

**TOWNSHIP OF MONROE**  
**COUNCIL MEETING MINUTES**  
**AGENDA MEETING – MAY 31, 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, Business Administrator Alan M. Weinberg, Township Attorney Joel Shain, Engineer Mark Rasimowicz and Deputy Township Clerk Christine Robbins.

There were approximately ten (10) 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 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 **WEDNESDAY, JUNE 7, 2017** Regular Council Meeting:

**O-5-2017-011                    ORDINANCE AMENDING CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED “LAND DEVELOPMENT”.**

**O-5-2017-012                    ORDINANCE APPROVING SUBDIVISION AND TRANSFER OF TOWNSHIP PROPERTY TO FIRE DISTRICT #3 AND TO THE BOARD OF EDUCATION FOR PUBLIC USE.**

Council President Dalina read the following entitled **ORDINANCES** for **INTRODUCTION** at the **WEDNESDAY, JUNE 7, 2017** Regular Council Meeting:

**O-6-2017-013                    ORDINANCE ACKNOWLEDGING MONROE TOWNSHIP’S ACCEPTANCE OF THE TRAFFIC CONTROL SIGNAL LOCATED AT THE INTERSECTION OF SPOTSWOOD-ENGLISHTOWN ROAD AND OLD TEXAS ROAD.**

**O-6-2017-014**                    **BOND ORDINANCE PROVIDING FOR VARIOUS 2017 CAPITAL IMPROVEMENTS, ALL LAWFUL AND PUBLIC PURPOSES, BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (THE “TOWNSHIP”); APPROPRIATING \$2,767,000 THEREFOR (INCLUDING A GRANT RECEIVED OR EXPECTED TO BE RECEIVED FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$310,000) AND AUTHORIZING THE ISSUANCE OF \$2,634,300 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COSTS THEREOF.**

**O-6-2017-015**                    **BOND ORDINANCE PROVIDING FOR VARIOUS 2017 WATER AND SEWER UTILITY IMPROVEMENTS BY AND IN THE TOWNSHIP OF MONROE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$6,105,000 THEREFOR FROM THE WATER AND SEWER UTILITY OF THE TOWNSHIP AND AUTHORIZING THE ISSUANCE OF \$6,105,000 BONDS OR NOTES TO FINANCE THE COST THEREOF.**

Council President Dalina requested the following entitled **RESOLUTIONS** for **CONSIDERATION UNDER THE CONSENT AGENDA** at the **WEDNESDAY, JUNE 7, 2017** Regular Council meeting be reviewed and any questions will be addressed:

**R-6-2017-153**                    **RESOLUTION REFUNDING TAX OVERPAYMENTS.**

**R-6-2017-154**                    **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.**  
(Forsgate Pump Station #2 influent channel cover and odor control and Well 26 irrigation Proj.)

**R-6-2017-155**                    **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A CONTRACT WITH JAMES H. LASKEY, ESQ. FOR SERVICES RELATED TO THE CATV TELEVISION REFRANCHISE. (Not to exceed \$15,000.00)**

**R-6-2017-156**                    **RESOLUTION AUTHORIZING CENTER STATE ENGINEERING TO PREPARE PLANS, SPECIFICATIONS AND ADVERTISE FOR RECEIPT OF BIDS FOR VARIOUS TOWNSHIP PROJECTS.**  
(Concrete Imp., Roadway Striping, and Soccer Complex Imp)

**R-6-2017-157**                    **RESOLUTION AUTHORIZING AWARD OF CONTRACT TO AQUATIC TECHNOLOGIES, INC. FOR WET BASIN MAINTENANCE. (Not to Exceed \$19,311.04)**

**R-6-2017-158**                    **RESOLUTION AUTHORIZING THE TOWNSHIP BUSINESS ADMINISTRATOR TO PREPARE AND ADVERTISE REQUESTS FOR QUALIFICATIONS (“RFQs”) FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE PUBLIC SAFETY COMPLEX.**

**R-6-2017-159**                    **RESOLUTION AUTHORIZING THE PAYMENT OF ADDITIONAL FEES TO SHAIN SCHAFFER, P.C. RELATED TO THE CASE OF TOWNSHIP OF MONROE v. LOVE’S TREE REMOVAL, INC. ET AL. AS EXTRAORDINARY LITIGATION. (Additional \$50,000.00)**

**R-6-2017-160**                    **RESOLUTION PROVIDING ADVICE AND CONSENT TO THE APPOINTMENT OF A MEMBER TO THE LIBRARY BOARD OF TRUSTEES.**

**R-6-2017-161**                    **RESOLUTION APPOINTING AN INTERIM QUALIFIED PURCHASING AGENT AND SETTING THE BID THRESHOLD.**

**R-6-2017-162**                    **RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEES.**

- R-6-2017-163** RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN GIVEN FOR BLOCK 1.14, LOT 65.1, QUALIFIER C1126.
- R-6-2017-164** RESOLUTION SUPPORTING ASSEMBLY BILL A222 & SENATE BILL S2171 ENTITLED THE “NEW JERSEY LIBRARY CONSTRUCTION BOND ACT”.
- R-6-2017-165** RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.
- R-6-2017-166** RESOLUTION AUTHORIZING THE PREPARATION AND ADVERTISEMENT OF A REQUEST FOR PROPOSALS FOR A PRIVATE FIRM TO PROVIDE OPTIONAL SANITARY SEWER AND WATER SERVICE REPAIR PLANS TO BE OFFERED TO MONROE TOWNSHIP RESIDENTIAL PROPERTY OWNERS.
- R-6-2017-167** RESOLUTION AUTHORIZING THE SUBORDINATION OF AN AFFORDABLE HOUSING LIEN, BLOCK 1, LOT 10.2, QUALIFIER C1173.
- R-6-2017-168** RESOLUTION AUTHORIZING EXTENSION OF THE TERM OF THE SERVICE CONTRACT WITH GABEL ASSOCIATES, INC., AN ENERGY CONSULTANT, TO ADMINISTER THE MUNICIPAL ENERGY AGGREGATION PROGRAM IN THE TOWNSHIP OF MONROE.
- R-6-2017-169** RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF SPOTSWOOD-ENGLISHTOWN ROAD AND MOUNTS MILL ROAD FOR THE INSTALLATION OF A FORCE MAIN WITHIN THE PUBLIC RIGHT OF WAY.
- R-6-2017-170** RESOLUTION AUTHORIZING THE SETTLEMENT OF A CLAIM BY THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”) AGAINST OPROCK CRANBURY, TRS, LLC, OWNER AND OPERATOR OF COURTYARD BY MARRIOTT. (Settlement Amount - \$16,000.00 to Monroe Township)
- R-6-2017-171** RESOLUTION AUTHORIZING A CONTRACT WITH TRI-STATE LIGHT AND ENERGY INC. FOR AN AUDIT FOR THE MUNICIPAL BUILDING UNDER THE 70/30 DIRECT INSTALL PROGRAM SPONSORED BY THE NEW JERSEY BOARD OF PUBLIC UTILITIES.
- R-6-2017-172** RESOLUTION ESTABLISHING A DIGITAL AND SOCIAL MEDIA POLICY.
- R-6-2017-173** RESOLUTION AUTHORIZING AWARD OF BID FOR MONROE TOWNSHIP 2017 LANDSCAPING SERVICES.
- R-6-2017-174** RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND THE TOWNSHIP OF SOUTH BRUNSWICK FOR THE LEASE OF POLICE MOBILE DATA COMPUTER EQUIPMENT.

**Mayor’s Report** – Mayor Tamburro reported that due to the inclement weather, Memorial Day ceremonies were moved indoors and DPW placed wreathes at the memorial sites later on in the day.

**Administrator’s Report** – Administrator Weinberg reported that the Township of Monroe’s Facebook page has over 1,000 followers adding that this is a great way to keep the community informed.

**Engineer’s Report** – Engineer Rasimowicz reported that the traffic signal has been activated today at the intersection of Federal Road and Perrineville Road and is fully operational.

**Council’s Reports:**

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

- Attended a salute to our Armed Forces on May 18<sup>th</sup> and on May 19<sup>th</sup> attended the Armed Forces Day ceremony at the high school.
- Attended five Eagle Court of Honor ceremonies this past weekend who will hopefully be our future leaders.
- Attended the Parker House's 110<sup>th</sup> anniversary; the Guest of Honor was a 98 year old woman, who was born in India and is an author and master yoga instructor.
- Attended Rossmoor's Day of Prayer ceremony in which the Mayor presented a Proclamation.
- Attended career day at the middle school and met many people with very interesting professions.

### **Councilman Dipierro –**

- Attended the Eagle Court of Honor ceremony which was a very impressive and nice ceremony.

### **Councilman Leibowitz –**

- Attended the Eagle Court of Honor ceremonies along with Council Vice-President Schneider, for 2 young men which he knows personally.

### **Councilwoman Cohen –**

- Attended the Salute to Armed Forces concert, which she was very honored to attend. The music was beautiful and it was a very well served evening for not only the Armed Forces but for all who were in attendance.
- Attended a pre-school grand opening; the owner is a former Monroe Township high school graduate.
- A new psych social services facility has opened up in the township as well, which she attended with Council Vice-President Schneider.
- Attended the new Indian restaurant, Hot Breads, grand opening.
- Attended the Green Team Committee meeting which is looking to move us from bronze to silver.

### **Council President Dalina –**

- Attended "Senior/Senior Games", where our resident seniors and high school seniors played bocce, shuffleboard, pickleball, etc.

### **PUBLIC:**

**Gary Busman, 7 Monarch Rd.** – Mr. Busman attended the Senior Day ceremony as well.

Mr. Busman questioned R-6-2017-158 and asked for an explanation as to what will be done; Administrator Weinberg explained that in last year's capital bond ordinance this is for the construction of a new public safety complex. A construction manager would help with the planning for better cost efficiency, correct materials, etc. This resolution will allow us to move forward to get RFP's for that type of professional service. Mr. Busman asked if there was an estimated cost determined for this yet; Administrator Weinberg answered that we are in the preliminary engineering so we do not have a cost estimate yet but we want to make sure we have a construction manager in place so we can limit the cost as much as we can.

**Charlie Lerman, 11 Doral Dr.** – Mr. Lerman asked when the closure would occur regarding R-6-2017-169 for Spotswood Englishtown Road and Mounts Mills Road; Engineer Rasimowicz explained that the construction will begin once school ends and should be done before school is back in session after Labor Day. The road is expected to be open at night and on the weekend and is not expected to be a solid road closure.

Mr. Lerman commented that he has come before the Council regarding his concern with traffic issues that will come up with the development and completion of the Monroe Parke development. He explained that traffic backs up on Mounts Mills Road from Spotswood-Englishtown Road and a traffic signal is needed. He also stated that a traffic signal is needed at the intersection of Mounts Mills Road and Englishtown Road. Engineer Rasimowicz answered that the developer, JSM, is

required to put in a traffic signal at Mounts Mills Road and Spotswood-Englishtown Road and the construction should begin in the Fall. As far as the traffic signal at Mounts Mills Road and Englishtown Road, he has been in contact with the County Engineer and there are no plans in the works but still a discussion. The developer is not required to do any improvements at that intersection as it was discussed and decided at the Planning Board. Mr. Lerman asked if a traffic study was done during peak hours and weekends; Engineer Rasimowicz responded that a study was done at the time of the developer's approval. Councilmember Leibowitz asked if it is possible to have a police presence to help with the flow of traffic short term; Mr. Lerman commented that it was only going to get increasingly worse and a short-term solution will not fix the problem.

Lastly, Mr. Lerman asked if Monroe Parke was being increased; Engineer Rasimowicz answered that there was nothing new on the Planning Board level.

**Vince Bartalone, 10 Public Rd.** – Mr. Bartalone commented that he loves to see how involved the officials are in the community and thanked them for attending the grand opening of the Kiddie Corral. He lives next door to what was once the Cranbury Gourmet and voiced his concern because now the lot is abandoned and has a rodent infestation, tall grass and dilapidated garage. He explained that the property is now for sale as a commercial property and there is no parking to begin with. He would not like to see another commercial property and asked if the zoning could be changed from commercial to residential rather than house another business. Engineer Rasimowicz answered that the process would start in Planning & Zoning asking them to reevaluate the Master Plan. Administrator Weinberg asked for Mr. Bartalone give his contact information as he will address with the zoning officer to go out and take a look, as well as, have the police go out to patrol more often.

Mr. Bartalone asked if there will be updates done to the crosswalks at Applegarth Road and Prospect Plains Road; Engineer Rasimowicz answered that the County Engineer's office will be doing improvements to that intersection.

**Prakash Parab, 33 Dana Dr.** – Mr. Parab asked for explanations on O-6-2017-014 and O-6-2017-015; Administrator Weinberg explained that each year we have a bond ordinance for both the Township and the Utility Department, any municipality can bond up to 3 ½ % of their ratable. We are at .087% which is fairly low and we have an AA+ rating. He added that we are comfortable that we are within the average of what we have spent over the past five years clarifying that this is not an increase, as it represents the priorities of the township which are important to the town. He assured that this fits within our plan and when introduced next week it will include all of the projects we have planned. Administrator Weinberg added that we have recently refinanced to keep our rates as low as possible because of our good credit rating.

**George Gunkelman, 5 Kelly Ct.** – Mr. Gunkelman commented on some improvements that have been made on Union Valley Rd. and feels that the new drainage will help in that area and make the new roadway last a lot longer.

Mr. Gunkelman addressed his concern with O-5-2017-011, regarding amending the land development ordinance. He explained that the zoning change goes from 6 acres to 10 acres and believes that the intention was to slow down development in certain areas and reduce the density of development in certain areas, but unfortunately the unintended consequence of changing that will have an impact on the farmers of Monroe and impact their land values posing a problem for them in getting their annual operating loans. Almost all the commercial farmers work off annual operating loans and in changing the zoning it will impact the value of their land and make it more difficult for them to get their operating loans. Mr. Gunkelman added that he wanted to bring it to the Council's attention when it is considered next week to be voted on.

**Leonard Baskin, 119 Diamond Spring Dr.** – Mr. Baskin asked if the County had any plans to pave Prospect Plains Road and Union Valley Road; Engineer Rasimowicz responded that he was not aware of any plans to do so but will check with the County to see their list of paving projects. Mayor Tamburro added that if you go down by the high school and the dog park there are a lot of potholes and much needed repair that needs to be done.

**UPON MOTION** made by Councilwoman Cohen and seconded by Councilman Dipierro, the Agenda Meeting of May 31, 2017 Adjourned at 7:39PM.

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*  
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PATRICIA REID, Township Clerk

*Stephen Dalina*  
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STEPHEN DALINA, Council President

Minutes were adopted on: July 5, 2017