedication of Right-of-Way and find them satisfactory in form and content.

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 Conservation Easement and Deed of Dedication of Right-of-Way relating to Lots 1-13 in Block 31.21, as provided for in attached Exhibit "A"; and

Section 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 3. If any section, paragraph, subdivision, 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.

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 Schneider 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 THE CONVEYANCE OF A CONSERVATION EASEMENT AND DEED OF DEDICATION OF RIGHT-OF-WAY FROM KEITH AND GINA KURCZESKI.** (Block 1.01, Lot 31.21)

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilman Michael Leibowitz	Aye
	Councilwoman Elizabeth Schneider	Aye
	Council President Gerald W. Tamburro	Aye

Copy of Ordinance Duly Filed.
O-8-2014-015

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: **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 2014 CAPITAL IMPROVEMENTS AND THE ACQUISITION AND INSTALLATION, AS APPLICABLE, OF VARIOUS EQUIPMENT WITH AN ESTIMATED COST OF \$823,100, THE COST OF SUCH IMPROVEMENTS AND EQUIPMENT TO BE FINANCED THROUGH THE ISSUANCE OF COUNTY-GUARANTEED CAPITAL EQUIPMENT AND IMPROVEMENT REVENUE BONDS, SERIES 2014 OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY.**

ROLL CALL:	Councilman Stephen Dalina	Aye
	Councilman Michael Leibowitz	Aye
	Councilwoman Elizabeth Schneider	Aye
	Council President Gerald W. Tamburro	Aye

Copy of the Ordinance Duly Filed

UPON MOTION made by Councilwoman Schneider and seconded by Councilman Leibowitz, 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 2014 OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY.**

ROLL CALL: Councilman Stephen Dalina	Aye
Councilman Michael Leibowitz	Aye
Councilwoman Elizabeth Schneider	Aye
Council President Gerald W. Tamburro	Aye

Copy of the Ordinance Duly Filed

UPON MOTION made by Councilman Dalina and seconded by Councilwoman Schneider, an Ordinance of which the following is the title was introduced on first reading for final passage: **ORDINANCE AMENDING CHAPTER 116 ENTITLED "TOWING AND STORING OF VEHICLES".**

ROLL CALL: Councilman Stephen Dalina	Aye
Councilman Michael Leibowitz	Aye
Councilwoman Elizabeth Schneider	Aye
Council President Gerald W. Tamburro	Aye

Copy of the 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 AMENDING CHAPTER 122 ENTITLED "VEHICLES AND TRAFFIC".** (No Parking along the easterly side of Buckelew Ave)

ROLL CALL: Councilman Stephen Dalina	Aye
Councilman Michael Leibowitz	Aye
Councilwoman Elizabeth Schneider	Aye
Council President Gerald W. Tamburro	Aye

Copy of the Ordinance Duly Filed

UPON MOTION made by Councilwoman Schneider 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 MAYOR AND TOWNSHIP CLERK TO ENTER INTO A RIGHT-OF-WAY EASEMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MONROE AND JERSEY CENTRAL POWER & LIGHT FOR THE INSTALLATION OF LINES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC CURRENT, INCLUDING COMMUNICATIONS FACILITIES.**

ROLL CALL: Councilman Stephen Dalina	Aye
Councilman Michael Leibowitz	Aye
Councilwoman Elizabeth Schneider	Aye
Council President Gerald W. Tamburro	Aye

Copy of the Ordinance Duly Filed

UPON MOTION made by Councilman Leibowitz and seconded by Councilwoman Schneider, an Ordinance of which the following is the title was introduced on first reading for final passage: **ORDINANCE ACCEPTING THE RECOMMENDATIONS OF THE PLANNING BOARD AND FURTHER AMENDING CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "LAND DEVELOPMENT".**

ROLL CALL: Councilman Stephen Dalina	Aye
Councilman Michael Leibowitz	Aye
Councilwoman Elizabeth Schneider	Aye
Council President Gerald W. Tamburro	Aye

Copy of the Ordinance Duly Filed

Under the Consent Agenda, Council President Tamburro pointed out that Resolution 16i – Extension of a one-time grace period for the 3rd period taxes for 2014 will be extended to August 15, 2014 due to the late delivery from the County.

UPON MOTION made by Councilman Dalina and seconded by Councilman Leibowitz, the following entitled Resolutions were moved for adoption under the **CONSENT AGENDA**, as hereinbelow set forth:

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

- R-8-2014-206** RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE PROFESSIONAL SERVICE CONTRACTS WITH FEIST ENGINEERING, INC. FOR VARIOUS ENGINEERING SERVICES RELATED TO 2014 CAPITAL PROJECTS.
- R-8-2104-207** RESOLUTION AUTHORIZING AWARD OF BID TO PURCHASE A ROLL – OFF TRUCK.
- R-8-2014-208** RESOLUTION AUTHORIZING EXECUTION OF AN ADDENDUM TO THE INTER-LOCAL SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND SOUTH BRUNSWICK FOR THE LEASE OF MOBILE DATA COMPUTER SYSTEM (MDC) UNITS.
- R-8-2014-209** RESOLUTION AUTHORIZING AWARD OF BID FOR MONROE TOWNSHIP SHIRTS AND HATS.
- R-8-2014-210** RESOLUTION AUTHORIZING THE RETURN OF CONNECTION FEES PAID TO THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR W&S 1095, PASQUALE MARTONE, BLOCK 37, LOT 7 – PB#5043-11.
- R-8-2014-211** RESOLUTION AUTHORIZING REDUCTION OF CASH PERFORMANCE GUARANTEES POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) FOR W&S 1021, RIVER ROAD ESTATES, BLOCK 169.22, LOTS 2.01 THRU 2.04 (IRRIGATION WELLS) PB#1053-08.
- R-8-2014-212** RESOLUTION AUTHORIZING AWARD OF CONTRACT NO. 423 – “REMOTE WATER AND SEWER PLC AND WIRELESS SYSTEMS INSTALLATION AND UPGRADE OF EXISTING SCADA SYSTEM” TO INDUSTRIAL CONTROLS FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).
- R-8-2014-213** RESOLUTION AUTHORIZING AWARD OF CONTRACT NO. 393 - “WELL 22 ADDITIONAL TREATMENT” TO EAGLE CONSTRUCTION SERVICES, INC. FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).
- R-8-2014-214** RESOLUTION AUTHORIZING EXTENSION OF A ONE-TIME GRACE PERIOD FOR THE PAYMENT OF THIRD QUARTER TAXES FOR 2014. (Extended to August 15, 2014)
- R-8-2014-215** RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING HOMEOWNERSHIP ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT.
- R-8-2014-216** RESOLUTION AUTHORIZING PAYMENT OF ADDITIONAL FEES TO SHAIN, SCHAFFER & RAFANELLO, P.C. FOR REPRESENTATION OF THE TOWNSHIP IN VARIOUS MATTERS OF EXTRAORDINARY LITIGATION.
- R-8-2014-217** RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENT.

- R-8-2014-218** RESOLUTION AUTHORIZING ADDITIONAL 90-DAYS OF EXTENDED SICK LEAVE.
- R-8-2014-219** RESOLUTION AUTHORIZING PURCHASE OF GASOLINE UNDER THE SOMERSET COUNTY COOPERATIVE PURCHASING FOR THE TOWNSHIP AND UTILITY DEPARTMENT.
- R-8-2014-220** RESOLUTION PROVIDING FOR INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)
- R-8-2014-221** RESOLUTION AUTHORIZING AWARD OF BID FOR 2014 ROAD IMPROVEMENTS – VARIOUS BITUMINOUS MATERIALS.
- R-8-2014-222** RESOLUTION AUTHORIZING AWARD OF BID FOR 2014 ROAD IMPROVEMENTS – ASPHALT MILLING.
- R-8-2014-223** RESOLUTION AUTHORIZING AWARD OF BID FOR 2014 ROAD IMPROVEMENTS – LINE STRIPING.

Copies of Resolutions Duly Filed.

REPORTS:

Mayor Pucci – Absent

Administrator Hamilton – Announced that as a result of the Energy Auction that was held, we will be saving a little under \$90,000 on Utility & Municipal Properties.

Engineer Rasimowicz – No Report

COUNCIL REPORTS:

Councilman Leibowitz – mentioned that the Park Plaza Shopping Center, where the roof had collapsed, is being demolished.

Councilman Dalina –pointed out that the Library is featuring film discussions as well as foreign films going on during August. Also, free computer classes are being featured during August. The Library will also lend out free museum passes.

Councilwoman Schneider – announced that this past Sunday she attended an Eagle Court of Honor for four young men, Jessie Bennett, Daniel Marshall, George Neumeyer and Nicholas Winkel.

She also mentioned that tomorrow night is “National Night Out” from 6-9pm in Thompson Park.

Council President Tamburro - elaborated on the fact that “National Night Out” is not only a Monroe event but is held state-wide. Present at the event will be our Police, Fire, EMS and all other emergency services. It’s a great event for the kids with games, free food, a bike obstacle course and an opportunity to see the police vehicles and fire trucks.

He also mentioned an Eagle Scout, Shawn Evans, who, for his Eagle Scout project he did a memorial garden at Veterans Park. Shawn is now in boot camp for the Marine Corp.

PUBLIC:

Brian Hluchy, 218 Bordentown Tpk. – spoke about his taxes and assessment. His re-assessment is \$318,000. If he sells, he doubts he’ll get \$265,000. Taxes were raised \$2500. He only has until Aug. 15th to come up with additional funds.

Council President Tamburro advised that neither the Council nor Administration has anything to do with the appraisals/revaluation. He then introduced Monroe Township Tax Assessor Mitch Elias.

Mr. Elias stated that regarding the additional funds, that would be the Tax Collectors department. He asked Mr. Hluchy if he had been to the Tax Assessors office regarding the new appraisal and Mr. Hluchy responded "twice".

Mr. Elias explained that if he is not satisfied with the value, he can get a copy of his property tax record and if there are any errors, they can be corrected for the new year without an Appeal. If he is not satisfied after any errors are corrected, he would then have to go through an Appeal process with the Middlesex County Board of Taxation.

Diane Smith, 205 Bordentown Tpk. – in 1980, when the house was built, she paid \$1200. It is now up to \$12,000. She has no street lights, sidewalks, curbing, garbage pick-up, and no utilities other than water. She has a log cabin and there is no comp's for log cabins.

Mr. Elias explained that the last revaluation was done in 1993 and there have been no changes since then. Council President Tamburro requested Mr. Elias provide some background as to how the revaluation came about in Monroe.

Mr. Elias advised there were a group of homeowners who challenged the town over their taxes and said the town needed a revaluation. They went to court and was successful with that challenge. We then undertook the revaluation under the court order.

Ms. Smith then stated that she has 102 acres of property separate from her house and asked if there are guidelines in NJ on farm assessed property taxes. Mr. Elias responded that there are guidelines and if she feels her assessment needs to be re-examined, please contact his office.

Council President Tamburro recommended Ms. Smith come in to see the Tax Assessor's office to re-examine the properties assessment and get the problem resolved.

Charles Lerman, 11 Doral Dr. – Questioned Items 16.g. and h. involving the MTUD Award of Contracts 423 and 393 which pertains to the upgrade of the SCADA system & additional well treatment. Wanted to know if these Contracts are covered under the MTUD reserves or do they have to purchase bonds.

Administrator Hamilton responded that these are both bondable items and are included as part of the Capital Budget for the Utility Department.

Mr. Lerman then questioned the forty million dollars +/- in surplus and would it serve the public's best interest if those funds were still there to utilize and Administrator Hamilton stated "no", it is part of the Administrations belief that when doing an improvement that has a useful life of 20-30 years, it makes sense to bond for those improvements so that all the people living here in that 20-30 year period are paying their share.

Mark Klein, 7 Crenshaw Ct. – believes Hillsboro revalues the homes as they are sold instead of revaluing a whole town at one time. He asked if this is something we might be able to do to keep the rate stable and not have to do a major revaluation again. He also believes that it is recommended or ordered by the State to do a revaluation every 10 years.

Mr. Elias responded that those facts are incorrect as it is improper and illegal to reassess people as they purchase homes. If there is a neighborhood out of wack due to numerous sales that come in, an Assessor can ask the State for permission to change the values in that neighborhood.

Mr. Klein once again mentioned the lack of State Aid funding for our schools.

Questioned Item #13. - spoke about the "No Parking" on the East bound lane along Buckelew Avenue, which everyone was in agreement that it creates a hazardous condition.

Item #16.j. - asked about the Affordable Housing Homeownership Assistance Loan which was responded to by Council President Tamburro.

Steve Gorbe, 113 Gravel Hill-Spotswood Rd. – had a few items that he felt Council should address.

He stated that he has an inconsiderate hoarder who has a junk yard, used car lot and various animals next door to him and complain that pet waste is draining into the wetlands. He further complained that the car sales are listed on Craig's List, besides there being junk vehicles on the property.

Council President Tamburro asked if these matters were reported to the Zoning Officer and Administrator Hamilton stated he will see that the Zoning Officer gets in touch with Mr. Gorbe.

He then asked about the abandoned electrical panel on Regency property and Administrator Hamilton advised that JCP&L needs to be contacted in connection with that matter.

Dorothy Peters, 212 Bordentown Tpk. – stated that her house was appraised two years ago at \$72,000 and now with the revaluation it is appraised at \$200,700. She does not believe the house is worth that amount.

Mr. Elias explained that the original assessment was 20 years old. The value has not changed but has been brought up to 100% market value. He stated that if she feels the house would not sell for this value she can come to his office to check & see if there are any errors. After that, if she is still not satisfied, a tax appeal can be filed next year.

Regina Peters Bryant, 255 Rhode Hall Rd. – speaking for her mom who lives at 212 Bordentown Tpk., she stated the issue she has is that the house behind Mrs. Peters' at 210 Bordentown Tpk. is empty and overgrown , not being maintained.

Administrator Hamilton stated he will have the Zoning Officer go out and investigate.

Audrey Cornish, 431 Schoolhouse Rd. – asked Mr. Elias how an acre of property is valued in Monroe.

Mr. Elias explained that each parcel is valued based on sales that occurred in that neighborhood. They are also based on wetlands, further explaining that wetlands can have the same value as dry lands if the wetlands are allowing you to meet the amount of land needed by zoning.

She stated that the property next to hers has been sold to Parker House and that the driveway next to her is on her property. They went ahead with the closing without notifying her and the survey was never reviewed.

She further stated that in speaking with Bob Smith, he told her he went to the engineer's office and no guidance was given to the underground pipes, etc. and that Mr. Rasimowicz has "cleared it". Engineer Rasimowicz stated that Mr. Smith has not spoken to him and that this is a private transaction with Parker.

Michele Arminio, 9 Nathaniel St. – she reiterated what had transpired with Parker in the past.

She questioned Item #8 - Bond Ordinance Amending O-8200-026 Open Space and Capital Improvements.

Administrator Hamilton explained that the initial Bond was amended for additional monies as additional properties are being targeted. It's adding \$5.5 million dollars to the older Bond Ordinances, which brings the amount up to \$12,850,000. This is funded solely out of the open space trust fund.

Ms. Arminio asked if the open space trust fund is a dedicated fund and Administrator Hamilton explained that it is treated like any other Bond Ordinance but as the debt service payments become due, they are being funded directly out of the open space trust fund.

She asked if all the capital improvements that are included are specifically for open space and Administrator Hamilton stated that there are 6 open space targeted properties that the funding is required for so that we can begin the process of acquiring those properties.

She asked what kind of improvements would be done and Administrator Hamilton explained the appraisals, negotiations, etc.

She stated that if there are Capital Improvements paid from this fund

Administrator Hamilton added that he believes originally, when this Ordinance was done in 2000, and amendments were made, there were funds included for certain improvements such as Veterans Park. We are now ready to go out for Phase 2 of that Park. That is why it includes various capital improvements.

Robert Zeglarski, 162 Tournament Dr. – stated that when the previous speaker mentioned “Ernie Feist” the Council President stated that he no longer holds any positions with this town. Council President Tamburro stated that this is correct.

Mr. Zeglarski stated there is a Resolution, Item #16.a. on the Agenda authorizing the Mayor & Township Clerk to execute a Professional Service Contract with Feist Engineering for various engineering services related to 2014 Capital Projects and believes Mr. Feist holds principal ownership in this firm. He further stated that he had asked for this Resolution prior to the Council’s vote and could not get it. Council President Tamburro said that is correct.

Mr. Zeglarski questioned if anyone knows what’s in the Resolution prior to voting on it and Council President Tamburro stated that Council does know what’s in it prior to voting and that Mr. Zeglarski can get a copy of it tomorrow.

Phil Levy, 93 Kings Mill Rd. – was glad to see construction has started on the Traffic Light on Routes 522 & 613 and thanked everyone for all their work in getting this done.

UPON MOTION made from Councilman Dalina and seconded by Councilwoman Schneider, the meeting was Adjourned at 8:10pm.

ROLL CALL: Councilman Stephen Dalina	Aye
Councilman Michael Leibowitz	Aye
Councilwoman Elizabeth Schneider	Aye
Council President Gerald W. Tamburro	Aye

SHARON DOERFLER, Township Clerk

GERALD W. TAMBURRO, Council President

Minutes were adopted on 09/03/2014