

COUNCIL OF THE TOWNSHIP OF MONROE

MINUTES

AGENDA MEETING - OCTOBER 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 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, Councilman Michael Leibowitz, Councilwoman Elizabeth Schneider, Council Vice-President Leslie Koppel and Council President Gerald W. Tamburro.

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

ABSENT: Mayor Richard Pucci

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 President.

Council President Tamburro read the following entitled **ORDINANCES** for **SECOND READING** at the **WEDNESDAY, NOVEMBER 5, 2014** Regular Council Meeting:

- a. **BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF WATER ALLOCATION RIGHTS, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (THE "TOWNSHIP"); APPROPRIATING \$5,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$5,500,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF.**
- b. **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 105 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "STREETS AND SIDEWALKS", SPECIFICALLY ARTICLE VI ENTITLED, "REIMBURSEMENT TO HOMEOWNERS' ASSOCIATION FOR STREET LIGHTING, SNOW REMOVAL, RECYCLING AND ROADS MAINTENANCE".**
- c. **ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "FEES".**

Council President Tamburro read the following entitled **ORDINANCES** for **INTRODUCTION** at the **WEDNESDAY, NOVEMBER 5, 2014** Regular Council Meeting:

- a. **ORDINANCE FIXING THE 2015 – 2018 SALARIES AND WAGES FOR POLICE PBA EMPLOYEES OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX.**
- b. **ORDINANCE FIXING THE 2015 – 2018 SALARIES AND WAGES FOR POLICE SUPERVISORY EMPLOYEES OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX.**
- c. **ORDINANCE FIXING THE 2015 – 2018 SALARIES AND WAGES FOR PRIVATE PARTY BILLING OF POLICE DEPARTMENT PERSONNEL.**
- d. **REFUNDING BOND ORDINANCE OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (THE “TOWNSHIP”) PROVIDING FOR (i) THE REFUNDING OF CERTAIN OUTSTANDING REFUNDING GENERAL OBLIGATION BONDS, SERIES 2006 OF THE TOWNSHIP TO PROVIDE NET DEBT SERVICE SAVINGS, AND (ii) AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,200,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION REFUNDING BONDS OF THE TOWNSHIP TO EFFECT SUCH REFUNDING AND APPROPRIATING THE PROCEEDS THEREFOR.**
- e. **ORDINANCE RELEASING, VACATING AND EXTINGUISHING ANY AND ALL PUBLIC RIGHTS IN AND TO A PORTION OF DUCHESS DRIVE.**

Council President Tamburro requested the following entitled **RESOLUTIONS** for **CONSIDERATION** at the **WEDNESDAY, NOVEMBER 5, 2014** Regular Council Meeting be reviewed and any questions will be addressed:

- a. **RESOLUTION AUTHORIZING THE MONROE TOWNSHIP TAX COLLECTOR TO HOLD AN ELECTRONIC TAX SALE FOR 2014.**
- b. **RESOLUTION AUTHORIZING FORECLOSURE UNDER THE IN REM TAX FORECLOSURE ACT (1948) AND ESTABLISHING A TAX FORECLOSURE LIST OF LIENS TO BE FORECLOSED.**
- c. **RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING HOMEOWNERSHIP ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT BLOCK 1, LOT 10.02, MONROE TOWNSHIP, NEW JERSEY.**
- d. **RESOLUTION AUTHORIZING THE ACTING TOWNSHIP ENGINEER TO PREPARE QUALIFICATIONS AND ADVERTISE FOR RECEIPT OF QUALIFICATIONS (“RFQs”) FOR POND TREATMENT AND MAINTENANCE SERVICES FOR ALL TOWNSHIP OWNED WET PONDS, BASINS AND PUMPS.**
- e. **RESOLUTION REFUNDING FEES FOR UNUSED CONSTRUCTION PERMIT NO. 2-1409 FOR BLOCK 67, LOT 20.26.**
- f. **RESOLUTION AUTHORIZING THE REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR COLTS RUN AT MONROE – SECTION 1.**
- g. **RESOLUTION AUTHORIZING THE REDUCTIONS OF PERFORMANCE GUARANTEES POSTED FOR REGENCY @ MONROE, PHASE 8 - 8F, 8G, & 8J AND REGENCY @ MONROE, PHASE 8 – 8C, 8D, & 8E.**
- h. **RESOLUTION AUTHORIZING THE TOWNSHIP UTILITY DEPARTMENT PURCHASING MANAGER TO PREPARE AND ADVERTISE REQUESTS FOR QUALIFICATIONS (RFQ’S) FOR VARIOUS PROFESSIONAL SERVICES FOR CALENDAR YEAR 2015.**
- i. **RESOLUTION AUTHORIZING THE TOWNSHIP BUSINESS ADMINISTRATOR /QPA TO PREPARE AND ADVERTISE A REQUEST FOR QUALIFICATIONS (“RFQ”) FOR FINANCIAL ADVISOR FOR 2015.**

- j. **RESOLUTION REJECTING BIDS RECEIVED FOR THE RESTORATION AND RECONSTRUCTION PROJECTS FOR THE DEY FARMSTEAD AND AUTHORIZING THE PROJECT BE RE-ADVERTISED FOR RECEIPT OF BIDS.**
- k. **RESOLUTION DEMONSTRATING COMPLIANCE WITH REGULATIONS OF THE LOCAL FINANCE BOARD OF THE STATE OF NEW JERSEY REGARDING THE 2013 ANNUAL AUDIT.**
- l. **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) (Recreational Opportunities for Individuals with Disabilities Program)**
- m. **RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- n. **RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN ROCLINE MANOR, LLC AND JAMESBURG MANOR, LLC AND THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.) REGARDING THE PAYMENT OF WATER AND SANITARY SEWER CONNECTION FEES IN INSTALLMENTS.**
- o. **RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) PICK-UP TRUCK WITH SNOW PLOW AND ONE (1) SPORTS UTILITY VEHICLE (SUV) USING THE NEW JERSEY STATE CO-OPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.).**
- p. **RESOLUTION AUTHORIZING AWARD OF A CONTRACT WITH WATER WORKS SUPPLY CO. FOR CONTRACT 430, "WATER METERS" FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.).**
- q. **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR MONROE CHASE a/k/a SOUTHFIELD GRAND.**
- r. **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE METAL ROOF REPAIRS TO THE MONROE TOWNSHIP LIBRARY.**
- s. **RESOLUTION APPROVING THE SETTLEMENT OF 211 CRANBURY STATION, LLC'S CLAIMS AGAINST THE TOWNSHIP OF MONROE.**
- t. **RESOLUTION REFUNDING TAX OVERPAYMENTS.**
- u. **RESOLUTION AUTHORIZING AWARD OF A PROFESSIONAL SERVICE CONTRACT WITH HATCH MOTT MACDONALD FOR WATER SYSTEM HYDRAULIC MODELING OF PROPOSED DEVELOPMENTS FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.)**
- v. **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT WITH UTILITY SERVICE COMPANY, INC. FOR THE ABEEL ROAD WATER TANK DEMOLITION FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (M.T.U.D.).**
- w. **RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND GRANT ACCEPTANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION ("NJDOT") FOR NJDOT LOCAL AID FOR FY2015 FOR SPOTSWOOD AVENUE, ELLINGHAM AVENUE, AND AVENUE G PEDESTRIAN, DRAINAGE, AND ROAD IMPROVEMENT PROJECTS.**
- x. **RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND GRANT ACCEPTANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION ("NJDOT") FOR NJDOT LOCAL AID FOR FY2015 FOR SPOTSWOOD - GRAVEL HILL ROAD IMPROVEMENTS.**
- y. **RESOLUTION AUTHORIZING PAYMENT OF ADDITIONAL FEES TO SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE VARIOUS STATE TAX COURT APPEALS IN YEAR 2014 AS EXTRAORDINARY LITIGATION.**
- z. **RESOLUTION AUTHORIZING SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE THE MATTER OF MOZES KOVACS v. TOWNSHIP OF MONROE, ET ALS. AS EXTRAORDINARY LITIGATION.**

- aa. **RESOLUTION APPROVING AGREEMENT IN PRINCIPLE FOR PURCHASE OF WATER RIGHTS FROM SWM INTERNATIONAL.**
- bb. **RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER'S AGREEMENT BY AND BETWEEN SHARED PROPERTIES, L.L.C. AND THE TOWNSHIP OF MONROE FOR IMPROVEMENTS TO THE MONROE TOWNSHIP UTILITIES DEPARTMENT PUMP STATION NO. 2.**
- cc. **RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE DEVELOPER'S AGREEMENT BY AND BETWEEN BLOCK 17 ASSOCIATES, L.L.C. (HIDDEN POND), THE GABLES AT APPLGARTH VILLAGE, L.L.C., THE GARDENS AT MONROE HEALTHCARE AND REHABILITATION CENTER, L.L.C., THE VERDE GROUP, L.L.C., PULTE HOMES OF NEW JERSEY, L.P. AND THE TOWNSHIP OF MONROE FOR IMPROVEMENTS TO THE MONROE TOWNSHIP UTILITY DEPARTMENT'S PUMP STATION NO. 2.**
- dd. **RESOLUTION GRANTING ITS ADVICE AND CONSENT TO THE APPOINTMENT OF WAYNE HORBATT, C.P.W.M., AS DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR THE TOWNSHIP OF MONROE.**
- ee. **RESOLUTION GRANTING ITS ADVICE AND CONSENT TO THE APPOINTMENT OF MARK RASIMOWICZ, P.E., C.M.E., C.P.W.M., AS DIRECTOR OF THE DEPARTMENT OF ENGINEERING AND SHALL THEREBY ACT AS TOWNSHIP ENGINEER.**

Council Vice-President Koppel asked when the Generator for the Senior Center, listed as Agenda Item #7.x., would be operational and Engineer Rasimowicz stated that he does not have an operational date. Once it is awarded there will be a pre-construction meeting and a lead time will be determined at that point. The biggest time constraint is the amount of time it will take to get the generator here. He will advise Council as the project moves forward.

Mayor Richard Pucci – Absent, no report.

Administrator Wayne R. Hamilton – Gave an update on the Mayor.

He also noted there are a few Items on the Agenda that are works in progress and we will hopefully have by Monday:

- Award of a bid for Rock Salt.
- Introduction of the Supervisory Salary & Wage Ordinance

He noted on today's Agenda we have the Ordinances which essentially deal with Salary of the PBA and SOA Contracts with the municipality. He further explained that negotiations went well. We have settled those contracts for (4) years at 2% each year. He also noted that a 12 hour shift will be implemented, which has been a trial period at present and worked out very well, not only for the municipality but for the employees. Overtime expenses have been reduced by \$100,000. They were also able to negotiate no more longevity for new hires after the 1st of the year. They will also begin their healthcare contributions, which the non-union employees have been experiencing.

Council President Tamburro asked how their contributing to their healthcare benefits are helping the Township and Administrator Hamilton explained it is a step-out over a (4) year period with the majority of the Police paying 35% by the 4th year. It is an offset to health benefits costs.

Lastly he mentioned the Bond Ordinance on the Agenda that will be having a Public Hearing on next week deals with the purchase of water allocation rights with a company in Spotswood called SWM International which has unused water allocation rights that we have negotiated with and have agreed to terms on the purchase of those rights. This is extremely important because comparatively we have a contract with NJ American Water that will be running out in 2017. We are currently paying \$2,750 per million gallons of water that we purchase. As a result of purchasing the water allocation rights, incorporating a 40 year payout, it will drop that cost down to \$615 per million gallons. We currently budget \$565,000 a year just for the purchase of NJ American Water. It will definitely benefit the rate-payers in Monroe.

Council President Tamburro further explained that the contract with NJ American Water is expiring in two years, but that was an original 30-year contract that they acquired from the MUA when it was in existence. NJ American Water was asking for a longer period of time than we were comfortable with, and in addition, the water that we purchased from them was only for a short period of time during the summer months for irrigation. It was ground water and needed treatment. It is not only a cost savings but a better quality of water.

Engineer Mark Rasimowicz gave updates on the following intersections:

- Forsgate, Applegarth & Linx – the signal is working. The road improvements are not complete yet, we are waiting on utility pole relocations from Jersey Central Power & Light. They will be out there the 2nd week in November. Once that is done, the improvements & paving will be completed.
- Perrineville / Union Valley Traffic Light – the County has plans designed for a traffic light at that intersection and we are finalizing the land acquisition within the next month and then the County will go out to bid.
- Perrineville / Federal Rd – we are doing the wetland delineations as we speak. Once those are complete we will be submitting to the NJDEP as well as Middlesex County for final design approval.

Council Reports:

Councilman Leibowitz – attended an event in which the Rossmoor Kiwanis honored Councilwoman Schneider & Alice Owens as “Outstanding Citizens of the Year”.

Councilman Dalina – attended the Oktoberfest & Halloween Parade at the Community Center. Next week they will be recognizing one of the baseball All-Star Teams that won the State Division Title. Also, the ADA Committee will be recognizing Jack McNaboe who has been very pivotal in assisting the rehab of Mikey Nichols home.

Councilwoman Schneider – attended her 1st Halloween Parade for children ranging in ages from 2 mos. Thru 14 yrs., the “Oktoberfest”, which is a wonderful community day for the residents of Monroe, several ribbon cuttings at Subway, First Bank, and Millennium Memory Chair, the volunteer appreciation luncheon and the Civil War living history day.

Council Vice-President Koppel – presented the Mayor’s Award at the Antique Car Show sponsored by the DECA Group at the High School.

Council President Tamburro – announced that next month Veterans Day Events are scheduled as follows:

- 9:00 am at the Municipal Bldg.
- 9:30 am at Veterans Park
- Several of the Communities have events later in the day.
- The following day the Friends at the Senior Center are putting on a program honoring the Veterans.

Public: None

UPON MOTION made by Councilman Dalina and seconded by Councilwoman Schneider, the Agenda Meeting was Adjourned at 7:20 pm.

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

SHARON DOERFLER, Township Clerk

GERALD W. TAMBURRO, Council President

Minutes were adopted on December 29, 2014