

**TOWNSHIP OF MONROE**  
**COUNCIL MEETING MINUTES**  
**AGENDA MEETING – MARCH 27, 2017**

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 Stephen Dalina with a Salute to the Flag.

**UPON ROLL CALL** by the Township Clerk, Patricia Reid, the following members of Council were present: Councilwoman Miriam Cohen, Councilman Blaise Dipierro, Councilman Michael Leibowitz, Council Vice-President Elizabeth Schneider and Council President Stephen Dalina.

**ALSO PRESENT:** Mayor Gerald W. Tamburro, Transitional Business Administrator Alan M. Weinberg, Township Attorney Sarah Fitzpatrick, Engineer Mark Rasimowicz and Deputy Township Clerk Christine Robbins.

There were approximately sixteen (16) members of the Public present in the audience.

Council President Dalina 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 the Bulletin Boards within the Municipal Building on December 30, 2016 and remains posted at that location for public inspection;
2. Printed in the **HOME NEWS TRIBUNE** and **CRANBURY PRESS** on January 6, 2017;
3. Posted on the Monroe Township website; and
4. 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 Dalina read the following entitled **ORDINANCES** for **SECOND READING** at the **MONDAY, APRIL 3, 2017** Regular Council Meeting:

**O-3-2017-004                    ORDINANCE AMENDING THE 2015 – 2018 SUPERVISORY PERSONNEL SALARY AND WAGE ORDINANCE FIXING THE SALARIES AND WAGES FOR VARIOUS OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF MONROE AND PROVIDING FOR THE MANNER OF PAYMENT THEREOF AND RATIFYING SALARIES AND PAYMENTS TO EMPLOYEES AND OFFICIALS PREVIOUSLY PAID.**

**O-3-2017-005                    ORDINANCE AMENDING CHAPTER 122 OF THE CODE OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY ENTITLED, “VEHICLES AND TRAFFIC”.**

**O-3-2017-006                    ORDINANCE REPEALING AND REPLACING CHAPTER 131A-1, ET SEQ. OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED “AFFORDABLE HOUSING DEVELOPMENT FEES” TO REFLECT AMENDMENTS TO THE FAIR HOUSING ACT.**

**O-3-2017-007**                    **ORDINANCE AMENDING CHAPTER 131 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED “AFFORDABLE HOUSING” TO EXTEND AFFORDABILITY CONTROLS ON REHABILITATED OWNER OCCUPIED SINGLE FAMILY HOMES.**

**O-3-2017-008**                    **ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED “FEES”.**  
(MTUD and Construction Dept. amendment of fees)

Council President Dalina read the following entitled **ORDINANCES** for **INTRODUCTION** at the **MONDAY, APRIL 3, 2017** Regular Council Meeting:

**O-4-2017-009**                    **ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.**

**O-4-2017-010**                    **ORDINANCE TO ESTABLISH A GOVERNMENT ENERGY AGGREGATION PROGRAM FOR ELECTRICITY PURSUANT TO P.L. 2003, c. 24 AND N.J.A.C. 14:4-6.**

Council President Dalina requested the following entitled **RESOLUTIONS** for **CONSIDERATION UNDER THE CONSENT AGENDA** at the **MONDAY, APRIL 3, 2017** Regular Council meeting be reviewed and any questions will be addressed:

**R-4-2017-097**                    **RESOLUTION AUTHORIZING RELEASE OF CASH PERFORMANCE GUARANTEE FOR W&S 1088 - KRZYSZTOF & ELIZBIETA KOLUDA – BLOCK 147.09, NEW LOT #21.01 & #36.01, PB#1099-11, POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**

**R-4-2017-098**                    **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEE FOR W&S 1103.1, GATEWAY AT MONROE, DEEP SEWER ONLY BA#5096-14 POSTED WITH THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**

**R-4-2017-099**                    **RESOLUTION AUTHORIZING AND APPROVING CHANGE ORDER NO. 1 SUBMITTED BY KMETZ, INC. FOR CONTRACT 449 “STATE STREET WATER MAIN STREAM CROSSING” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**  
(Additional \$12,450.25)

**R-4-2017-100**                    **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 2017.**

**R-4-2017-101**                    **RESOLUTION AUTHORIZING MODIFICATION #2 OF A CONTRACT TO WESTON & SAMPSON ENGINEERS, PC FOR PROFESSIONAL ENGINEERING SERVICES IN RELATION TO PUMP STATION #2 UPGRADES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**  
(Scope of work revision – no additional money)

**R-4-2017-102**                    **RESOLUTION AUTHORIZING MODIFICATION #3 TO A CONTRACT AWARDED TO R3M ENGINEERING, INC. FOR ADDITIONAL ENGINEERING SERVICES IN RELATION TO WATER RECLAMATION SYSTEMS STUDIES FOR PS 2 & 6 FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”). (Not to exceed \$68,930.00)**

- R-4-2017-103**            **RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES. (3 permits)**
- R-4-2017-104**            **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEE POSTED FOR PAUL & BETH PICONE (BA-5100-15).**
- R-4-2017-105**            **RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE AND ESTABLISHING MAINTENANCE GUARANTEE FOR CLEARBROOK COMMONS (PB-914-04).**
- R-4-2017-106**            **RESOLUTION PROVIDING ADVICE AND CONSENT TO THE APPOINTMENT OF MEMBERS TO THE AFFORDABLE HOUSING BOARD.**
- R-4-2017-107**            **RESOLUTION AUTHORIZING REDUCTION OF A PERFORMANCE GUARANTEE POSTED FOR MONROE CHASE (BA-5041-11).**
- R-4-2017-108**            **RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE AND ESTABLISHING MAINTENANCE GUARANTEE FOR STONEBRIDGE AT GREENBRIAR, PHASE 1, SECTION 2 (PB-906-04).**
- R-4-2017-109**            **RESOLUTION AUTHORIZING AWARD OF BID TO BAYHEAD INVESTMENTS INC. D/B/A VCI FOR MONROE TOWNSHIP AMBULANCE PURCHASE. (Contract Price: \$243,174.00)**
- R-4-2017-110**            **RESOLUTION PROVIDING THAT THE 2017 MUNICIPAL BUDGET BE READ BY TITLE AT THE TIME OF THE PUBLIC HEARING.**
- R-4-2017-111**            **RESOLUTION INTRODUCING THE 2017 MUNICIPAL BUDGET.**
- R-4-2017-112**            **RESOLUTION AUTHORIZING THE TOWNSHIP BUSINESS ADMINISTRATOR TO PREPARE SPECIFICATIONS AND ADVERTISE FOR COMPETITIVE CONTRACT PROPOSALS FOR THE CONCESSION OF THE TOWNSHIP PUBLICATION – MONROE NEWS AND VENDING MACHINE CONCESSIONS WITHIN THE MONROE TOWNSHIP MUNICIPAL BUILDINGS.**
- R-4-2017-113**            **RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE CERTIFICATE.**
- R-4-2017-114**            **RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- R-4-2017-115**            **RESOLUTION AUTHORIZING THE RELEASE OF THE REHABILITATED AFFORDABLE HOUSING AGREEMENT AND LIEN ON 280 MATCHAPONIX AVENUE.**
- R-4-2017-116**            **RESOLUTION REFUNDING TAX OVERPAYMENTS.**
- R-4-2017-117**            **RESOLUTION AUTHORIZING THE BUSINESS ADMINISTRATOR TO PREPARE AND ADVERTISE REQUEST FOR QUALIFICATIONS (“RFQ’s”) FOR PROFESSIONAL MANAGEMENT AND SUPPORT SERVICES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).**

- R-4-2017-118** RESOLUTION AUTHORIZING ASSIGNMENT OF TOWNSHIP TAX LIEN NO. 93-15 (BLOCK 21.6, LOTS 1, 2-16, 31-38) TO ALFREDO BARRETO.
- R-4-2017-119** RESOLUTION AUTHORIZING MODIFICATION TO A PROFESSIONAL SERVICE CONTRACT WITH CENTER STATE ENGINEERING FOR ENGINEERING SERVICES RELATED TO THE SUBDIVISION – BLOCK 52, LOT 1.01 & 2.03 PROJECT. (Additional \$13,000.00)
- R-4-2017-120** RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEES POSTED BY LEWIS-GRAHAM, INC. FOR THE DEY FARM RESTORATION PROJECT UPON THE POSTING OF A MAINTENANCE GUARANTEE.
- R-4-2017-121** RESOLUTION DESIGNATING DEPUTY RECORD CUSTODIANS FOR OPEN PUBLIC RECORDS ACT “OPRA” COMPLIANCE.
- R-4-2017-122** RESOLUTION AUTHORIZING SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE THE MATTER OF TOWNSHIP OF MONROE v. LOVE’S TREE REMOVAL, INC., ET AL., AS EXTRAORDINARY LITIGATION. (Not to exceed \$45,000.00)
- R-4-2017-123** RESOLUTION AUTHORIZING THE APPROVAL OF SETTLEMENT OF LITIGATION CLAIM IN WELLS FARGO BANK, N.A. v. ROBERT STYLES, et al.
- R-4-2017-124** RESOLUTION AUTHORIZING RELEASE OF THE LETTER OF CREDIT POSTED FOR ROAD OPENING PERMIT NO. 14-24.
- R-4-2017-125** RESOLUTION AMENDING RESOLUTION NO. R-2-2017-059 AUTHORIZING THE PURCHASE OF VEHICLES FOR THE MONROE TOWNSHIP DEPARTMENT OF PUBLIC WORKS UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM.
- R-4-2017-126** RESOLUTION AUTHORIZING RELEASE OF A MAINTENANCE GUARANTEE POSTED FOR GUMP INDUSTRIES/ROBERT YOUNG (PB-1096-11).
- R-4-2017-127** RESOLUTION AUTHORIZING THE PAYMENT OF ADDITIONAL FEES TO SHAIN, SCHAFFER & RAFANELLO, P.C. TO HANDLE MATTERS RELATED TO THE CASE OF TOWNSHIP OF MONROE v. BLACK ROCK ENTERPRISES, LLC ET AL. AS EXTRAORDINARY LITIGATION. (Additional \$6,500.00)
- R-4-2017-128** RESOLUTION AUTHORIZING SHAIN, SCHAFFER & RAFANELLO TO PROCEED WITH THE CONDEMNATION FOR ACQUISITION OF BLOCK 75, LOT 11 AS OPEN SPACE.
- R-4-2017-129** RESOLUTION AUTHORIZING EMERGENCY 2017 TEMPORARY BUDGET AMENDMENT.
- R-4-2017-130** RESOLUTION AUTHORIZING APPOINTMENTS TO THE SUSTAINABLE JERSEY GREEN TEAM ADVISORY COMMITTEE (“GTAC”).

**Mayor's Report** – Mayor Tamburro wished Township Clerk Patricia Reid a Happy Birthday.

He commented that this was the first time in many years that Business Administrator Wayne Hamilton is not sitting beside him; he wished him well on his retirement.

Welcomed Alan M. Weinberg as the new Business Administrator, adding that he has big shoes to fill.

**Administrator's Report** – Transitional Business Administrator Alan M. Weinberg thanked the Mayor and Council for welcoming him to the team. He stated he is a product of Middlesex County. He expressed that he is very pleased to be here and is looking forward to using his local and county experience in helping Monroe Township continue to flourish.

**Engineer's Report** – Township Engineer Rasimowicz welcomed Alan and looks forward to working with him.

### **Council's Reports:**

#### **Council Vice-President Schneider** –

- Attended the Makers Fest at the library on Saturday which was a very impressive event.
- There will be a sewing class on April 4<sup>th</sup> at the library.
- Attended the 1<sup>st</sup> Cultural Arts event which was a ballet and Sinatra.

#### **Councilman Dipierro** –

- Welcomed our new Business Administrator Alan M. Weinberg.
- Attended the dedication of the bike trail to Joe Harvey over the weekend.

#### **Councilman Leibowitz** –

- Welcomed Alan and commented that he is very impressed with his knowledge of our budget.

#### **Councilwoman Cohen** –

- Welcomed our new Business Administrator Alan M. Weinberg.
- Found the budget workshop to be very valuable.

#### **Council President Dalina** –

- Welcomed our new Business Administrator Alan M. Weinberg.

### **PUBLIC:**

**Tom Nothstein, 15 Nathaniel St.** – Mr. Nothstein asked if there was any cost associated with R-4-2017-128; Township Attorney Sarah Fitzpatrick answered that the property is being purchased through Open Space funds and will be taken off the consent agenda. She explained that once the condemnation is done then appraisals are submitted and further explained that a condemnation happens when the Township and property owner cannot agree on a price.

Mr. Nothstein asked if there was a financial settlement on R-4-2017-123; Mayor Tamburro answered that this was an affordable housing loan.

Lastly, he welcomed Alan, commenting that he has very big shoes to fill, as Wayne was an asset to the Township, but he is assured that Alan will be too.

**Gary Busman, 7 Monarch Rd.** – Mr. Busman questioned R-4-2017-122; Township Attorney Sarah Fitzpatrick explained that the Township is planning to file litigation to stop mulching in the Township where it is not permitted. She added that this is a complex litigation as property owners are not using the zoning appropriately.

**Martin Herrmann, 17 Sanibel Ct.** – Mr. Herrmann commented that he would like to see R-4-2017-128 removed, because if it is not, he will have the press here at April 3<sup>rd</sup>'s meeting so the public knows that the Township is spending \$350,000 on a councilman's property.

**Andy Paluri, 16 St. James St.** – Mr. Paluri asked about R-4-2017-109 and how many ambulances were purchased; Council President Dalina answered that it was one ambulance, purchased through the open bid process.

Mr. Paluri added that there was a nice turnout for the cleanup at the James Monroe Park on Saturday.

Added that the PARCC testing did not work within the school, stating that children sat for two plus hours.

Lastly, he welcomed Alan to the Township.

**UPON MOTION** made by Councilman Dipierro and seconded by Councilman Leibowitz, the Agenda Meeting of March 27, 2017 Adjourned at 7:20PM.

ROLL CALL: Councilwoman Miriam Cohen	Aye
Councilman Blaise Dipierro	Aye
Councilman Michael Leibowitz	Aye
Council Vice-President Elizabeth Schneider	Aye
Council President Stephen Dalina	Aye

*Patricia Reid*  
\_\_\_\_\_  
PATRICIA REID, Township Clerk

*Stephen Dalina*  
\_\_\_\_\_  
STEPHEN DALINA, Council President

Minutes were adopted on: May 1, 2017.