

MINUTES
ORDINANCE COMMITTEE MEETING
TOWNSHIP OF MONROE
JULY 11, 2012

A.) CALL TO ORDER & ROLL CALL

The Ordinance Committee Meeting of the Township of Monroe was called to order at 7:00 PM by **Ordinance Committee Chairman, Cncl. William Sebastian** in the Second Floor Meeting Room of the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

This meeting was advertised pursuant to the Open Public Meetings Act of New Jersey (NJSA 10:4-6 thru 10:4-21). Notices were placed in the official newspapers for the Township of Monroe (i.e.: Gloucester County Times, the Courier Post and the Sentinel of Gloucester County) and copies were posted on the bulletin board at the Municipal Complex.

SALUTE TO THE FLAG

Cncl. **Walter Bryson** led the assembly in the Pledge of Allegiance to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia		Excused
Cncl. Ron Garbowski	Present	
Cncl. Daniel Teefy	Present	(Arrived 7:25 PM)
Ord. Chairman, William Sebastian	Present	
Solicitor, Charles Fiore	Present	
Deputy Clerk, Sharon Wright	Present	

B.) APPROVAL OF MINUTES

Cncl. **Ronald Garbowski** made a motion to approve the minutes, as submitted, of the Ordinance Committee Meeting of June 7, 2012. The motion was seconded by **Cncl. Marvin Dilks** and unanimously approved by all members of Council in attendance.

C.) PUBLIC PORTION

Cncl. **Pres., Frank Caligiuri** made a motion to open the Public Portion. The motion was seconded by **Cncl. Ronald Garbowski** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Walter Bryson** made a motion to close the Public Portion. The motion was seconded by **Cncl. Ronald Garbowski** and unanimously approved by all members of Council.

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D.) ORDINANCES FOR REVIEW

- Solar Panels

Cncl. William Sebastian questioned whether Council had any comments or concerns regarding the draft Solar Panel Ordinance emailed to them. He pointed out a few typos in the ordinance and noted wind energy systems are addressed at the end of it but are not included in any other part of it. Mr. Fiore explained that section was included in error and should be removed. He noted this ordinance falls under Chapter 175 and will need to go before the Planning Board for recommendation/approval before Council can take action on it. Cncl. Ronald Garbowski questioned whether wind energy systems should be included in the ordinance. Cncl. Sebastian felt we should have regulations for wind systems but under a separate section, as they have different height and other requirements than solar systems have. Upon further discussion Council decided to create a Renewable Energy Ordinance and requested Mr. Fiore to incorporate requirements for wind energy into the draft solar panel ordinance. Mr. Fiore noted the main concern is that wind and solar systems do not popup all over in major subdivisions on undersized lots. Dan Kozak referred to the permit fee of \$100.00 under Section 175-173 C and questioned whether council wanted to establish that amount or whether they wanted the fee to be \$20.00, which is the current zoning permit fee. He also referred to Section D that states permits expire after a certain period and explained that once a zoning permit is issued it has no expiration date; it is good forever. Mr. Fiore noted the fee should be \$20.00 and if done by legislation a permit can expire. Cncl. Sebastian referred to 175-173 G dealing with appeals and noted the language in the last sentence should state " an *appeal of the administrator's decision should be directed to the Zoning Board etc.* " Mr. Fiore noted he will make the recommended changes and will provide a revised ordinance for council to review at the next Ordinance Committee Meeting.

E.) MATTERS FOR DISCUSSION

- Amendment to Chapter 74-15 "Cat and Dog Licenses and Fees"
- Amendment to Chapter 74-21 "Kennels, Shelters, Pounds, Pet Shops and Swine"

The Deputy Clerk explained Chapter 74-15 never included a fee for a variance application for the number of permitted dogs/cats and the Board of Health was requesting a fee of \$175.00 be included in the code for that. The Board was also requesting Chapter 74-21 include a fee of \$10.00 for a pet shop license and \$25.00 for a commercial kennel license. Under the section dealing with swine the Board also requested the language "personal consumption license" be changed to "personal use license" because people now have potbelly pigs they raise as pets, not for consumption. Cncl. Sebastian polled Council and all were in favor of moving the ordinance forward for First Reading at the July 24th Council Meeting.

- Revision to Planning and Zoning Board Fees (Chapter 175-52)

Cncl. Sebastian explained the Zoning Board initiated increases in variance fees because in some instances escrow monies were insufficient to cover the cost of professionals for some

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E.) MATTERS FOR DISCUSSION (cont'd)

of the smaller non-residential and residential use variances and the additional money to cover those costs was coming from the municipality. Dawn Farrell, Secretary to the Planning/Zoning Boards made a recommendation to the Zoning Board that the non-residential application fee be increased to \$300.00 with an escrow of \$2,000.00, that the residential application fee be increased to \$300.00 with an escrow of \$75.00 per dwelling unit; minimum of \$2,000.00 and the bulk variance application fee be increased to \$300.00 with an escrow of \$400.00. The Zoning Board forwarded the recommendation to the Planning Board who agreed and have now forwarded the matter to Council to adopt the fees by ordinance. Cncl. Sebastian polled Council and all were in favor of moving the matter forward for First Reading at the July 24th Regular Council Meeting.

- Senate Bill S-302 "Transparency in Government Act"

Cncl. Ronald Garbowski noted he reviewed Senate Bill S-302 and went on the League of Municipalities website to get their opinion of the bill. He noted the League opposes the bill as it is too cumbersome and would be a burden for governments to meet all the requirements included in it. Cncl. Garbowski noted he is also opposed to it, as it requires information that is already available to the public to be posted on the municipality websites and that would create a nightmare for the township. Cncl. Bryson noted he was also opposed to it, as Trenton was going to establish a committee to handle this, which means more tax money would be spent on something that is already available to the public. Council discussed the various aspects of Senate Bill S-302 and made the decision not to support it.

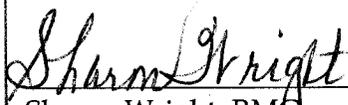
F.) NEW BUSINESS - None

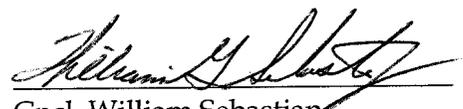
G.) OLD BUSINESS - None

H.) ADJOURNMENT

With nothing further to discuss Cncl. Pres., Frank Caligiuri made a motion to adjourn the Ordinance Committee Meeting of July 11, 2012. The motion was seconded by Cncl. Ronald Garbowski and unanimously approved by all members of Council in attendance.

Respectfully submitted,


Sharon Wright, RMO
Deputy Clerk


Cncl. William Sebastian
Presiding Officer

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These minutes were prepared from excerpts of the recorded proceedings and hand written notes taken during the Ordinance Committee Meeting of July 11, 2012 and serve only as a synopsis of the proceedings. The official recording may be heard in the Office of the Township Clerk upon proper notification pursuant to the Open Public Records Law.

Approved as submitted *SW* Date *7/11/12*
Approved as corrected _____ Date _____