

**MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015**

**A.) CALL TO ORDER & ROLL CALL**

The Ordinance Committee Meeting of the Township of Monroe was called to order at approximately 7:02 PM by **Cncl. Pres., Caligiuri** 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.: South Jersey 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. 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. Rich DiLucia	Present	
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	
Ord. Chairman, Marvin Dilks		Excused
Mayor Daniel Teefy	Present	
Business Administrator, Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Deputy Clerk, Sharon Wright	Present	

**B.) APPROVAL OF MINUTES**

**Cncl. Miller** made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of September 2, 2015. The motion was seconded by **Cncl. Bryson** and approved by all members of Council in attendance with the exception of **Cncl. Miller** who **Abstained**.

**C.) PUBLIC PORTION**

**Cncl. Miller** made a motion to open the Public Portion. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Miller** made a motion to close the Public Portion. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council.

**D.) ORDINANCES FOR REVIEW - None**

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION

• Fee For Review of Solar Energy Systems

Cncl. Pres., Caligiuri asked if Council had any questions regarding the Planning Board's recommendation to create a \$250.00 fee for the review of solar energy systems, which is a fee that many other towns already have. Cncl. Bryson questioned why is a review fee needed when there is already a fee for a zoning variance that is reviewed by the Zoning Board. This creates another \$250.00 Planner review fee, which seems to be a duplication of fees that will be more costly to the person who wants to save money by installing a solar system. Cncl. Pres., Caligiuri noted this is not a duplicate fee, it is approved by either the Planning Board or Zoning Board, not both. He explained there would be a review when a variance is required. Other than that if the installation of a solar panel conforms with everything it will either go before the Planning Board or Zoning Board depending on the factors. Mayor Teefy added the requirement for ground solar panels is three acres and if the applicant wants to put them on a two or even one acre property a site plan would be needed and the Planner reviews that to make sure the panels will not face the neighbor's yard, if buffering is needed, etc. and there has been no vehicle in which to pay him for those services. Cncl. Bryson noted this does not break down into ground or roof solar panels and he was concerned it pertains to all solar panels. Mayor Teefy explained this pertains to only the ones on the ground. Cncl. Pres., Caligiuri explained there are permitting fees for inspections of the electrical connections and installation but this is for a site plan review where they look at the whole parcel of land to see where the solar panel will be located by virtue of the building and fences that border the property. Cncl. Bryson stated he was not opposed to the fee as long as it was not a duplication of fees.

Cncl. Miller made a motion to move the ordinance forward. Cncl. DiLucia was confused and questioned whether this was a duplicate fee or not. Cncl. Pres., Caligiuri explained there are a number of fees, one is a permitting fee for the electrical inspection whether the panels are on the roof or on the ground. Cncl. DiLucia questioned the amount of that fee. Cncl. Pres., Caligiuri didn't know the exact cost only that it was a set fee. He explained if the panels are on the ground there will be impervious coverage and the regulation calls for a fifty foot buffer on all sides. The applicant draws up a site plan of the parcel showing where the solar panels will be placed and someone needs to review that plan. Cncl. DiLucia noted so roof panels have one type of fee and if ground panels need to be reviewed there will be an additional fee. Cncl. Pres., Caligiuri explained that \$250.00 is an additional fee to cover the cost of the Planner's review. Cncl. DiLucia questioned would a site plan be needed if roof solar panels were creating a reflection on a neighbor's property, as he felt there was something in the ordinance to protect residents from that. Solicitor Fiore explained the \$250.00 review fee is needed when solar panels are installed on the ground and the applicant submits a rudimentary type site plan that the Planner must review. Roof panels are just reviewed by the Construction Code and Electrical Officials. Mr. Fiore indicated the Code does state in Section 175-97 D. "*a ground array shall be located so that any glare is directed away for an adjoining property or the applicant must provide evidence that the solar panels do not omit glare*". He noted he assumed the application submitted would comply with that requirement and that the Construction Code would review it to make sure no glare problems will occur. Cncl. DiLucia questioned whether that was in the initial review as opposed to the subsequent review. Mr. Fiore replied yes and explained this issue came up when

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION (cont'd)

an application was made to install ground solar panels on a horse farm on Green Avenue. For the panels to conform to the ordinance they would have been in the middle of the horse pasture and that made no sense so the applicant submitted a plan asking for a waiver to locate the array of solar panels along the property line. The plan submitted was not a full blown site plan with all drainage calculations so it had to be reviewed and there was no mechanism to pay the planner for his review. Cncl. DiLucia questioned if the initial review would address the issue of glare. Mr. Fiore replied yes, that is part of the zoning permit, which determines whether solar panels are allowed in that particular zone and whether or not they meet the requirements of the ordinance as far as the lot coverage and size. Then their contractor would apply to the Construction Office for an electrical permit. He added the fee is not a duplication unless a review of the site plan is required when an application does not adhere to the ordinance. This will not affect residents in developments this just affects isolated situations such as the one on Green Avenue where the solar panels would have been put right in the middle of the horse pasture.

Cncl. Pres., Caligiuri noted there was a motion by Mr. Miller and a second by Mr. Bryson to move this forward and he asked if there were any further questions. With none a voice vote was taken and all members of Council in attendance were in favor of moving the ordinance forward for First Reading at the October 26<sup>th</sup> Regular Council Meeting.

• Williamstown Square Redevelopment Plan

Mayor Teefy explained the Redevelopment Plan consists of two sides, the Acme side, which was going to extend Main Street, remove Charm Road and include some residential and the Williamstown Square side, which was going to have a Kohl's or other big box store. About two/three years ago we tried to eliminate the residential section but the Pinelands did not approve that change, as they want residential. What we would like to do is switch the residential to the Williamstown Square side to allow for a mixed use for townhomes and pad sites there. Tim Kernan went to the Pinelands last Thursday and discussed this with Sue Grogan and she is satisfied and was in favor of approving the Redevelopment Plan as long as residential stays within the area. Cncl. Pres., Caligiuri noted at one time the Acme side (RD Development) was going to be mixed use and the Williamstown Square side (Stuart Wainberg) was going to be all commercial. Stuart is ready to go while RD is just sitting there so if this switch is done he can bring in a mixed use with commercial now and RD will not be given the privilege of having that mix anymore. Cncl. Bryson noted going back to the original redevelopment plan in 2010 we picked both sides to do redevelopment. We had problems with the RD side because he was adamant about anything we wanted to do so last year we took away a part of the RD redevelopment. Mayor Teefy indicated we tried but that is what the Pinelands did not approve. Cncl. Pres., Caligiuri added because they want the Pinelands credits from the residential. Cncl. Bryson noted he knew what Stuart was planning prior to the election last year but not what he wants now and Council should not be expected to approve something they haven't seen. Cncl. Miller explained there is no final plan yet, he did present a draft but we were not in favor of the amount of residential he wanted. Cncl. Bryson noted Stuart previously stated he wanted to build about a 1,000 units and that is nuts. Cncl. Pres., Caligiuri replied the Planning Board would have to approve that and that is not going to happen. Cncl. Bryson added Council created the

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION (cont'd)

Redevelopment Plan and have the final say so if any changes are going to be made he would like to see or at least have an idea of what those changes are before he moves forward with it. Cncl. Pres., Caligiuri explained this action will switch the residential from one side (of the Black Horse Pike) to the other, we are not specifying the number of homes. The number of homes that will be located there are part of the submittal that goes to the Planning Board and that Board will review the entire plan. The same thing would have happened if RD submitted the mix use. They would have submitted a plan and the Planning Board would have approved it or not approved it. Cncl. Bryson felt the number of homes was specified because that number was all relative to Pineland credits and the Pinelands receiving enough money, which is why they were persistent about keeping the residential. He indicated he will find that number and possibly talk to Tim Kernan or the Pinelands himself because he felt we did get the approval on that. He added he will not agree to move this forward unless he knows what the residential component will be, as that is valuable commercial land. Cncl. Bryson noted he respects Stuart as a developer but when the economy went bad he didn't have the courtesy to tell us he lost Target and Kohl's and after we jumped through hoops to help him. Stuart's first plan was to build some commercial and then some housing on the property just east of Corkery Lane, which at that time we felt was a great way to build up the Black Horse Pike corridor and then Stuart backed off when he lost Target. His management told him to go after the other site and last year he mentioned some very large numbers for housing. Cncl. Bryson noted he was concerned about that because that area is really the only good commercial property so houses shouldn't be built there. Another thing he was concerned about are taxes. Houses bring in taxes but never enough and he went on to speak about an article in the Courier Post regarding taxes. Cncl. Pres., Caligiuri noted the Courier Post is not relevant to the ordinance and he requested Cncl. Bryson to stick to the subject of the ordinance. Cncl. Bryson replied it is relevant because it is about taxes and the responsibility that all members of Council have as far as that is concerned. He added he wants to see a preliminary plan, an idea, an anticipated number of houses and an anticipated number of commercial or offices because mixed use can be anything and he wants to see it before he will say take it to the Planning Board. Cncl. DiLucia noted he is concerned with Stuart Wainberg's goal because he knows the number he was throwing around was 1,000 homes. Cncl. DiLucia noted there is no way he will ever agree to let 1,000 homes on that ground and he felt before Council does anything he (Wainberg) needs to put something in writing. Cncl. Pres., Caligiuri explained right now he can't do anything because the property is zoned commercial and he can't put a mixed use there. After the area is changed to mix use he can develop a plan. Cncl. DiLucia questioned what do we do if after the residential is switched to the other side and RD comes in to put some residential on his property. Cncl. Pres., Caligiuri noted if we are going to give anyone the benefit of building a mixed use development at least give the developer who is going to build something that privilege as opposed to RD who has done nothing. Cncl. DiLucia noted Wainberg hasn't done anything either and he has no faith in him since their meeting where every idea that was presented to him was rejected. Cncl. DiLucia noted he suggested putting in an outlet like the one in Atlantic City and Wainberg told us that they were not being built any more, they are archaic and the next thing you know there is one being built down the road. He added he wants to see whether his plan is for 1,000 or 750 townhouses or condominiums and how many square feet he wants to leave for commercial. He added we just lost a commercial property because of the builder's lawsuit on Route 322 so we don't have a lot of commercial property left in this town

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION (cont'd)

and we need to be really careful of what we do with commercial property. We can say there is only .4 kids per unit but that is a theoretical number and it cost a lot more to educate a child than we will get in taxes. Cncl. Pres., Caligiuri noted it is still a negative cash flow because you need \$10,000 in educational fees per .6 children. Mayor Teefy advised Stuart Wainberg came to a Friday meeting and his concept plan is to build 250 very nice town homes in the back area. He is not considering 1,000 homes or even single family because if he brought that up he might as well have just gone home. Cncl. Miller added he wants high end units for young professionals and seniors. Cncl. DiLucia questioned where that discussion took place. Cncl. Miller replied Mr. Wainberg said it at a Redevelopment Committee Meeting. Cncl. DiLucia questioned why are we going to change the redevelopment plan before he gives us anything close to what he wants to do because once we change it then we cut ourselves off on the other side. Cncl. Pres., Caligiuri explained he needs approval to be able to put a mixed use plan together as it will cost him X number of dollars to develop it for our review and approval and why would he develop the plan if the property is not zoned for mixed use. Cncl. DiLucia noted he didn't want to see an architect's plan he just wants to know what he wants there and he should let us know as a show of good faith. Mayor Teefy noted Wainberg's show of good faith was knocking down the old Quality Furniture Store and he has never mentioned 1,000 homes, he is looking to build 250 upscale homes with some COAH if we need it. Mr. Heydel questioned whether they would be high end apartments as opposed to townhomes. Mayor Teefy advised it could be a mix of both, there is no plan yet. Cncl. Bryson spoke of Mr. Wainberg's grandiose plan to build commercial buildings that included box stores and how he never contributed a dime when the township spent money to redevelop the intersection and change the Black Horse Pike and how he is a fine person but didn't meet the commitments he promised. Cncl. Miller noted the big box stores backed out due to the economy. Cncl. Bryson noted the first statement he made was that in order to get something done on the Black Horse Pike we would need to develop the corridor so we gave him suggestions, which he said wouldn't work in Williamstown but Penn Reality, the developer of Wal-Mart did it in another nearby town. Cncl. Bryson noted he would at least like to see his preliminary spelled out on things like Guzzo did when he told us what he was going to do and paid the township for the commercial property before he built on it. Cncl. Bryson also felt tax incentives should be removed from the table since nothing has been done on that property for five plus years. Cncl. Miller noted the thirty year pilot is out the window, a five year is the minimum. Cncl. DiLucia noted he would like someone, whether it be an architect or developer, to say how many square feet of buildable property is there so we can ask Stuart how much of that does he want to build on and how much will be reserved for commercial. Cncl. Caligiuri advised that will all be part of the site plan that will be subject to our review. Right now he does not have a green light to pay for an architect. Solicitor Fiore requested to make some comments that he felt might help with this discussion. He added he would not mention the developer or particular site and just give an overview of the process. To establish a redevelopment area Council must pass a resolution authorizing the Planning Board to undertake a study. The Planning Board then would conduct the study and hold a public hearing after which they send only a recommendation back to the governing body/Council. If Council agrees with the Planning Board's plan they would approve the Redevelopment area by way of the ordinance process but if they don't like the plan they can send it back to the Planning Board. The history of this is in 2010 the first action was taken and it was sent to the Planning Board. It came back from the Planning Board with a

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION (cont'd)

plan that included the RD Management side of the pike as well as the other side of the pike, which was to have a Target or Kohl's store. We went through the process and gave them a 30 year pilot program, which we went to Trenton to get approved by the Local Finance Board. Some redesign of the roadway took place with Stuart's company putting up some of the money and ARH doing some of the design. In this particular situation it has been back and forth several times and at one point in time we removed the RD side from the plan. This was a redevelopment overlay, there was no specific plan submitted and a redeveloper was not appointed, as required by the Redevelopment Law once the project moves along. What has happened now is the Planner presented a plan to the Planning Board and they conducted a public hearing on September 15<sup>th</sup> and they are now recommending Council adopt a resolution sending it back to them to develop a plan for a mixed use. At this time Council would not be approving the mixed use plan, this is only to authorize the Planning Board to do a further investigation to develop a mixed use plan. If that resolution is adopted and is sent to the Planning Board once they go through their process and have a public hearing they will send a recommendation back to the governing body and at that point in time Council can either pass the ordinance or send it back saying they don't like the plan. Ultimately, the Township Council is the one to sign off on a plan, the Planning Board cannot force the Council to do anything. According to the Redevelopment Law the decision for redevelopment falls within the power of the Township Council. Generally under the Municipal Land Use Law the power to develop ordinances dealing with land use and site plan review fall under the Planning Board and Zoning Board but because this is outside the box it comes back to Council under the Redevelopment Law. **Cncl. DiLucia** questioned whether Mr. Fiore was saying that if this is approved the only thing Council will be approving at this time is to send it back to the Planning Board for them to come up with a mixed use concept that would come back to Council to amend, approve or reject. Mr. Fiore replied correct. **Cncl. Bryson** noted Council already authorized the redevelopment and he went on to read from Planning Board Resolution PB-29-15 that stated an investigation was conducted in 2010. Mr. Fiore noted we have amended this plan so many times and this will be like cleaning it up and starting anew rather than amending the amendment to the amendment. **Cncl. Bryson** questioned before we do that don't we have to void the other Redevelopment Plan. Mr. Fiore explained we did an ordinance doing that but it was contingent upon Pinelands Approval and they will not sign off on it so effectively it is not a valid ordinance. **Cncl. DiLucia** questioned if that ordinance is not valid then the Acme side of the pike is still considered a mixed use. Mr. Fiore replied technically yes but not according to the Redevelopment Plan because the residential was stripped from the RD side. Mr. Fiore went on to speak of the plans previously presented that had a courtyard with a fountain in the middle, which looked great but it never happened. They were redevelopment overlays. He explained what he meant by that was originally a dollar store was not included in the plan. It was litigated in court and we argued that it was not part of our redevelopment plan but because our plan was not specific enough to disallow that type of commercial it ended up there. He noted rather than having an overlay Council can request the plan to be very specific and if it comes back from the Planning Board without addressing Council's concerns it can be sent back to the Board along with a request that they present more than an overlay. **Cncl. DiLucia** noted his questions were answered but he would really like to see a concept plan and went on to say RD Management is putting a lot of money into renovating his property and questioned whether anyone has contacted him lately. Mr. Fiore replied no. We made a mistake way back when with RD because

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION (cont'd)

he was never really interested until Council decided to strip the residential from that side and he realized he could make a ton of money putting up a residential tower there. Cncl. DiLucia questioned whether he would be interested now since he is spending money there but has no tenants. Cncl. Heffner noted RD Management has properties in several different towns and he is doing the same thing to those properties and they have no tenants either. Cncl. DiLucia started to respond to Cncl. Heffner's comment but Cncl. Pres., Caligiuri interrupted and requested that the discussion stay on track. Cncl. DiLucia noted this discussion is on track because we are discussing redevelopment and a redeveloper and trying to find out what side of the pike to put our income on. He noted if Cncl. Caligiuri was in a hurry to leave he could give Cncl. Miller the chair so Council could continue this discussion. He added Cncl. Pres., Caligiuri may be knowledgeable on all this stuff but he isn't and wants to spend some time discussing it but everyone trying to speak are being cut off and that is no way to chair a meeting but that is the Chair's prerogative. Mayor Teefy felt it is great that RD is doing some commercial and by moving the residential across the street and getting Pineland approval RD will be able to build additional commercial. Cncl. DiLucia suggested Mayor Teefy talk to RD to see if he would be interested in building residential if we don't change it. He added this may just be a question of communication since the former mayor and RD did not get along too well so there is nothing wrong in touching base with RD but that would be up to the Mayor. He added to him this is all about negotiating to find out who has money to do something and right now we are in the bargaining position, as we have something that these developers want and there is only one side of the street that can get it. He felt Stuart has had more than enough time to do something but hasn't and has given story after story of why he couldn't and even said the township should do something. Stuart's position is that big department stores will not spend any money on redevelopment because they believe consumers are going primarily through the internet so the Targets and Kohl's of the world will not expand until they see where the market is going and he rejected all the suggestions the Committee made. Cncl. DiLucia believed the goal is for residential but expressed concern with that because residential converts into a big cost since 50% plus of taxes goes to the school system. Another concern is that we only have one commercial corridor to build stores because much of the township is in the Pinelands where nothing can be built so these two properties are valuable. Cncl. DiLucia questioned if it would hurt anything to contact RD. Mayor Teefy replied no it wouldn't but RD is not contacting us, Stuart is and wants to develop a mixed use. Cncl. DiLucia noted commercial rents according to square footage and every developer knows how much he can get for it, what it builds for, whether it will be condominiums, high or low end apartments or single family homes so we should be able to get a conceptual plan from him. Cncl. Bryson noted the ordinance written in 2010 dealt with land use, incorporated a redevelopment zone and also had a modification of plans that we as a township committed to do. He added Cncl. Miller brought up an interesting point when he spoke of the PILOT Program. Mayor Teefy replied it was a 30 year PILOT but that is off the table now. Cncl. Bryson noted in 2010 we were hungry for commercial but the developer had excuses with one exception and that is what Stuart is bringing to the table right now. They all want housing because they know it will sell but they don't care how much it will cost us and this Council has a responsibility to all the people in this town, not just to a developer.

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION (cont'd)

Cncl. Pres., Caligiuri requested a motion to move this forward. Cncl. Miller made the motion and Cncl. Pres., Caligiuri polled Council. Cncl. DiLucia noted with the provision that it comes back from the Planning Board with a recommendation. Cncl. McIlvaine agreed with Cncl. DiLucia. Cncl. Heffner agreed to move it forward. Cncl. Bryson replied no, not unless he initially sees a plan like we had the courtesy of seeing the first time.

Cncl. Pres., Caligiuri noted the motion to move it forward carries.

- Chapters 215 & 295 "Nuisances"

Solicitor Fiore noted last month he reported the Main Street Committee and the Police Department had brought up the issue of nuisances and he was trying to come up with a comprehensive ordinance that will address their concerns. He explained Chapter 215 and 295 are standard nuisance ordinances that have been declared unconstitutional throughout the State so he was trying to draft the perfect ordinance that will pass constitutional muster but has run into a stalemate. He added he was leaning towards a more comprehensive plan for our current landlord registration ordinance but has been working on one in Deptford that he would like to bring to the next Ordinance Committee Meeting as it has much more teeth to it than ours. Cncl. Pres., Caligiuri requested Council send the Solicitor any recommendations they may have regarding this issue. Cncl. Bryson questioned whether Mr. Fiore had made any changes to the ordinance provided in Council packets. Mr. Fiore replied no, since they are basically unconstitutional. People are still being charged under them because no one has challenged them. Mayor Teefy noted the ordinance should address township wide issues not just the ones along Main Street. Solicitor Fiore indicated it would. He spoke of Deptford Township's ordinance which was challenged in municipal court and upheld by the judge. The tenants were fined for having a party and the landlord was also fined and if he doesn't pay that fine he will not be able to re-register his rental property. The judge upheld that and found it to be constitutional. Ordinances can be constitutional as long as they serve a public purpose or in the case of nuisances they cannot be pre-empted by State Statute. Landlords are required to include in the lease what is expected of the tenant and Mr. Fiore felt that before a tenant is sited they should at least be sent a notice of the issue. Dan Kozak questioned whether the police sited them. Mr. Fiore replied no the housing official. Cncl. Pres., Caligiuri noted this issue will be discussed at the November Ordinance Meeting.

- Title Changes/Additions

- Code Enforcement Officer - Trainee*

- Director of Community Development/Zoning Officer*

- Planning Board Secretary/Permit Coordinator*

Mayor Teefy requested the proposed title of Planning Board Secretary/Permit Coordinator be removed from the discussion. He explained the organizational chart has the Planning Board Secretary title but the actual title of that person is Administrative Clerk, which is the title that will remain in place. He explained Fred Weikel is retiring after doing a great job for 29 years and he is looking into restructuring the departments to make them more economic development friendly by having the Zoning and Planning Departments working in the same

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION (cont'd)

office space. The Code Enforcement Trainee is an unclassified position under Civil Service so no list will be generated to drawn upon which gives us the ability to solicit resumes from anyone interested in this position. We currently have the titles of Code Enforcement Officer, Sub-code Official for building, fire and plumbing and the trainee position will be included with those titles and have the same salary range of \$22.90 minimum to \$34.50 maximum. Cncl. DiLucia questioned whether that would be additional monies or when considering Weikle's salary would it be a minus salary. Mayor Teefy noted it would be a wash. Fred's salary goes away and this salary replaces it. Cncl. DiLucia questioned whether Mr. Heydel created a new salary ordinance. Mr. Heydel replied no, not for this position. Cncl. DiLucia questioned if a person was hired as a trainee where would they be slotted in the salary range and Cncl. Pres., Caligiuri questioned whether the salary ordinance would need to be amended if this title was created. Solicitor Fiore questioned whether the job would fit into any of the existing positions because then it would be under Building Codes not necessarily under Zoning. Business Administrator, Kevin Heydel replied it would be under Code Enforcement because that's what Fred's title is and he suggested moving forward with the directorship, as that may help put things in line. Mayor Teefy noted he wanted to create a title of Director of Community Development/Zoning Officer, which is the title that would replace Fred's. He explained he would bring the person in under the Code Enforcement Trainee and they would remain in that title for the probationary period. If the person works out they will be moved into the Director of Community Development/Zoning Officer position. Council questioned if the two titles the mayor wanted to create would turn out to be for the same employee. Cncl. DiLucia noted an apprentice title is being created by ordinance with its own salary range, which would be the proper way to do it and then the normal promotional procedure would apply. Cncl. Heffner questioned if it follows that procedure then the trainee position would not be filled again. Mr. Heydel indicated that is correct. Cncl. Pres., Caligiuri questioned Mr. Fiore on whether the two titles could be approved as they are and the salary addressed in the future or could they be put together with a new salary ordinance so both could be approved at the same time. Mr. Fiore replied it could be done either way. Cncl. Pres., Caligiuri questioned whether Council wanted to move the creation of these titles now and take a look at a salary ordinance later or move them forward at the same time. Cncl. Bryson felt it should be held off until we have a salary ordinance because he wants to see how much more it will cost. Council questioned whether interviews could be held without the title and salary being created. Cncl. Pres., Caligiuri explained interviews for the position could be held but that person would not be able to be paid until the salary was created. Cncl. Heffner noted he thought the idea of a trainee was to get their feet wet and learn from Fred. Cncl. DiLucia expressed concern over the jobs being combined to make a director, which is out of Civil Service and he questioned why a trainee was being hired and why a director is needed if we can hire an already qualified person for Fred Weikel's job. Someone with the qualifications of Weikel will be hired, made director and given other responsibilities, which will probably cost more than what Weikel was paid and then a trainee will be hired, which will cost even more. Cncl. Pres., Caligiuri explained that's not the way the Mayor is proposing it. The Mayor wants to create a Director of Community Development/Zoning Officer and then when Fred retires they will not replace the Zoning Officer, there will be one person that does both. Mayor Teefy replied yes. This gives us a vehicle to hire without going to Civil Service for a list of people that we may not like. A Code Enforcement Trainee will be hired and after three months if that person works out they will be promoted to

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

E.) MATTERS FOR DISCUSSION (cont'd)

the director position. We are also eliminating the position of the Zoning Clerk, as that person is leaving at the end of October and those duties will be consolidated with the duties of the Planning staff. **Cncl. DiLucia** noted so we are going to bring in an inexperienced person, train them in a month and a half and they are not only going to do Weikel's job but they are going to do community development. **Cncl. Miller** replied but what if they are experienced and **Cncl. DiLucia** noted if they were experienced we would hire them as an experienced person right away. Mayor Teefy stated but then you would have to go through the Civil Service list. Right now he has five resumes for that position and one or two are pretty good and have their certifications. **Cncl. Bryson** noted God bless Fred and his department because they probably have more work than ten other people. Fred does not have the time to address all the issues that come in to that department so why don't we hire another Enforcement Officer because we already have a volunteer Economic Development Committee. **Cncl. Miller** noted they do not understand zoning or code enforcement and most towns have a Director of Economic Development now and we do not. **Cncl. Bryson** felt that should be separate but **Cncl. Miller** noted that would cost more money. **Cncl. Bryson** referred to the qualifications of the position and noted it requires review of plans and projects but we already pay a Planner that reviews the plans and an engineer that handles the projects. It's great if you can hire a person for Economic Development that is a Planner and a Township Engineer, a jack of all trades and specialist in nothing but he would rather have someone that can do the Zoning Enforcement Official job. If we want to talk about Planning later we can but in this particular case Fred is so busy and if the new hire is split in two he will only be in that capacity a quarter of the time. **Cncl. DiLucia** noted he did not agree with the job being a director, that position should be the same as the rest of the workers and should come under a collective bargaining agreement. Mayor Teefy noted the big plan/picture is to try to streamline the economic development in the town by improving the process for people coming in. He added all he has heard for years is that other towns are more efficient with only one or two people helping with the process. We are trying to create a Zoning/Planning Office that will spur the economic development process along as well as handle the zoning aspect. **Cncl. DiLucia** noted he agrees with that, understands about the trainee and getting around hiring someone you don't want but does not understand the director position, as that just creates an opportunity for a person to negotiate individually when they should be treated just like any other employee who bargains collectively for what they get in the future. Mayor Teefy wanted to discuss a salary range but **Cncl. Pres., Caligiuri** advised that would be done when the salary ordinance is done. He went on to say that by creating these positions now the Mayor would have the option of interviewing for them. He entertained a motion to move the creation of Code Enforcement Trainee and Director of Economic Development/Zoning Officer positions forward; noting during the next Ordinance Committee Meeting the salaries for those positions will be discussed. **Cncl. Bryson** noted he was still of the opinion that we hire what we need and he voted no. **Cncl. Heffner and McIlvaine** voted yes to go forward with it. **Cncl. DiLucia** voted no not with the title of director on it. **Cncl. Miller and Cncl. Pres., Caligiuri** voted yes to move it forward.

F.) NEW BUSINESS - None

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

G.) OLD BUSINESS

Solicitor Fiore requested a date be set up to discuss the Towing Ordinance.

Cncl. Bryson noted he has received no reports from the Main Street Committee and as a board member of the Historical Society was wondering what is happening, as the Historical Society holds events on Main Street. He spoke of seeing an overview for a redevelopment law on Main Street and questioned why that was being done. Cncl. Miller noted during the Redevelopment Committee Meeting we discussed the option of seeing what we could do in regards to Main Street. We have a microbrewery that is interested in setting up shop and in purchasing more land and building out but the way things are zoned right now it constricts them as far as what they can and can't do. In a large scheme of things the Redevelopment Committee is supposed to be meeting with a Redevelopment Attorney Jim Malley who is responsible for Collingswood redevelopment and was also instrumental in Glassboro's whole downtown. We were thinking of bringing him in with the possibility of making Main Street a redevelopment zone or a rehab zone so there are two different ways to address this, it is just a matter of determining what will be the most feasible for what we want to do. Cncl. Pres., Caligiuri added right now nothing has been done and the Main Street Committee should report to Council after that meeting. Cncl. Bryson noted the only information he received since the inception of that committee was when the Historical Society invited the Chairman, Ernie Carbone and another man to our meeting and they told us some of the things going on. Cncl. Miller noted currently the Main Street Committee is trying to promote and market Main Street in order to bring in businesses. Mayor Teefy questioned whether the Historical Society has any scheduled hours for tours of the Hofer House, the Reading Room and the Little School on Saturdays. Cncl. Bryson replied there are no scheduled hours for tours but the Hofer House is open on Saturday mornings for people to come in and tour the museum, which was reorganized two years ago into various sections that reflect certain periods of our town's history. He noted if the Main Street Committee holds any events they should inform the Historical Society so the buildings can be open. Cncl. Miller suggested the Historical Society send a liaison to the Main Street Committee Meetings which are held on the second or third Tuesday of each month. Cncl. Bryson noted this is the first invitation he received and he will discuss it with Suzanne McKee. He added many people forget the Historical Society has more than one building and all the archives from the Plain Dealer Newspaper. Cncl. DiLucia questioned if the Fire Marshall told the Historical Society they could not hold an event. Cncl. Bryson replied yes, the Haunted House events were shut down so the township or the Historical Society would not have any problems. Cncl. Miller felt that event could have been held if someone stood at the door to stagger out people to meet the maximum occupancy for the building. Cncl. Bryson noted we didn't get that kind of courtesy; we got your building doesn't comply even though it is a museum and if the County and State fire inspectors will come in there could be problems so because the Historical Society didn't know what they would do the event was cancelled. The Fire Marshall, Skip Tomarchio said to keep it locally he and the Building Inspector will go through the building and write down what they feel would be a violation if those inspectors did come in. After that's done the Historical Society will make the changes they can afford. Council questioned whether the building was ever inspected before and Cncl. Bryson was not aware of it being inspected but noted years ago Skip's office was in the rear of the house. He added we will comply because we don't want to put anyone in jeopardy so that's why the event was cancelled. It was going to be held outside but it was felt if anyone did

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
OCTOBER 20, 2015

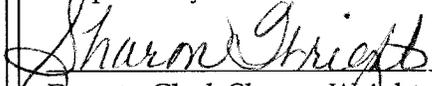
G.) OLD BUSINESS (cont'd)

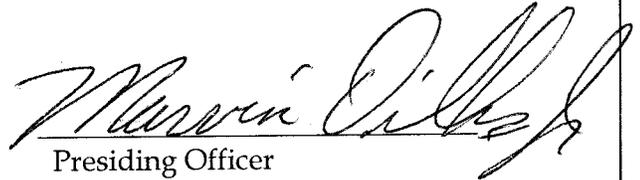
go inside it may be perceived that it was allowed. The Historical Society still holds meetings there because it's just the committee. Cncl. Miller noted it bothers him that this is a township building and nobody inspected to see if it was in compliance. Mayor Teeffy noted the building was open for tours during the British Car Show but once you say "haunted house" it goes back to 1976 and the fire at the haunted house in Great Adventure, which killed many people including a girl from Williamstown. After that the State put very strict rules and regulations into effect. Cncl. Bryson noted there are some things that protect historical sites. The Business Administrator questioned whether a fire suppression system was needed in that building if the general public is being brought in. Cncl. Bryson replied no, not to our knowledge at this point in time. If we are told we do then we will need to put something in there but we can't put a sprinkler system in because that would be too invasive.

H.) ADJOURNMENT

With nothing further to discuss Cncl. McIlvaine made a motion to adjourn the Ordinance Committee Meeting of October 20, 2015. The motion was seconded by Cncl. Miller and unanimously approved by all members of Council in attendance.

Respectfully submitted,

  
Deputy Clerk Sharon Wright, RMC

  
Presiding Officer

*These minutes were prepared from excerpts of the recorded proceedings and hand written notes taken during the Ordinance Committee Meeting of October 20, 2015 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 AmJ Date 12/2/15  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_