

COUNCIL OF THE TOWNSHIP OF MONROE
MINUTES
AGENDA MEETING - JUNE 29, 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 Mayor Richard Pucci, Business Administrator Wayne R. Hamilton, Township Attorney Joel L. Shain and Township Engineer Mark Rasimowicz.

ABSENT: Mayor Richard Pucci

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 **ORDINANCES** for **SECOND READING** at the **MONDAY, JULY 6, 2015** Regular Council Meeting into the record:

- a. **BOND ORDINANCE PROVIDING FOR VARIOUS 2015 CAPITAL IMPROVEMENTS BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$5,895,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$5,611,700 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COSTS THEREOF.**
- b. **BOND ORDINANCE PROVIDING FOR VARIOUS 2015 WATER AND SEWER UTILITY IMPROVEMENTS BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$5,275,000 THEREFOR FROM THE WATER AND SEWER UTILITY OF THE TOWNSHIP AND AUTHORIZING THE ISSUANCE OF \$5,275,000 BONDS OR NOTES TO FINANCE THE COST THEREOF.**

Council President Tamburro read the following entitled **ORDINANCES** for **INTRODUCTION** at the **MONDAY, JULY 6, 2015** Regular Council Meeting into the record:

- a. **ORDINANCE AMENDING CHAPTER 122 ENTITLED "VEHICLES AND TRAFFIC".** (Remove Stop Sign on Cleveland Ave / Add Stop Signs on River Street and Astor Place)
- b. **ORDINANCE ACCEPTING THE CONVEYANCE OF A DEED OF EASEMENT AND ACCEPTING LAND TO BE DEDICATED FOR PURPOSES OF SANITARY SEWER & WATER EASEMENT AND EMERGENCY ACCESS EASEMENT IN RENAISSANCE AT MONROE RESIDENTIAL SUBDIVISION FROM CENTEX HOMES, LLC.**
- c. **ORDINANCE ACCEPTING THE CONVEYANCE OF A DEED OF EASEMENT AND ACCEPTING LAND TO BE DEDICATED FOR PURPOSES OF SANITARY SEWER & WATER EASEMENT AND EMERGENCY ACCESS EASEMENT IN RENAISSANCE AT MONROE RESIDENTIAL SUBDIVISION FROM PAUL BROTTMAN, MURRAY TORNOPSKY AND ROSALIE TORNOPSKY.**

Council President Tamburro requested the following entitled **RESOLUTIONS** for **CONSIDERATION** at the **MONDAY, JULY 6, 2015** Regular Council Meeting be reviewed and any questions will be addressed:

- a. **RESOLUTION AUTHORIZING RELEASE OF THE LETTER OF CREDIT POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.") UPON THE POSTING OF A MAINTENANCE GUARANTEE FOR M&R WAREHOUSING, INC. (THOMAS REAGAN) PB-609-98 W&S 819.**
- b. **RESOLUTION AUTHORIZING THE REDUCTION OF PERFORMANCE GUARANTEES POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.") FOR REGENCY @ MONROE, SECTION 8, (W&S 684.8 H & I) - PB#1101-11.**
- c. **RESOLUTION AUTHORIZING AWARD OF A PROFESSIONAL SERVICES CONTRACT TO UTILITY SERVICE AFFILIATES, INC. FOR UTILITY MANAGEMENT AND SUPPORT SERVICES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.).**
- d. **RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT AWARDED TO GANNET FLEMING, INC. FOR WATER INFRASTRUCTURE DESIGN SERVICES RELATED TO CONTRACT NO. 393 FOR WELL 22 – ADDITIONAL TREATMENT FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.).**
- e. **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 2015.**
- f. **RESOLUTION AUTHORIZING THE MONROE TOWNSHIP TAX COLLECTOR TO HOLD AN ELECTRONIC TAX SALE FOR 2015.**
- g. **RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- h. **RESOLUTION REFUNDING TAX OVERPAYMENTS.**
- i. **RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING HOMEOWNERSHIP ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED IN THE TOWNSHIP OF MONROE. (Block 14.13, Lot 59)**

- j. **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) Municipal Court Alcohol Education, Rehabilitation and Enforcement Fund Grant in the amt. of \$1,296.53**
- k. **RESOLUTION AUTHORIZING PAYMENT OF ADDITIONAL FEES TO SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE VARIOUS STATE TAX COURT APPEALS IN YEAR 2015 AS EXTRAORDINARY LITIGATION.**
- l. **RESOLUTION AUTHORIZING THE PURCHASE OF A VEHICLE FOR THE MONROE TOWNSHIP POLICE DEPARTMENT UNDER THE CRANFORD POLICE COOPERATIVE PURCHASING PROGRAM.**
- m. **RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) VEHICLES UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP POLICE DEPARTMENT.**
- n. **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO HATCH MOTT MACDONALD FOR PROFESSIONAL SERVICES FOR WATER SYSTEM HYDRAULIC MODELING OF PROPOSED DEVELOPMENTS FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- o. **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO HATCH MOTT MACDONALD FOR PROFESSIONAL SERVICES FOR WATER SYSTEM HYDRAULIC MODEL CALIBRATION FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D”).**
- p. **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO HATCH MOTT MACDONALD FOR PROFESSIONAL SERVICES FOR 2015 WATER SYSTEM MASTER PERMIT UPDATE FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- q. **RESOLUTION RENEWING AUTO WRECKING / JUNK YARD PERMITS FOR THE 2015 – 2016 LICENSE TERM.**
- r. **RESOLUTION AUTHORIZING RENEWAL OF DOG KENNEL LICENSES FOR THE 2015 – 2016 LICENSE TERM.**
- s. **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR ORCHARDS @ MONROE – CENTER VILLAGE (PB-1089-10).**
- t. **RESOLUTION PROVIDING ADVICE AND CONSENT TO THE APPOINTMENT OF A MEMBER TO THE AFFORDABLE HOUSING BOARD. (Appointment of Jos. W. Delaney to fill an unexpired 2 year term ending 12/31/2015)**
- u. **RESOLUTION PROVIDING ADVICE AND CONSENT TO THE APPOINTMENT OF A MEMBER TO THE OPEN SPACE AND FARMLAND PRESERVATION COMMISSION. (Appointment of Jos. Sapia to a 1 year term expiring 12/31/2015)**
- v. **RESOLUTION AUTHORIZING THE AWARD OF BID FOR MONROE TOWNSHIP SECURITY, FIRE, CAMERAS & ACCESS SYSTEMS.**
- w. **RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING HOMEOWNERSHIP ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED IN THE TOWNSHIP OF MONROE. (Block 14.11, Lot 11)**
- x. **RESOLUTION APPROVING CHANGE ORDER NO. 1 TO CONTRACT NO. 439, “UTILITY SERVICE BODY” AWARDED TO DEJANA TRUCK & UTILITY EQUIPMENT CO. BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**

- y. **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A PROFESSIONAL SERVICE CONTRACT WITH CENTER STATE ENGINEERING FOR ADA SITE IMPROVEMENTS TO THE MONROE TOWNSHIP SENIOR CENTER.**
- z. **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO JOHNSON, MIRMIRAN & THOMPSON, INC. FOR ENGINEERING SERVICES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**
- aa. **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT BETWEEN NEW JERSEY TRANSIT CORPORATION, THE TOWNSHIP OF MONROE AND COUNTY OF MIDDLESEX FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER ON APPLGARTH ROAD (CR 619), NORTHBOUND.**
- bb. **RESOLUTION AUTHORIZING AND APPROVING THE RENEWAL OF LIQUOR LICENSES FOR THE 2015 – 2016 LICENSE TERM.**

Reports:

Administrator Hamilton – Administration is working on a couple of possible additional items for the July 6th Regular Council meeting. The first is a shared service agreement with East Brunswick Twp. where they would provide us access to their radio communications master coring system. As part of this year’s Capital budget, we need to make significant and much needed upgrades to our current radio system. The system is well over 50 years old. Utilizing East Brunswick’s system will save us more than a half million dollars if we tie into their system. Also being looked into is a possible political sign ordinance. Further advised we had our Standard & Poors rating review last week and are anxiously awaiting the outcome.

Council President Tamburro commended Administrator Hamilton for the magnificent package and presentation put together for the rating review.

Engineer Rasimowicz – No Report

Council Reports:

Councilman Michael Leibowitz – No report

Councilman Stephen Dalina – Wished everyone a Happy Fourth of July. Annual fireworks event will be held at dusk in Thompson Park.

Councilwoman Schneider – Wished everyone a Happy and Safe Fourth of July.

Council Vice-President Koppel – Thursday, July 9th at 6pm is the first part of our Music in the Park summer series, featuring the Jodie Joseph Band singing current and classic rock from Janis Joplin and Stevie Nicks. Saturday, July 11th at 7pm there will be a Cabaret at the Senior Center - Naomi Miller - Love, Marriage, Children and Liposuction.

Council President Tamburro – July 9th at 7:00 p.m. at the Thomas L. Allen Softball Complex, there will be the dedication of Field #3 in memory of Ellen Scarpari.

PUBLIC:

George Gunkelman, 5 Kelly Court – Agenda Item n, o, and p what are the dollar amounts for those contracts?

Administrator Hamilton responded – n is \$25,000, o is \$30,000 and p is \$4,750.

In regards to item 5.b. - what is the expectations for the use of that money by the utility department?

Michael Barnes, MTUD Director, responds that primarily on the sewer side, it’s to upgrade 3 pump stations (P.S.’s 4, 9 & 10). On the water side, it’s a continuation of putting in computers, security, and chemical feed improvements. Will bring exact breakdown to the next meeting.

What are the lifecycle of those pumps? Lifecycle of the computers?

Pumps typically 20 years with routine maintenance. Also lifting any pumps that are in confined spaces to make them more accessible. Computers typically 10 years; a main control system will be installed so everything can be started and stopped remotely.

Mr. Gunkelman stated he has concerns because we've used reserves from the utility department and now we are borrowing money, part of which is not even going to last the lifecycle of the bond. Why would we use up our reserve fund and then borrow money to replace it?

Council President Tamburro responds we have only used a portion of our reserve fund. These are long term capital improvements. The benefits are, had the reserves stayed with the utility, the rate payers would have received the benefit of the surplus. The rate payers are not necessarily the home owners. Doing it the way we did it, the tax payers received the benefit because it feeds into the tax rate.

Administrator Hamilton explained the bond sale process.

Amena Ahmed – 1399 Perrineville Road – Sent in a letter regarding concerns with the subdivision going on near her property; was never notified that this was taking place and still hasn't received a response to her letter.

Engineer Rasimowicz responds that the correspondence was received and a response will be coming from the Planning Board Attorney within the next few days. This is in regards to XXXIII Associates off Perrineville Road and Rt. 33. He advised there was no notification because her property is beyond the 200' legal notification requirement. She also had questions regarding water and sewer being brought into the area and Engineer Rasimowicz responded that to date, there is no proposed building on any lots in Monroe as part of that application and suggested attending any future meetings regarding this property.

Kasim Ahmed – 1405 Perrineville Road – Regarding PB#1155-14 – States his property was within the 200' notification requirement before they had gone for the subdivision. Now, they are not notifying us and giving us the rights to attend those meetings.

Engineer Rasimowicz responds that the applications for PB 1155-14 and the one in 2009, which came before the Board was for this particular property and it is more than 200' from his property. The tennis center, which is adjacent to his property, he was notified of that and believes he was at the hearing back in 1999 or 2000 and he attended that hearing and expressed his same concerns regarding his well and septic system. There is no water and sewer in that area. Until there is further development in the area to bring the water and sewer on Rt. 33 there won't be any water and sewer. Advised he will be more than happy to meet with him and go over the plans at any time.

Council President Tamburro states we have made note of his concerns and Engineer Rasimowicz will follow up with him.

UPON MOTION made by Council Vice-President Koppel and seconded by Councilwoman Schneider the Agenda Meeting was adjourned at 7:33pm.

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