

**COUNCIL OF THE TOWNSHIP OF MONROE**  
**MINUTES**  
**REGULAR MEETING – DECEMBER 9, 2015**

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 with a Salute to the Flag.

**UPON ROLL CALL** by Deputy Township Clerk, Patricia Reid, 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:** Mayor Richard Pucci, Business Administrator Wayne R. Hamilton, Township Attorney Joel L. Shain, Engineer Mark Rasimowicz and Deputy Clerk Christine Robbins.

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

Council President Tamburro requested the Deputy 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 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.

**UPON MOTION** made by Council Vice President Koppel and seconded by Councilwoman Schneider, a Resolution of which the following is the title was moved for adoption:  
**R-12-2015-292 - RESOLUTION AUTHORIZING THE DEDICATION OF THE DEY FARM SCHOOL HOUSE IN HONOR OF HENRY MILLER.**

Council President Tamburro reads aloud Resolution No. R-12-2015-292 and presents to Mr. Miller, thanking him for all his contributions to Monroe Twp.

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

Copy of Resolution duly filed.

Mayor Pucci speaks kind words of Mr. Miller and presents him with a framed old photo of the Dey Farm Schoolhouse.

Mr. Miller thanks Mayor Pucci and the Township Council for this honored acknowledgement.

**UPON MOTION** made by Councilman Leibowitz and seconded by Councilman Dalina, the **CLAIMS** per run date of **11/30/15** were approved for payment as presented.

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

**UPON MOTION** made by Councilman Leibowitz and seconded by Councilman Dalina, the **MINUTES** of the **June 9, 2015 Executive Session, August 3, 2015 Regular Meeting and Executive Session, August 31, 2015 Agenda Meeting, September 9, 2015 Regular Meeting and September 28, 2015 Agenda Meeting**, were approved as written and presented.

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

**UPON MOTION** made by Councilwoman Schneider and seconded by Council Vice-President Koppel, an Ordinance of which the following is the title was moved on second reading for final passage **"ORDINANCE ACCEPTING THE CONVEYANCE OF DEED IN LIEU OF CONDEMNATION AND A UTILITIES EASEMENT FROM WHITING SHOPPING CENTER ASSOCIATES, LLP, FOR THE PERRINEVILLE ROAD AND PROSPECT PLAINS ROAD a/k/a COUNTY ROUTE 614"**.

**ORDINANCE** as follows (O-12-2015-022)

**WHEREAS**, Whiting Shopping Center Associates, L.L.P. (successor-in-interest to Concordia Shopping Center Associates), a New Jersey partnership (Fee Owner), and Concordia Holding, L.L.C., a New Jersey limited liability company (Ground Lessee), having an address c/o Flaster Greenberg, P.C., 1810 Chapel Avenue West, Cherry Hill, New Jersey 08002, Attention William S. Skinner, Esq., (collectively "Grantors"), are the fees owner and ground lessee of the premises designated as Lot 27.01, Block No. 27.02, as shown on the Tax Map of the Township of Monroe, in the County of Middlesex and State of New Jersey; and

**WHEREAS**, the Township undertook and completed an intersection improvement project involving the intersection of Perrineville Road and Prospect Plains Road (County Route 614) requiring the acceptance of a Deed ("Deed-In-Lieu of Condemnation") of a 62.40 foot section of property known as Parcel 11, fronting on Perrineville Road and Prospect Plains Road (County Route 614), and the acceptance of a separate utility easement ("Deed of Easement") on a portion of the premises designated as Lot 27.01 in Block No. 27.02; and

**WHEREAS**, Grantors have agreed to sell Parcel 11 and grant an easement on portions of the premises designated as Lot 27.01, Block No. 27.02 to the Township of Monroe for consideration of Two Hundred Dollars (\$200.00), as determined through arm's length negotiations; and

**WHEREAS**, the Council believes that accepting the Deed-In-Lieu of Condemnation and Deed of Easement for the purpose of intersection improvement is in the public interest; and

**WHEREAS**, the Township Engineer has reviewed the attached metes and bounds descriptions for said lots and has found same to be in conformity with the requirements of the intersection improvement and utility easement; and

**WHEREAS**, the Township Council has, after consultation with its legal and engineering professionals, determined that it is in the public interest to accept the Deed-in-lieu of Condemnation and Deed of Easement agreement from the Grantors;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Township of Monroe, in the County of Middlesex, State of New Jersey as follows:

**Section 1.** The Mayor and Township Clerk are hereby authorized to accept the Deed-in-Lieu of Condemnation as to Lot 27.01, Block No. 27.02 in the form attached as Exhibit "A."

**Section 2.** The Mayor and Township Clerk are hereby authorized to accept the Deed of Easement as to Lot 27.01, Block No. 27.02 in the form attached as Exhibit "B."

**Section 3.** The Township's Certified Municipal Finance Officer is hereby authorized and directed to pay the sum of Two Hundred Dollars (\$200.00) payable to **Whiting Shopping Center Associates, LLP c/o Flaster Greenberg, P.C., 1810 Chapel Avenue West, Cherry Hill, New Jersey 08002, Attention William S. Skinner, Esq.**, said sum representing the purchase of Parcel 11 and the granting of an easement to the Township on portions of the premises designated as Lot 27.01, Block 27.02.

**Section 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**Section 4.** 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 Public or Council discussion of this Ordinance.

As Councilwoman Schneider and Council Vice-President Koppel 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 DEED IN LIEU OF CONDEMNATION AND A UTILITIES EASEMENT FROM WHITING SHOPPING CENTER ASSOCIATES, LLP, FOR THE PERRINEVILLE ROAD AND PROSPECT PLAINS ROAD a/k/a COUNTY ROUTE 614"**.

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

Copy of Ordinance Duly Filed.  
O-12-2015-022

**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 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 REVENUE BONDS (2003 REFUNDING SERIES) AND REVENUE BONDS (2005 REFUNDING SERIES) OF THE TOWNSHIP TO PROVIDE NET DEBT SERVICE SAVINGS, AND (ii) AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$8,000,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION REFUNDING BONDS OF THE TOWNSHIP TO EFFECT SUCH REFUNDING AND APPROPRIATING THE PROCEEDS THEREFOR.**

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

Copy of Ordinance Duly Filed.

**UPON MOTION** made by Councilman Leibowitz and seconded by Council Vice-President Koppel, an Ordinance of which the following is the title was introduced on first reading for final passage: **REAPPROPRIATION ORDINANCE PROVIDING FOR THE ACQUISITION OF WATER ALLOCATION RIGHTS AND IMPROVEMENTS TO WELL 25, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (THE "TOWNSHIP"); REAPPROPRIATING EXCESS PROCEEDS IN THE AMOUNT OF \$5,800,000 IN EXISTING TOWNSHIP BOND ORDINANCES TO FINANCE THE COST THEREOF.**

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

Copy of 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 REPEALING CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED "LOITERING"**

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

Copy of Ordinance Duly Filed.

**UPON MOTION** made by Councilman Dalina and seconded by Council Vice President Koppel, an Ordinance of which the following is the title was introduced on first reading for final passage: **ORDINANCE REPEALING AND REPLACING CHAPTER 77 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED "PEDDLING AND SOLICITING".**

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

Copy of 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 96 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "SHADE TREES AND SHRUBBERY; LANDSCAPING".**

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

Copy of Ordinance Duly Filed.

**UPON MOTION** made by Councilman Leibowitz and seconded by Council Vice-President Koppel, an Ordinance of which the following is the title was introduced on first reading for final passage: **ORDINANCE AMENDING CHAPTER 97 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "TREE PRESERVATION".**

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

Copy of 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 108 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "LAND DEVELOPMENT", SPECIFICALLY ARTICLE XVII, "TREE REMOVAL".**

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

Copy of Ordinance Duly Filed.

**UPON MOTION** made by Council Vice-President Koppel and seconded by Councilman Dalina, the following entitled **RESOLUTIONS** were moved for adoption under the **CONSENT AGENDA**, as hereinbelow set forth:

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

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

- R-12-2015-293 RESOLUTION APPROVING THE AGREEMENT BY AND BETWEEN SCHWEITZER-MAUDUIT INTERNATIONAL, INC. ("SWM") AND THE TOWNSHIP OF MONROE FOR THE PURCHASE OF ADDITIONAL WATER RIGHTS.**
- R-12-2015-294 RESOLUTION AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.") AND ESTABLISHING MAINTENANCE GUARANTEES FOR W&S 1004 – JOHN ROCHA, BLOCK 148, LOT 13.**
- R-12-2015-295 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO AQUA PRO-TECH LABORATORIES, INC. AND GARDEN STATE LABORATORIES, INC. FOR WATER & WASTEWATER LABORATORY ANALYSIS SERVICES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.").**
- R-12-2015-296 RESOLUTION REJECTING ALL BIDS RECEIVED FOR CONTRACT NO. 444, "MECHANICAL MAINTENANCE AND REPAIR SERVICES" AND AUTHORIZING THE REBID OF THE CONTRACT BY THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.").**
- R-12-2015-297 RESOLUTION AUTHORIZING RELEASE OF CASH PERFORMANCE GUARANTEE FOR W&S 972 - AMELIO ABREU– BLOCK 103, Lot 44 POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.").**
- R-12-2015-298 RESOLUTION AUTHORIZING A ONE-YEAR EXTENSION OF CONTRACT WITH PLEASANT VIEW LANDSCAPING AND LAWN MAINTENANCE FOR 2016 LANDSCAPING SERVICES.**
- R-12-2015-299 RESOLUTION CONFIRMING ITS ACCEPTANCE OF THE COST-SHARE ALLOCATED TO THE TOWNSHIP BY THE MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD FOR THE PURCHASE OF A DEVELOPMENT EASEMENT ON THE "J.B. HEATHERWOOD FARMS" PROPERTY.**
- R-12-2015-300 RESOLUTION AUTHORIZING THE SUBORDINATION OF AFFORDABLE HOUSING LIEN.**
- R-12-2015-301 RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- R-12-2015-302 RESOLUTION AUTHORIZING THE PURCHASE OF A FORKLIFT FROM LIFTEC FORKLIFTS FOR THE MONROE TOWNSHIP PUBLIC WORKS DEPARTMENT.**

- R-12-2015-303 RESOLUTION AUTHORIZING THE BUSINESS ADMINISTRATOR TO RE-ADVERTISE FOR RECEIPT OF BIDS FOR ELECTRICAL MAINTENANCE AND REPAIR.
- R-12-2015-304 RESOLUTION AUTHORIZING A ONE-YEAR EXTENSION OF CONTRACT WITH STOUT'S CHARTER SERVICE, INC. FOR MONROE TOWNSHIP 2016 CHARTER BUS TRANSPORTATION.
- R-12-2015-305 RESOLUTION AUTHORIZING A ONE-YEAR EXTENSION OF CONTRACT WITH BAYHEAD INVESTMENTS, INC. d/b/a VCI EMERGENCY VEHICLE SPECIALISTS FOR 2016 MONROE TOWNSHIP AMBULANCE MAINTENANCE, PARTS AND REPAIRS.
- R-12-2015-306 RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AMENDMENT TO THE CONTRACT WITH ACCELA LEGISLATIVE MANAGEMENT.
- R-12-2015-307 RESOLUTION AUTHORIZING AWARD OF BID FOR MONROE TOWNSHIP HVAC MAINTENANCE AND REPAIR.
- R-12-2015-308 RESOLUTION AUTHORIZING THE RELEASE OF CASH PERFORMANCE GUARANTEES AND ESTABLISHING MAINTENANCE GUARANTEES POSTED FOR NATIVITY OF OUR LORD RC CHURCH (BA-833-08).
- R-12-2015-309 RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR COLTS RUN AT MONROE – SECTION 1 (PB-1095-11).
- R-12-2015-310 RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR MONROE MANOR – SECTION 7 (PB-1039-07).
- R-12-2015-311 RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR EMILY COURT ESTATES (PB-1143-13).
- R-12-2015-312 RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL UNPAID TAXES DUE FOR TAX YEAR 2015 ASSESSED ON BLOCK 27.02, LOTS 18.04 AND 18.05 AND TO EXEMPT SAID PROPERTIES FROM TAXATION.
- R-12-2015-313 RESOLUTION REFUNDING TAX OVERPAYMENTS.
- R-12-2015-314 RESOLUTION AMENDING RESOLUTION NO. R-11-2015-277 REGARDING THE PURCHASE OF TWO (2) VEHICLES FOR THE MONROE TOWNSHIP DEPARTMENT OF PUBLIC WORKS UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM.
- R-12-2015-315 RESOLUTION AUTHORIZING PURCHASE OF TREATED ROCK SALT (SODIUM CHLORIDE) UNDER THE MIDDLESEX COUNTY COOPERATIVE PURCHASING PROGRAM.
- R-12-2015-316 RESOLUTION AUTHORIZING THE TOWNSHIP BUSINESS ADMINISTRATOR/QPA TO PREPARE AND ADVERTISE REQUEST FOR QUALIFICATIONS (“RFQs”) FOR AN ARCHITECTURAL NEEDS ASSESSMENT FOR THE POLICE & EMS HEADQUARTERS IN THE MUNICIPAL COMPLEX.
- R-12-2015-317 RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE COUNTY OF MIDDLESEX, DEPARTMENT OF SENIOR SERVICES AND THE TOWNSHIP OF MONROE, OFFICE ON AGING FOR OUTREACH SERVICES.
- R-12-2015-318 RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH CENTER STATE ENGINEERING FOR TITLE SURVEY, PROPERTY DESCRIPTION AND PHASE 1 ENVIRONMENTAL ANALYSIS UNDER THE OPEN SPACE PROGRAM.

- R-12-2015-319 RESOLUTION AUTHORIZING AWARD OF BID FOR MONROE TOWNSHIP OUTSIDE SNOW & ICE REMOVAL.
- R-12-2015-320 RESOLUTION AUTHORIZING BUDGET TRANSFERS.
- R-12-2015-321 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). (Drive Sober or Get Pulled Over - 2015 Year End Holiday Crackdown)
- R-12-2015-322 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). (2015 Drunk Driving Enforcement Fund)
- R-12-2015-323 RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES AND ESTABLISHING A MAINTENANCE GUARANTEE FOR PRINCESS COURT/DYNASTY ESTATES (PB-1044-07).
- R-12-2015-324 RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEES AND ESTABLISHING MAINTENANCE GUARANTEE POSTED FOR THE FRANCIS E. PARKER MEMORIAL HOME, INC. INTERSECTION IMPROVEMENTS (PB-1106-11).

Copies of Resolutions Duly Filed.

#### REPORTS:

##### Mayor Pucci –

- Extended congratulations and well wishes to Council President Tamburro on his new role as Mayor beginning in January, knowing that the community and government is in wonderful hands.

##### Administrator Hamilton –

- Quickly wanted to make the Township and residents aware that we have been providing an electronic waste program free to the residents for a number of years, first with the help of Middlesex County in the form of Grant assistance and now pretty much on our own. There are now some Bills in the legislature that would make changes to the states electronic waste recycling laws that would ensure that the electronics manufacturers help fund the disposal of electronics waste, which includes televisions, computers and the like, that cannot go into the landfill. An email has been sent out on the behalf of our Public Works Department to elicit the support of our delegation in Trenton to pursue, support and vote on getting the introduced Bills passed.
- The Resolution dealing with purchasing additional water allocation rights from Schweitzer-Mauduit International, Inc. will continue to benefit the Township, giving us the ability to purchase an additional 300 million gallons a year, ensuring that, in the future, we can continue to provide good quality water at a low cost. This Resolution is just a continuation for us to purchase more water and it also includes \$4,000,000 for us to develop the first Well, known as Well #25, which will be located on Spotswood-Englishtown Rd.
- Commented that it has been a pleasure working with Mayor Pucci, as he has been an icon, mentor and leader.

##### Engineer Rasimowicz –

- Gave an update on the County's Perrineville Road project; the County is anticipating that the road will open in two to three weeks. They are anticipating paving and striping next week and having it reopened by Christmas
- Extended thanks to Mayor Pucci and wished him luck in his retirement.

#### COUNCIL REPORTS:

##### Councilman Michael Leibowitz –

- Commented that the past 6 ½ years have been a pleasure working together with the Mayor and Council, especially coming in as the opposing party, he has been welcomed from the very beginning and working with this team has been rewarding for the community.

- Wished all who celebrate, a Happy Hanukkah.

**Councilman Stephen Dalina** –

- The Youth Advisory Committee had its 3<sup>rd</sup> meeting with a great discussion amongst the young people of this town, talking about what Monroe means to them and all of the issues that go on. Three representatives from the Police Department came to specifically talk about drug use and some of the juvenile issues in our town. A lot was learned about certain drugs and the different terms used. The focus of the discussion was on e-cigarettes and vaping, which state representatives are discussing possible legislation on since this is a new issue that impacts the youth of our towns.
- Thanked the Mayor for being a class act and a true professional and for dedicating his time to the town making Monroe a place where people want to live and visit. He added that it has been a true honor and privilege to share this municipal government with him.

**Councilwoman Schneider** –

- Grateful for the time she has served with the Mayor because of the quality and high standard that has been set by him.
- She wished everyone a Happy Hanukkah and a Merry Christmas and mentioned that although Thanksgiving has passed, she wanted to thank Bonnie and the staff who made the dinner at the Senior Center possible.

**Council Vice-President Koppel** –

- Conveyed her appreciation to the Mayor for all he has done for the town and for being a respectful leader; inspiring and motivating the people around him to do their job well.
- Reported that more spots at the Community Garden will be open with registration available now for those interested.
- Wished everyone Happy Holidays and reminded all to enjoy the time and traditions shared with friends and family.
  - Council President Tamburro reminded those who may be watching on TV that there will be another Council meeting on December 28<sup>th</sup> but it will not be videotaped. Also, January 1<sup>st</sup> will be the Re-Organization meeting and installation of the Council and the Mayor at the Senior Center at noon; everyone is welcome to attend and there will be refreshments afterwards.

**Council President Tamburro** –

- Thanked Mayor Pucci for not only the leadership he has given to the township but also the leadership that he has given to each of the Council members as he has been a mentor to all.
- Read a letter that was received from a family who was involved in an accident on the Turnpike. They wanted to extend their appreciation to three EMS workers, Supervisor Richard Morris, Mike Kowalski and Brett Ebel for their compassion and professionalism during what was a very scary situation. Council President Tamburro asked for them to be recognized at a future Council meeting and for a letter to be added to their personnel file.
- Bella Italia is having their grand reopening weekend December 11-13 after being closed for three years due to a terrible snowstorm that collapsed the roof of half of the shopping center in which they are located in on Spotswood-Englishtown Road. The pharmacy that was located in the shopping center is not reopening and the space has been broken up into two smaller spaces.

**PUBLIC:**

**Mark Klein, 7 Crenshaw Drive** – Thanked Mayor Pucci for allowing him the opportunity to help the residents and the Mayor and Council for continuing in making the town as good as it is. He has enjoyed the opportunity and as long as the Mayor and Council are willing to have him he will continue to serve.

Added that it was great to see Henry Miller and recalled the days he was on the School Board and sought advice from him.

Wished everyone a Happy Hanukkah, Merry Christmas and a Happy & Healthy New Year.

**Gary Busman, 7 Monarch Road** – As a resident of Monroe Twp. for the past 8 ½ years he thanks Mayor Pucci for the ride and stated that it has been a great journey and added that if there is anything he can continue to do to serve the Township he will.

There were approximately 50 people in attendance for the Community Garden Meeting held at the Senior Center. They discussed the additional sites to be added and thanked the Public

Works Department for adding the new water lines and hoses and stated that new nozzles have been ordered as well which will make it more efficient. All are looking forward to a favorable season which will begin hopefully April 1<sup>st</sup> or the 15<sup>th</sup>. Applications can be picked up at the Senior Center, Municipal Building, Recreation Department or the Library.

**Hy Grossman, 15 Doral Drive** – Stated that the Mayor and Council have always been efficient and shown comradery, although at times they would have differences of opinion, they would settle them and come out united.

Questioned item 13 on the Agenda regarding the Ordinance amending Chapter 96 of the code of the Township of Monroe entitled, “Shade Trees & Shrubbery Landscaping”, and asked if it was either Chapter 95 or 96, as both were mentioned. Council Vice-President Koppel clarified it was indeed Chapter 96 not 95.

Asked for clarification on item 16.n., a Resolution authorizing the Mayor and Township Clerk to execute an amendment to the contract with Accela Legislative Management. Council President Tamburro explained that we contracted with Accela to take the paperwork we get for the Agendas and Resolutions and make it paperless. Due to the election and the overwhelming amount of OPRA requests the Clerk’s office has received, we asked Accela to give us an extension until February. The contract is for 12 months at a cost of \$1,560 per month. Mr. Grossman asked if the website would still be updated with the Agendas and Council President Tamburro answered “yes”.

Mr. Grossman asked about item 16.t. regarding canceling taxes and exempting those properties from being taxed in the future. Council President Tamburro explained that we purchased two properties as Open Space and now they are tax exempt.

Asked for elaboration on how much was involved in the budget transfers, item 16.bb. on the Agenda. Business Administrator Hamilton answered that the total transfer dollars between budget to budget is \$139,300. An example being \$50,000 was passed by Resolution in November authorizing an additional \$50,000 to cover tax appeal defense. Another \$25,000 to deal with higher than anticipated buildings and grounds expenses, like heating, ventilation, air-conditioning fees and electric maintenance fees. Also, \$25,000 more was needed for outside vehicle repair than wasn’t in the original budget and lastly \$10,000 to replace a sign machine, as we do most of our road signs in-house. Mr. Grossman asked how does the year-end balance look and Business Administrator Hamilton commented that it looks good.

Lastly, Mr. Grossman wished everyone a Merry Christmas and Happy Hanukkah and wished Mayor Pucci well.

**Charlie Lerman, 11 Doral Drive** – Mr. Lerman addressed Mayor Pucci saying that he has been a Board Member of the Regency for 9 years and in that time he has come to the Township for assistance on various items and was always treated very cordially and those items were resolved efficiently and thanked the Mayor for assisting the residents at Regency and wished him a joyful and healthy retirement, adding that he hopes the Mayor would consider purchasing at the Regency as there are some homes still available, as well as, considering joining the Board of Directors.

Expressed his concern of the Master Plan, stating he feels that it is not in the best interest of the citizens of Monroe Township, although the governing officials think otherwise. He stated his reasons at previous Planning & Zoning Board meetings and will not dwell on them but has several questions that he says have remained unanswered. First, why was it necessary to attach in the Master Plan affordable housing with non-age restricted developments when in other Townships they were able to incorporate stand-alone units and piggyback those developments with commercial. Council President Tamburro answered that we have been under a burden of developing affordable housing units from the State, in which we are still in Court over. He gave an overview of the case and what is being litigated, adding that we are trying to do an all-inclusive project on Mounts Mills Road which has commercial development incorporated in it, which will slow down the growth. For example, if 175 units are built-out they then would have to start the commercial building and have CO’s for whatever portion they are required to build, so that will slow down the construction part of that phase. Mr. Lerman asked why we need non-age restricted developments to the tune of 400 some odd units and Council President Tamburro responded that there are some age-restricted units incorporated in there. Mr. Lerman asked why the Master Plan cannot call for only stand-alone units that are attached to commercial developments instead of having it be a development that has non-age restricted. Business Administrator Hamilton clarified that it is important to note that, as a part of the guidelines that have been provided to us, only 25% of the obligation can be age-restricted, the rest cannot be age-restricted and that is the part of the constraints being placed on the Township, not only here but elsewhere throughout the State. We are limited to how many age-

restricted affordable housing units we are allowed to construct. The easy solution would have been to do 100% age-restricted affordable housing and it would have solved the problem but the reality is, the law doesn't allow us to that. Mr. Lerman clarified his concern as he felt he was misstating it, adding that he was concerned with taxes going up incredulously. Council President Tamburro and Administrator Hamilton again reiterated their earlier explanations, noting that we are still in Court now hoping to have an equitable outcome. Mr. Lerman thanked everyone for their answers.

Mr. Lerman shared his concern about the cluster of single family homes being built on small parcels of land, saying that the more homes developed will negatively impact our infrastructure and will burden the taxpayers of Monroe Township.

Lastly, Mr. Lerman expressed concern over the significant amount of developments that can be built based on the acreage in the Master Plan. Council President Tamburro answered that he did not know what may come through, as there are zones out there that developers, at the right time, may feel the market is right and may want to come in for approval for development. Mr. Lerman explained he is concerned about possible Jack Morris properties that could be developed and Council President Tamburro responded that nothing has come in for consideration yet but there is property on Route 33 available.

**George Gunkelman, 5 Kelly Court** – Questioned Agenda items 16.o. and aa. regarding authorizing the award of bids, asking who the bids were awarded to since it is not identified in the titles. Administrator Hamilton answered that on item 16.o. there were two bidders; one being Binsky & Snyder Service and the other being TLP. TLP was half the price of Binsky, therefore the bid was awarded to them at an estimated cost of \$66,000. Item 16.aa. was a bid for outside snow removal which had three to four bidders. The low bidder was K & A and this is a private contractor who will assist us in some of the larger straight runs we have, such as, the industrial area where we would typically use an outside contractor.

Mr. Gunkelman asked about Agenda item 16.v. regarding two vehicles purchased for DPW; Council President Tamburro stated the cost for the vehicles were \$33,610 and \$27,035.50; Administrator Hamilton added they are F-350's which are smaller trucks. Mr. Gunkelman added that he noticed that DPW has two ex-military vehicles and asked what they are being used for and Council President Tamburro explained that one of our DPW workers is an ex-captain in the military and we were able to get these vehicles free. Administrator Hamilton added that we are waiting for the titles for the newly purchased vehicles and they will be used for snow removal. We also realized the need for high vehicles that can travel over deep water after experiencing Hurricane Irene and these ex-military vehicles will certainly fill that need.

**UPON MOTION** made by Councilwoman Schneider, and seconded by Council Vice-President Koppel, the Regular Meeting was **Adjourned** at 8:00pm.

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

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SHARON DOERFLER, Township Clerk

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GERALD W. TAMBURRO, Council President

Minutes were adopted on February 8, 2016.