

**MINUTES
ORDINANCE COMMITTEE MEETING
TOWNSHIP OF MONROE
JANUARY 4, 2017**

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 **Ordinance Chairman, Cncl. Bob Heffner** 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. Garbowski led the assembly in the Pledge of Allegiance to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Garbowski	Present	
Cncl. Marino	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	
Ord. Chairman, Bob Heffner	Present	
Mayor Daniel Teefy	Present	
Solicitor, Charles Fiore	Present	
Dir. Public Works, Mike Calvello	Present	(Arrived 7:50 PM)
Dir. Community Development, Rosemary Flaherty	Present	
Police Chief, John McKeown	Present	
Construction Official, Jim Morrison	Present	
Deputy Clerk, Sharon Wright	Present	

B.) APPROVAL OF MINUTES

Cncl. Garbowski made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of December 7, 2016. The motion was seconded by **Cncl. DiLucia** and approved by all members of Council with the exception of **Cncl. Dilks** who **Abstained**.

C.) PUBLIC PORTION

Cncl. Miller made a motion to open the Public Portion. The motion was seconded by **Cncl. Dilks** 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.

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D.) ORDINANCES FOR REVIEW

- Spending Ordinance Expansion of Owens Park

Solicitor Fiore noted at the last Ordinance Committee Meeting discussion took place regarding funds needed to pay for the township engineer for professional services associated with the expansion of Owens Park. Funds are available through the Parks and Recreation Developers Fund and at Council's request a spending ordinance has been prepared in the amount of \$83,000.00. **Mayor Teefy** explained (*for Cncl. Marino's benefit*) these funds are needed for the design work for the expansion that includes a Dog Park, passive recreation, Leisure Park and parking area. Solicitor explained in the information provided by ARH the \$83,000.00 was broken down into field investigation, scope of the administrative services, design services, permits, etc. **Cncl. Marino** questioned whether ARH would also be doing the close out of the project. Solicitor Fiore replied yes they will.

Cncl. DiLucia made a motion to approve the proposed Spending Ordinance for First Reading at the January 9th Regular Council Meeting. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council.

- Chapter 175 Land Use Law to Address Substance Abuse Treatment Centers

Solicitor Fiore explained he had discussed with the Director of Community Development the need to adopt or review a land management ordinance for substance abuse treatment facilities that have been popping up throughout the State. These types of facilities cannot be prohibited but the legislature adopted legislation last year that permits townships to limit them to areas best suited or consistent with the Master Plan. The best area for these facilities appears to be in the Business Park District based upon the availability of space and the ability to expand. There are many factors under State Statute as well as those set forth in the local ordinance that allows municipalities to require these types of facilities to adhere to. Mr. Fiore explained the draft ordinance is for Council to review and then since it is a Chapter 175 ordinance it must be referred to the Planning Board for their review and recommendation. Once the Planning Board reviews it they will send it back to Council with any recommendations they may have. **Cncl. Miller** noted recovery centers are being opened in various municipalities and this ordinance would protect us from lawsuits, which some towns are currently involved in regarding the proposed location of recovery/rehab centers. This ordinance would address that and allow us to have more flexibility if one ever wanted to set up shop in the township. Solicitor Fiore spoke of a case in Gloucester Township that went to Federal Court. The township has spent hundreds of thousands of dollars defending their decision to deny an application to put one in where the old CYO was located. That developer fought it and won in Federal Court so now the township will end up paying a lot in damages and counsel fees. **Cncl. Heffner** polled Council and all were in favor of sending the draft ordinance to the Planning Board for review and recommendation. **Mrs. Flaherty** noted that ordinance would be reviewed by the Planning Board on Thursday night (January 5th).

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D.) ORDINANCES FOR REVIEW (cont'd)

- Chapter 262 "Towing"

Solicitor Fiore explained the proposed amendment deals with processing of titles for abandoned/unclaimed vehicles. The Police Chief, Sgt. Burton and Mr. Fiore had met with a representative from a third party administrative company involved in assisting towers in processing titles for abandoned/unclaimed vehicles. When the municipality processes titles we make no money and must have employees dedicated to do that work so a third party administrative company would take it out of the hands of the municipality. Administrative Companies process everything and are involved in all the costs associated with it, they may interact with the municipality on a limited basis and with the towers to give them the ability to dispose of vehicles as soon as possible. The language being included in the ordinance gives the municipality the option to appoint a third party administrator to handle titles in the future for unclaimed and abandoned vehicles. Cncl. Miller questioned whether there were any cost associated with this. Mr. Fiore replied no. Mayor Teefy questioned whether this would speed up the process for the towers that have these vehicles sitting in their yards. Jack Simmermon questioned whether the tower would be responsible for paying for the titles since they are performing a service for the township. He noted there is a State Statute for "Willful Abandonment" and he felt the first step would be to bring these people to court. If they don't go to the mandatory court appearance for a vehicle left over 30 days their license and registration should be pulled. Solicitor Fiore noted the township will indirectly pay for the titles however, once the vehicle is either sold or scrapped whatever the tower recoups should offset the township's cost. He gave the example of a tower being owed \$750.00 and the vehicle being worth \$5,000.00. The tower would get a windfall of \$4,250.00 so the township should offset the cost of the title against what the tower is recouping. There may be times when towers get nothing for a vehicle so it all evens out. Mr. Simmermon questioned how the \$400.00 storage charge would be addressed. Solicitor Fiore noted we have to offset that against what the tower will get from the sale of the vehicles. He noted if the tower would adhere to every line of the Statute there would be a lot of confusion. Mr. Simmermon feels he is entitled to the \$400.00 storage fee but he (Mr. Fiore) has a different opinion as to whether he is entitled to that money. Cncl. Dilks noted the ordinance states 30 days or more and he questioned how much time is more. Mr. Fiore explained it should be the 31st day. Some of the titles Mr. Simmermon turned over go back to 2012. He explained a survey was sent out to all the towers to see how far back they go so we can move this forward. Mr. Simmermon noted he is in the process of building a new building and needs to clean out his yard. He has been asking for titles from the township for over a year and nothing was done and now he has six more vehicles he needs title work for. He spoke of doing all the work and then giving Mr. Fiore the paperwork two months ago to sign off on. Mr. Fiore explained he does not have authorization to sign off on those documents. Under the Faulkner Act the Mayor has that authority so a resolution will be drafted for Monday night's Council Meeting authorizing the Mayor to sign the titles. Mr. Simmermon explained a lot of this problem came from an incident in 2007 when he didn't release something and it went to the County. That vehicle is still sitting in his lot and he is still waiting for his \$982.00 from the owner who was told the storage charges would stop and he could come and get the vehicle at any time. That is one of the titles in the packet. According to the township ordinance towers cannot hold personal property but that is the only thing that is worth anything to some customers. To give a person their pocketbook,

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D.) ORDINANCES FOR REVIEW (cont'd)

glasses, medicine is one thing but some come in and strip a car of everything and then they are long gone. Mr. Simmermon noted all he wants is his money for the tow and a title so he can scrap the vehicle. After the 2007 incident Council changed the ordinance and now we have to release everything and that is what caused title issues. **Cncl. Marino** questioned whether Mr. Simmermon normally handled the scrap titles. Mr. Simmermon explained years ago we never had this issue because people would come to his shop and say the vehicle wasn't worth anything and only had liability coverage so he would waive the storage fees and ask for the towing fee as well as the title so he could scrap the vehicle. The person would take their tags and other personal items and the vehicle would be scrapped for a couple of dollars. Right now scrap metal is \$150.00 a car and to get a title for a 2007 or older vehicle is \$108.00 plus it must be towed to the scrap yard. Mr. Fiore questioned with the exception of the older vehicles what is the turn-around period on average? Mr. Simmermon noted right now he has at least a half dozen more vehicles from the time he put the title work in and he had about ten over a year old. Usually each towing rotation we get stuck with at least one but it all depends on the time of the year. In the summer we may get more. **Mayor Teefy** questioned whether moving forward we would be using this third party company. Mr. Fiore noted that is correct.

Cncl. Miller made a motion for the Solicitor to draft a Resolution authoring the Mayor to sign the titles. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

- Chapter 162 "Housing Standards"

Housing Inspector Steve D'Amico explained the draft ordinance states people apply for a transfer of housing but that is not correct they apply for a CO and he submitted revised language for Mr. Fiore to include in the ordinance. **Construction Official Jim Morrison** added initially an application is submitted for a Certificate of Occupancy and if the house is not suitable for a CO and something is needed for settlement we give them a transfer of ownership. Now we are going to require it no matter what. If someone buys a house through a cash deal they still need to get a transfer of ownership so we have that house on record to initiate property maintenance codes. Currently our code only requires it for occupancy but now it will be when they take possession. **Cncl. Heffner** questioned if someone buys a vacant home will they still need to bring it up to code before they can occupy it. Mr. Morrison replied that is correct the transfer of ownership is mainly when they can't get a CO and it deals with property maintenance of the exterior to get the property up to code. The interior is different because they may need plumbing or electrical work but they should be able to dress up the outside. **Cncl. Marino** questioned whether this would deal with cash deals or something transferred to a family member or something that does not go through the normal mortgage company process. Mr. D'Amico replied yes we are trying to close some loopholes. **Cncl. Marino** questioned whether the homeowner was responsible to come up with the scope of repairs. Mr. D'Amico explained once they apply for a CO the Construction Office will do an inspection and that generates a repair list. If they are going to sell before that work can be done we will give them an affidavit giving them 180 days and the buyer will sign that affidavit under oath and at that point we will give them a transfer of ownership. They will be able to go to settlement and work on the repairs but they will not be able to take occupancy.

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D.) ORDINANCES FOR REVIEW (cont'd)

Once the repairs are made a second inspection will be done and if approved they will be given a CO to take occupancy. Mr. Fiore noted he agrees with all the proposed language with the exception of "*in the event a dwelling is not fit for occupancy*" because that could be any dwelling whether it was being transferred on not. He suggested including "*in the event that there is a transfer or sale of a property and a dwelling is not fit for occupancy the new owner*" etc. Mr. D'Amico agreed adding that language would be fine. **Mayor Teefy** questioned if a person buys a home and moves in without a CO and three weeks down the road the township finds out what legal right do we have to say this house is unfit to be lived in and the people need to be removed. Mr. D'Amico explained they would be in violation of Chapter 162, which deals with a Certificate of Occupancy so the Construction Official can write a ticket and take them to court for occupying without a CO. **Chief McKeown** explained the Police Department cannot remove anyone without a Superior Court eviction from the Sheriff's Department

Cncl. Miller made a motion to move the proposed ordinance with the changes requested to the January 9th Regular Council Meeting for First Reading. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council.

E.) MATTERS FOR DISCUSSION

- Land Development General Procedures and Fee Structure

Director of Community Development, Rosemary Flaherty explained she sent out a secondary draft of the ordinance today in order to clean it up. There were some minor revisions from the last discussion and they have now been corrected and she would like to get this approved as soon as possible. **Mayor Teefy** noted the draft does not show what fees are going up or down. Mrs. Flaherty advised they are all going down. All application fees went from \$2,000.00 to \$200.00 because there is no town that has our current application fees. She noted she had questioned the fees that have been on the books since 1992 when she first came on board because no town charges an application fee of \$2,000.00. **Cncl. Marino** questioned what towns would this align us with. Mrs. Flaherty noted Washington Township, Glassboro and Winslow Township. She explained if a developer looked at our fee structure and that of Glassboro or Washington Township they would go to one of those towns if the properties were comparable. She noted our fees are confusing, some overlap and some included in the ordinance were never collected so from an auditing standpoint we need to remove them if we are not collecting them. **Cncl. Heffner** noted after trying to compare the current fee ordinance with the one being suggested it was hard to decipher which fee was changing and he questioned if it would be possible to get a breakdown of what the new fees are, as that would be simpler for everyone to understand. Mrs. Flaherty noted she would do that but she would really like to get these fees moving so the developers waiting for the fees to be reduced can do their development. There are also applicants waiting to submit site plan waivers, which are important because if we need to take someone to court for a violation we will have something substantial in place to do that. She added she understands \$850.00 is expensive for a site plan waiver so bringing it down to \$600.00 is easier for them to handle. She added she has about five people waiting for that fee to drop so they can submit their application. Mr. Fiore spoke of the Zoning Board granting use variances to

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E.) MATTERS FOR DISCUSSION (cont'd)

applicants asking to deviate from what the law says. He gave the example of a trucking company operating for years with four trucks and explained the board is allowed to limit the company to those four trucks. The Board can also include what is called a "Sunset Clause" so that if a person does not do certain thing within a specific time period the use variance would be null and void. He gave a couple examples of issues the township has been dealing with over the years and suggested the chairmen and solicitors of the Planning Board and Zoning Board discuss the issues to come up with a game plan across the board that will be beneficial to everyone. **Mrs. Flaherty** noted her department has just started tracking applications in Excel so when we verify the Construction Office has issued a CO and done the final compliance inspection that file will be closed but it will be available in the system forever in the event we need to refer back to it. Previously there was no tracking system in place. **Cncl. Heffner** polled Council and all were in favor of sending this ordinance to the Planning Board for review. **Mrs. Flaherty** advised it would go before the Board at their meeting on January 5th. **Mayor Teefy** noted he would speak to the Board chairman to schedule a meeting as recommended by Mr. Fiore. **Cncl. Heffner** suggested the Planning Board have a refresher course from the professionals prior to one of their meeting because sometimes the members get complacent. Mr. Fiore agreed noting that when he was on the Zoning Board the Solicitor, Marty Abramson, would bring in basically what were flash cards to make sure when we made a motion for a variance the applicant satisfied the positive criteria versus the negative criteria and it was very helpful. Mayor Teefy spoke of times on the Planning Board where the board deemed applicants complete and then commented on what was wrong with the applicant.

- Chapter 175-89.1 "Affordable Housing"

Mrs. Flaherty spoke of Cncl. Dilks running into his constituent, Mr. Moore, who complained that he had to pay a COAH fee for the bedroom addition he was putting on his house. Mr. Moore was paying between \$1,700.00 and \$2,300.00 for the additional assessment. This issue was brought up to Mr. Kernan during a Mayor's Meeting two weeks ago and he said most townships did away with that part of the ordinance. Mr. Kernan looked into it and said that part could be removed from the ordinance as we do not want to deter the public from putting an addition on or changing another space in their home into an additional bedroom. This will help our residents and put the COAH fee where it belongs and that is for new construction. **Cncl. Marino** questioned if the County would allow the township to take away the COAH fee for renovations and only charge it for new construction since they develop those fees. He added he was questioning this because he had to pay a COAH fee in Logan Township for a renovation that he is doing right now. **Mrs. Flaherty** noted from what we understand most towns have revised this and we are one of the only ones still doing it. **Cncl. Marino** noted Logan Township is still doing it because he just had to pay them that fee. **Cncl. Heffner** polled Council and all were in favor of forwarding this matter to the Planning Board for review.

F.) NEW BUSINESS - None

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G.) OLD BUSINESS

Mayor Teefy reported he met with Chief McKeown regarding Police Department staffing, as Deputy Chief Rumpf retired and we don't expect Officer Marzi back so that puts us down two officers and there is another situation so we might be down three. We are interviewing a departmental transfer from Rowan tomorrow night and he looks like a good candidate to replace Deputy Chief Rumpf. We have gone through the current Civil Service list two times because people drop off or are no longer interested in the position so we requested a new list from the test that was taken in December but that might take a couple of months to get. The Mayor explained it takes a full year to get an officer out on the street so we need to be proactive as two other officers could possibly be retiring. Some officers do not give a six month notice when they retire and if that should happen we would be down one man on a shift and that is not good. Cncl. DiLucia noted when we hired four officers a year or two ago that was in anticipation of four retirements and those four retirements have not happened. He spoke of how retirement affects the budget because every time a police officer retires he leaves with a \$25,000 to \$30,000 health insurance obligation. He added he would like to know by the time the Budget Committee meets how many officers we have because he does not want to have the same situation we had before when we hired officers and then looked at the budget to see if we could afford them. We need to know whether we can afford to replace them before we hire them. Mayor Teefy explained that situation was to get the police officer numbers up to around 66 as that is a good working number for the Police Department and that is the goal here to get back to 66. Chief McKeown noted we are at 66 right now but there are currently four officers eligible to retire. Two people we had anticipated leaving did leave and that was Capt. LaPorta and Deputy Chief Rumpf but we have also had some disciplinary issues that are pending. The Mayor asked the Chief if those two were included in the 66. Chief McKeown was not sure; noting the number is written on the board in his office but he thought it was 65 or 66 on the books. That number includes the two officers that will not be staying with us so that puts the number at 63 or 64 working police officers, not counting those on disability. The Mayor explained he is trying to be proactive because if we wait and these two guys go and then two others retire we are at 62 so we will be running a lighter staff. Cncl. DiLucia noted he just wants the opportunity to look at this during the budget process because we don't know if those four are going to retire. If we hire four additional officers and those four elect not to retire then we are over 66. Mayor Teefy responded we would not be over because he is looking to hire one to replace Deputy Chief Rumpf and even though we asked for a Civil Service list we are not committed to hire a certain number from that list. We are not looking to hire four only one or two to replace the two leaving plus the other two if they decide to retire. Cncl. DiLucia noted he has no problem if the number stays at 66 or under but if it goes over in anticipation of people retiring he does have a problem with that. He noted he would like to look at this to see what the impact is on the budget and he felt the rest of Council would also like to see that. He added when we hired the previous four he knew there was no guaranty that the four eligible for retirement were going to retire and we can't tell them they must leave after reaching 25 years of service so if they elect to stay another five years that is their prerogative and he would support them in that decision. Cncl. DiLucia explained every time an officer retires the cost of that department goes up because their health insurance cost do not disappear, it stays and is cumulative. The cost of the police department is a big number when you look at the salaries, insurance and pensions and Council needs to be cognoscente of that because it is a big portion of the budget. Mayor Teefy noted he is very aware of that and his goal is to keep the number at 66

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G.) OLD BUSINESS (cont'd)

to keep public safety where it is. Cncl. DiLucia noted he has no problem with 66 but does not want to be put in the same position we had before when people resigned from their employment and we had to tell them we couldn't hire them when the academy classes were cancelled. He felt that was unfair to the applicants so we need to make sure when we interview and tell someone they have a job that we do have a position for them that we can afford to pay. He added he is not arguing whether we should or should not do it he just wanted to be sure we do it with the cost in mind. Chief McKeown noted the officers retiring now are the first group that will be paying a portion of their health insurance so that offsets the cost incurred by the township. Cncl. DiLucia noted that is based on their pension not their salary so what the township is collecting now considerably drops when officers retire because the percentage is based on income, which will drop when they retire. Cncl. DiLucia noted he was not suggesting that we short the Police Department he just wants to make sure we don't make any mistakes. Mayor Teefy responded we haven't yet.

Cncl. Heffner spoke of the bail reform recently passed and questioned how that will affect the Police Department because it seems officers will be at the judge's beck and call. Chief McKeown noted he has submitted reports to the Mayor and Public Safety Director what his expectations are, not in dollars and cents, but in time, which is something that is unknown. The Chief spoke of receiving a letter from Judge Curio that he disagreed with because she said the court has done everything in their power to prepare all police agencies in her vicinage to be well prepared and completely ready for this but he is still getting emails about how this is going to be put into effect so it is still a work in progress. The procedure is those arrested have to be fingerprinted and wait for the judge to be called. The fingerprinting going through the State System is what pulls all the data and that is what allows the County Prosecutor, who is an on-call person, to make a bail decision. When we call it takes approximately an hour for the prosecutor to get back to us, which means we need a cop in the station guarding the prisoner. If the prosecutor approves it then we call the judge and then we wait while the judge reviews the process. This is not on every arrest made just indictable ones, which are about 20% of our arrests and some domestic violence arrests have to go that way as well. We have already had to wait hours for the system to come on line to process information and we can't ship a person to county jail or release them if it is an indictable until this process is done. The Chief explained before it was a similar process but we did all the checks ourselves, called the judge to explain the risk factors and the judge would set bail immediately, incarcerate or set free. Now the system needs to make the determination and provide digital advice. Solicitor Fiore added there is no longer money bail and the biggest problem the Police Department will have is transporting because if someone is arrested on a warrant versus a summons they will be transported to County jail no matter what and they will be processed within 24 hours. This is supposed to save the vicinage \$3.5 million from the County standpoint but they are not calculating in the cost to transport, the additional intake people at the County jail or what it will cost at the State level to process all this so the cost to municipalities, the county and State could be insurmountable. Mayor Teefy questioned whether the Chief feels there will be overtime for officers to stay with prisoners. Chief McKeown replied absolutely because officers processing prisoners will not be able to go home as there is additional paperwork they have to do such as the affidavit that was not required before

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G.) OLD BUSINESS (cont'd)

and there is a preliminary investigation report, which summarizes what was done prior to calling the judge and County prosecutor. What used to happen while the officer was typing his report he would be on the phone with the judge making a determination and then with the County jail to say we were arranging for transport or release. Now it is a methodical step by step process and each step creates a time delay. **Cncl. Marino** questioned if there was a positive to this new system. Chief McKeown noted he just read an article about what Atlantic County spent and from the financial standpoint of the County and municipalities he could not see any positives. Atlantic County spent several million on additional assistant prosecutors and hiring additional judges to cover the expected intake but the Chief didn't know what impact it will have here. He explained this was approved as a Constitutional Amendment because it was seen as fundamentally unfair for people who did not have available cash for bail. This will save the jail money because they have already said less people will be incarcerated but what has to be done during the process will cost municipalities more because previously an officer would spend an hour watching a prisoner that time has now increased to four hours. Chief McKeown explained the Police Department does not have a holding facility (*jail cell*) so our facility requires face to face contact. When we arrest a person a police officer must sit in the same room with them so that takes an officer off the street. We could build a new police station with the proper security in it but that is a discussion for a later date. **Cncl. Marino** questioned the Chief on what the time line was for a new police officer to be out on his own. Chief McKeown noted last January we got a list from Civil Service and began the process. Those officers started the Police Academy in March, graduated in July and began their field training program, which is a minimum of twelve weeks if they are successful so somewhere between October and November they should be on their own. If they are unsuccessful there is a remedial program which lasts a month. Civil Service has additional requirements for a six month and one year working test period progress report after graduation so they are not guaranteed to be our police officers with tenure or statutory rights to the job until one year after graduation so we are looking at about a year and five/six months after we hire them before they are operational. **Cncl. Marino** questioned if there are any potential employees already through the Police Academy and have that year and a half period waiting to be hired by a department. Chief McKeown noted we are looking at an intergovernmental transfer right now but because we are a Civil Service Department we must hire from the Civil Service list. We must follow the selection criteria and the order of the list when we hire unless we have a valid reason to exclude someone. We cannot hire from another department that is not Civil Service but if we do hire an individual trained by another Civil Service agency we are required to reimburse that agency for their training and we have done that a few times recently. Mayor Teefy noted one of the officers last hired did have past experience and Chief McKeown could see a difference in his ability to hit the street compared to the other guys.

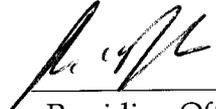
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H.) ADJOURNMENT

With nothing further to discuss Cncl. Miller made a motion to adjourn the Ordinance Committee Meeting of January 4, 2017. The motion was seconded by Cncl. Garbowski 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 January 4, 2017 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 2/1/17
Approved as corrected _____ Date _____