

COUNCIL OF THE TOWNSHIP OF MONROE

MINUTES

AGENDA MEETING - FEBRUARY 23, 2015

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 was Business Administrator Wayne R. Hamilton, Greg Pasquale sitting in for Township Attorney Joel L. Shain and Township Engineer Mark Rasimowicz.

ABSENT: Mayor Richard Pucci and Township Attorney Joel L. Shain.

There were approximately ten (10) 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 2, 2015 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 2, 2015;
3. Posted on January 2, 2015 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 **ORDINANCE** for **SECOND READING** at the **MONDAY, MARCH 2, 2015** Regular Council Meeting:

- a. **BOND ORDINANCE AMENDING AND SUPPLEMENTING BOND ORDINANCE NUMBER O-7-2013-011 (WHICH PROVIDES FOR VARIOUS 2013 CAPITAL IMPROVEMENTS) HERETOFORE FINALLY ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY ON JULY 1, 2013 TO INCREASE THE APPROPRIATION BY AND APPROPRIATE A GRANT IN THE AMOUNT OF \$400,000.**

Council President Tamburro requested the following entitled **RESOLUTIONS** for **CONSIDERATION** at the **MONDAY, MARCH 2, 2015** Regular Council Meeting be reviewed and any questions will be addressed:

- a. **RESOLUTION RATIFYING THE MEMORANDUM OF AGREEMENT BETWEEN LOCAL 255 UNITED SERVICE WORKERS UNION AND THE TOWNSHIP OF MONROE.** (Blue Collar Workers)

- b. **RESOLUTION RATIFYING THE MEMORANDUM OF AGREEMENT BETWEEN LOCAL 255 UNITED SERVICE WORKERS UNION AND THE TOWNSHIP OF MONROE. (White Collar Workers)**
- c. **RESOLUTION GRANTING AUTHORIZATION TO THE BUSINESS ADMINISTRATOR OF THE TOWNSHIP OF MONROE TO SIGN ON BEHALF OF THE TOWNSHIP FOR THE PURCHASE OF SURPLUS PROPERTY.**
- d. **RESOLUTION AUTHORIZING REFUND OF PERFORMANCE GUARANTEE POSTED FOR ROAD OPENING PERMIT NO. 14-26.**
- e. **RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR THE MONROE TOWNSHIP POLICE DEPARTMENT.**
- f. **RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO TIMOTHY HOFFMAN REAL ESTATE APPRAISERS, INC. FOR APPRAISAL SERVICES RELATED TO BLOCK 75, LOT 11.**
- g. **RESOLUTION AUTHORIZING SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE THE MATTER OF BIG DADDY CONSTRUCTION, INC. D/B/A BROTHERS PAVING & EXCAVATING COMPANY VS. TOWNSHIP OF MONROE, NEW JERSEY AS EXTRAORDINARY LITIGATION.**
- h. **RESOLUTION AUTHORIZING THE EXTENSION OF THE INTRODUCTION AND APPROVAL OF THE MONROE TOWNSHIP 2015 ANNUAL BUDGET TO APRIL 6, 2015.**
- i. **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.") FOR COLT'S RUN (PB-1109-11), SECTION 1, SEWER ONLY.**
- j. **RESOLUTION AUTHORIZING AWARD OF A PROFESSIONAL SERVICES CONTRACT WITH LEGGETTE, BRASHEARS & GRAHAM, INC. FOR GENERAL HYDRO-GEOLOGICAL CONSULTING SERVICES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D").**
- k. **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AMENDMENT TO A DEVELOPER'S AGREEMENT BETWEEN THE TOWNSHIP OF MONROE, AS SUCCESSOR IN INTEREST TO THE MONROE TOWNSHIP MUNICIPAL UTILITIES AUTHORITY ("MTMUA") AND SILVIA ABREU AND ANTHONY ABREU.**
- l. **RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- m. **RESOLUTION REFUNDING TAX OVERPAYMENTS.**
- n. **RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICES CONTRACT AWARDED TO GANNETT FLEMING, INC. FOR WATER INFRASTRUCTURE DESIGN OF WELLS 20 & 23 IRON REMOVAL PLANT FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D").**
- o. **RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICES CONTRACT AWARDED TO GANNETT FLEMING, INC. FOR ASHMALL PUMP STATION #7 EMERGENCY REPAIRS - GENERAL ENGINEERING FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D").**
- p. **RESOLUTION AUTHORIZING THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.") TO PREPARE SPECIFICATIONS AND ADVERTISE FOR RECEIPT OF BIDS FOR VARIOUS GOODS AND SERVICES FOR YEAR 2015.**

- q. RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO TIMOTHY HOFFMAN REAL ESTATE APPRAISERS, INC. FOR APPRAISAL SERVICES RELATED TO PORTIONS OF BLOCKS 17, 18, 19 AND 20 – PERRINEVILLE ROAD AND FEDERAL ROAD INTERSECTION.
- r. RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH CENTER STATE ENGINEERING FOR TITLE SURVEYS, PROPERTY DESCRIPTIONS AND PHASE 1 ENVIRONMENTAL ANALYSIS FOR OPEN SPACE ACQUISITIONS.
- s. RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) UTILITY BODY PICK-UP TRUCKS FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) USING THE NEW JERSEY STATE COOPERATIVE PURCHASING PROGRAM.
- t. RESOLUTION ENDORSING THE 2015 PROJECT PROPOSALS AS RECOMMENDED BY THE HOUSING AND COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE.
- u. RESOLUTION AUTHORIZING EMERGENCY 2015 TEMPORARY BUDGET AMENDMENT.
- v. RESOLUTION AUTHORIZING BUDGET APPROPRIATIONS RESERVE TRANSFERS.
- w. RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AMENDMENT TO A DEVELOPER’S AGREEMENT BY AND BETWEEN SHARED PROPERTIES, LLC AND THE TOWNSHIP OF MONROE FOR IMPROVEMENTS TO THE MONROE TOWNSHIP UTILITY DEPARTMENT’S PUMP STATION NO. 2.

Councilman Dalina questioned the location of Block 75, Lot 11 shown as Item #6.f. on the Agenda for appraisal.

Council President Tamburro responded that it is at the corner of Matchaponix & Spotswood-Gravel Hill Rd.

Council Vice-President Koppel asked for an explanation of Agenda Item# 6.q. – Professional Service Contract for Timothy Hoffman for portions of Blocks 17,18,19 & 20 – Perrineville Rd & Federal Rd. Intersection.

Engineer Rasimowicz explained that this is for a R-O-W acquisition for improvements for the installation of a traffic light at the intersection of Perrineville Rd & Federal Rd.

Mayor Pucci: Absent

Administrator Hamilton stated that on January 30th we went out for 6 month BANS for Utility Department debt and achieved a one tenth of one percent interest rate.

He advised that Budget Work Shops are scheduled to be held on Wednesday, March 11th in the Court Room and on Thursday, March 12th in the lower level. Work Shops will start at 6:00 PM on both nights.

He further advised that the township will be going out for Bids for Veterans Park Phase II on March 11th. This is the second phase of three (3) phases. This will include much needed athletic facilities in the north end of town and will include two (2) soccer fields, (1) cricket field, parking improvements, a swing set area and a picnic shelter.

Engineer Rasimowicz added that the fields will be multi-purpose fields. A lot of bid packets have been picked up by contractors which is good for the town.

On the Agenda this evening authorization is being requested for the appraisal of the R-O-W for Federal Rd & Perrineville Rd.

Administrator Hamilton added that in the request, the cost to put the signal at that intersection is included in the township's Capital Budget recommendation.

Engineer Rasimowicz gave an update on the improvements at Forsgate & Applegarth Rd., advising that the utility poles have been moved and the roadway widened. The remaining work consists of milling the entire intersection & finishing that pavement overlay.

Regarding Toll Bros. Traffic Light on Route 522 & Spotswood-Englishtown Rd., unfortunately with the winter conditions, the widening is not complete and telephone poles have not been moved.

COUNCIL REPORTS:

Councilman Leibowitz asked the status of the building at the intersection of Tracy Station, Buckelew and Spotswood-Englishtown Road.

Engineer Rasimowicz advised the Construction Dept. issued a Notice and are working with the Engineer for the property owner to stabilize the building and with re-construction. He will follow-up with the Construction Department as to the current status.

Administrator Hamilton added that time must be given to make the improvements or order demolition.

Councilman Dalina mentioned that all three (3) teams of the Monroe Wolverine Cheerleaders are nationwide winners for the first time.

He further mentioned that he attended Fire Dist. #1 Installation Dinner where their Officers were sworn-in.

Councilwoman Schneider stated she also attended the Installation Dinner for Fire Dist. # 1 and attended the National Pop Warner Jacket Ceremony. This weekend she will be attending the Applegarth Volunteer Engine Co. #1's dinner at Stonebridge.

Council President Tamburro thanked Council Vice-President Koppel for excellent job in chairing the Combination Agenda & Special meetings on January 26th while he was away.

Council Vice-President Koppel mentioned that the Patrons of the Arts will be sponsoring their 4th annual trip to Tanglewood and Sarasota which includes a very busy schedule attending various events - June 29th – July 2nd.

Council President Tamburro advised that "Read Across America" will be starting next week. Every year he attends the Academy Learning Center. It's a blessing to go there and see all the programs that are in place for children with various disabilities.

Next Thursday the Freeholders will be honoring our Cheerleaders at their Freeholders Meeting. He and Councilwoman Schneider will be in attendance.

Public:

George Gunkelman, 5 Kelly Court - asked for an explanation of Item #6.k. – Amendment to a Developer’s Agreement between the M.T.U.D. and Silvia Abreu and Anthony Abreu.

MTUD Director Michael Barnes explained that the original Agreement involved the construction of a 1,230 linear feet of sewer force main along Matchaponix Avenue to service one residential dwelling, that being the Abreus. The Abreus agreed to be responsible for the maintenance and repair of the sewer force main, however, no other person would be allowed to tie in. That line has been extended to another property owner and the Abreus want the Agreement to reflect their responsibility for only 852 linear feet v. the 1,230 linear feet.

Mr. Gunkelman further questioned Agenda Item #6.u. – Emergency Budget Transfers. Administrator Hamilton explained the process.

Mr. Gunkelman questioned the status of the snow budget and Administrator Hamilton advised there is a snow & ice removal reserve, which funds are earmarked from the prior year.

Michele Arminio, 9 Nathaniel St. - questioned Agenda Item #6.g. – Authorizing Shain, Schaffer & Rafanello to handle the matter of Big Daddy Construction a/k/a Brothers Paving vs. Monroe Township as Extraordinary Litigation, asking the amount. Council President Tamburro responded \$15,000.

She next asked if this is on-going or new litigation and Council President Tamburro responded “new”.

Ms. Arminio asked what the issue is in reference to and Administrator Hamilton explained that it is in connection with James Monroe Park and the Park & Ride projects and deals with retainage.

She next questioned Agenda Item #6.r. – Professional Service Contract with Center State Engineering for Title Survey’s, Property Descriptions & Phase 1 Environmental Analysis for open space acquisitions, asking the amount of the contract. Council President Tamburro responded \$17,500.

She asked if this is a no bid contract and Council President Tamburro responded “yes, no bid”.

Ms. Arminio asked if any part of this contract would be handled by a 3rd party and Engineer Rasimowicz responded that the environmental portion would go out to another contractor.

She next questioned Agenda Item #6.t. – Resolution Endorsing the 2015 Project Proposals as recommended by the HCD Citizens Advisory Board, asking what are the projects.

Administrator Hamilton explained these are the same two (2) projects as last year i.e., the Food Pantry construction at the Senior Center as well as the Friend in Need Program, which is operated at the Senior Center. The Food Pantry piece is -\$108,349 and the Friend in Need Program is \$19,120.

Lastly she questioned if in different sections of the community can the drinking water taste different and MTUD Director Michael Barnes responded that all Wells are in Zone 1 and it is regulated from Zone 1 to Zone 2 and Zone 3 is to the North. All the water starts in the same place and all storage tanks are in the same place. There should not be a difference and there could be an issue within the water supply within the residence.

She asked what happens if there is an issue and Mr. Barnes responded that if there is an issue, the MTUD will come to the house and flush it and do whatever else needs to be done and perhaps take a sample. Ninety percent of the time it is an internal issue.

Andy Paluri, 16 St. James Street - heard we will be getting a Cricket Field in Veterans Park and advised that the Cricket Association of NJ would be glad to come in and help with the "pitch" of the field.

He next asked if the developer is responsible for the intersection signalization at the intersection of Perrineville Rd. & Federal Rd. and Engineer Rasimowicz responded that this is a Township signal and there is no developer doing any development in that area.

Mr. Paluri asked if there have been any road improvements at the intersection of Ericksen & Spotswood Englishtown Rd. and Engineer Rasimowicz responded that there have been no recent improvements done but a few years back there were some conceptual plans drawn up for the area and discussions with the neighboring businesses, as well as Middlesex County. Nothing materialized and as of last year there had been some correspondence with the County to see if they were going to pursue intersection improvements, however, as of this time, they are not. There was some activity with one of the Boards for the adjacent business-the liquor store. He does not know if it will impact that intersection but, they will have to apply to Middlesex County and they may require some improvements.

UPON MOTION made by Councilman Dalina and seconded by Councilman Leibowitz, the Agenda 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
	Council President Gerald W. Tamburro	Aye

SHARON DOERFLER, Township Clerk

GERALD W. TAMBURRO, Council President

Minutes were adopted on April 6, 2015