

**MINUTES
ORDINANCE COMMITTEE MEETING
TOWNSHIP OF MONROE
AUGUST 3, 2016**

A.) CALL TO ORDER & ROLL CALL

The Ordinance Committee Meeting of the Township of Monroe was called to order at approximately 7:00 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. Caligiuri led the assembly in the Pledge of Allegiance to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walt Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	
Ord. Chairman, Bob Heffner	Present	
Mayor Daniel Teefy	Present	
Business Administrator, Kevin Heydel	Present	(Arrived 7:20 PM)
Solicitor, Charles Fiore	Present	
Dir. Public Works, Mike Calvello	Present	
Dir. Community Development, Rosemary Flaherty	Present	Arrived 7:05 PM)
Dir. Public Safety, Jim Smart	Present	(Arrived 7:10 PM)
Sgt. Mark Burton	Present	
Deputy Clerk, Sharon Wright	Present	

B.) APPROVAL OF MINUTES

Cncl. McIlvaine made a motion to approve the minutes as submitted of the July 6, 2016 Ordinance Committee Meeting. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council.

C.) PUBLIC PORTION

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

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D.) ORDINANCES FOR REVIEW

- Chapter 262: Towing

Solicitor Fiore explained the Public Safety Committee along with the towers worked on the Towing Ordinance and this sixth or seventh revision is basically the consensus reached by everyone but Mr. Simmermon has now provided some additional information that he feels is relevant. Cncl. Heffner questioned if the additional information would change anything that was already agreed upon. Mr. Fiore advised the information is an email from someone in the towing industry and it deals with types, specs, gross vehicle weight and the most common bed, a 21' steel bed and 25.5 GVW. Mr. Simmermon added that information is straight from Miller Industries, which is the largest provider of towing equipment in the United States. Mr. Fiore explained the ordinance requires towers to have a 21' flatbed and a 14.5' light wrecker but they could choose to have different size vehicles as long as they meet the minimum GVW requirements. The licensing period will be for two years and based upon the fact that this new ordinance will not take effect until July 1, 2017 the submission date for the applications will be May 15, 2017 with no exceptions. This will give everyone a period of time in which to comply with the new ordinance, as some towers may have to install new fencing or may have to purchase a new vehicle. The ordinance limits the number of towers to seven. Cncl. DiLucia questioned since the licensing period is for two years is there an escape provision because the township should have a managerial right. Solicitor Fiore replied no there is not and that is a very good point in the event Council would decide to go out to bid for towing services. If that happened the license fee would be prorated and refunded to the towers. Mr. Fiore went on to explain fees were addressed to conform more towards the current standard. Towers provided input since this is a costly venture for them and we took that into account and came up with fees that we felt were fair to everyone. Sgt. Burton referred to page 7, C-5 and questioned whether the date of December 31st of the initial year should be extended. Mr. Fiore replied no, the discussion was we would hit the ground running during the licensing period so that date would remain the same. Cncl. McIlvaine asked Director Smart if he had any concerns before this ordinance is moved forward. Director Smart replied no, this has been hashed around for a long time and he is good with it. Cncl. Heffner asked if Council was okay with moving the Towing Ordinance forward for First Reading. Cncl. Bryson noted he was okay moving it forward if the escape clause was included. All the other members of Council agreed to move it forward for First Reading at the August 8th Council Meeting. Mr. Fiore indicated he would add that clause to the ordinance.

- Signs - §175-135

Cncl. Bryson questioned whether the proposed amendment to the ordinance meant all organizations as well as political party signs would need a permit and if so how much would that permit cost. Dir. Of Community Development, Rosemary Flaherty advised all non-profit organizations (*churches, Girl Scouts, etc.*) are exempt from fees and political signs are protected under the First Amendment. The permit fees for residential properties would be \$20.00 and \$75.00 for commercial properties. The organization would pay one fee for all their signs. The whole idea of having a permit is to have contact information so a month after the event when signs are still out we know who to contact to have them taken down. Cncl. Heffner

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D.) ORDINANCES FOR REVIEW (cont'd)

questioned would this ordinance need to be addressed again if the Pinelands gives up their control over signs. Mrs. Flaherty replied yes and went on to explain the Pinelands is doing a lot of changes regarding billboards and LED signs. They will allow an additional billboard in a non-Pinelands area if one in another part of town is given up and will allow the municipality to regulate onsite business advertisement but they get involved in off-premise advertisement. **Cncl. Bryson** questioned since the only thing that was changed in this ordinance is Section F. is that the only thing the Pinelands will review or will they look at the entire ordinance. Mr. Fiore advised they will only review that one change. **Cncl. Heffner** polled Council and all were in favor of moving the proposed amendment to Chapter 175-133 forward for First Reading at the August 8th Council Meeting. *(Prior to moving this amendment forward it was sent to the Planning Board for review and recommendation.)*

E.) MATTERS FOR DISCUSSION

• **Billing for OEM - Chapter 74-26**

Cncl. Heffner explained Sgt. DeHart requested the fees be amended in Chapter 74 in order to recoup some of the costs associated with OEM calls from insurance companies. The fees will be billed strictly to insurance companies not to individuals. **Cncl. Bryson** questioned why the Public Works salaries were not listed. **Cncl. Heffner** explained the salaries are not listed because it depends on the hourly rate of who is being called out. **Cncl. Heffner** polled Council and all were in favor of moving the proposed changes forward for First Reading at the September 12th Council Meeting.

• **Animal Control - Sample Ordinances**

Cncl. Pres., Miller noted Vicki Taylor of the Board of Health contacted Harrison Township in regards to their Animal Control Ordinance and they could not answer who actually enforces the ordinance so the Board of Health chairperson felt putting it on the books without any execution or contingency plan is fruitless, ineffective and inefficient for all parties and resources. **Cncl. Pres., Miller** noted he would like to move forward with this ordinance as the language presented at least gives some form of teeth needed to let people know when they are in violation. The question is who will be the individual that will take action on this. **Solicitor Fiore** noted we are contracted with County Animal Control so they need to get onboard with this. At one point in time our ordinance was sent to County Counsel Matt Lyons for review and it kind of died there so we need the County to take the lead on this. **Cncl. Pres., Miller** questioned if he should contact the County. Mr. Fiore felt that should be done to see what their position on this issue is because like other animal control ordinances it should be uniform throughout the County if there is going to be enforcement. He added this is a good law but locally we don't enforce it. **Cncl. Bryson** felt that it could be enforced locally just like other laws are enforced by the Police Department. **Solicitor Fiore** suggested running it by Police Administration to see if they have the manpower to do it. **Cncl. Bryson** noted in other towns and cities the Police Department is the first called when something happens and this is something that should not be ignored by the Police Department. He added and we definitely have the manpower to do it. Mr. Fiore noted

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E.) MATTERS FOR DISCUSSION (cont'd)

he is just recommending getting their input before moving forward with the ordinance. Cncl. Pres., Miller questioned Sgt. Burton if the police would respond to complaints that an animal is left outside and is there any enforcement on the Police Department's end since there is nothing on the books right now. Sgt. Burton explained calls are received in regards to animals left out in the cold, locked in hot cars or being abused and we do respond and each case is judged on an individual bases. If we can talk to the pet owner and resolve the problem we do that but if not we would definitely call Animal Control. Cncl. DiLucia noted he was in favor of adopting and enforcing this ordinance to do the humane thing for dogs and cats. He added we do have the power to enforce this just like we enforce other ordinances when someone is out of compliance. He felt this involves judgement and most judges will recognize that there should be a little latitude in that judgement. Cncl. Heffner questioned whether this was Harrison Township's Ordinance. Cncl. Pres., Miller noted the ordinance presented by Margie Rennebaum was much more extensive. Ms. Rennebaum stated she had prepared the proposed ordinance from twenty-six different municipal codes within the State. She noted the Harrison Township ordinance needs more teeth. Atlantic County Shore Animal Control has the strongest and they are enforcing it after a dog froze to death there. Cncl. Heffner requested Mr. Fiore draft the ordinance for review at the September Ordinance Meeting. Cncl. McIlvaine felt this ordinance is important because when he was a police officer at times there were things he couldn't do to help animals. Mayor Teefy questioned what the difference is between today and this new ordinance. Cncl. McIlvaine explained the police can enforce any law or ordinance in the State of New Jersey but Animal Control has always been utilized. Currently as long as a person provides shelter, water and food you cannot make them take their dog in but now with this law the Police Department or Animal Control will have the authority to do something in excessive temperatures. The Police Department does not have the facility to house animals so we have to rely on Animal Control and in speaking with the guys from the County our Judge Lacovara is very good with them regarding enforcement issues. Mr. Fiore will prepare the draft ordinance for review at the September Ordinance Committee Meeting.

- Inspection of Rental Units

Cncl. Pres., Miller noted Construction Code Official Jim Morrison spoke to him today regarding recent decisions that are being made and at some point in time we may have the ability to reinstitute the fee for inspection of rental units. Solicitor Fiore explained inspections can only be done on units occupied for 175 days or less. The opinion in the Pinehill case says that municipalities cannot perform inspections except when there is a change in the CO. The Millville case is reversing that opinion so it looks like this will go before the State Supreme Court who could change it back to how it originally was. It was challenged based upon the fact that a licensing fee was illegal. The new case states inspections are for health, safety and welfare and that is why it is going to be reviewed again by the court. Hopefully that decision will be made in the next 60 to 90 days and Mr. Fiore felt this matter should be put on hold until that decision is made by the court. Cncl. Caligiuri noted he owns a rental unit in Washington Township and they issue a CO every year. Mrs. Flaherty explained most townships did not stop the yearly inspections because they knew the court case would be reviewed. She felt it was the fee that was

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E.) MATTERS FOR DISCUSSION (cont'd)

illegal and not the inspection. What we are seeing is that people are not reporting when tenants are changing and the properties are going in a bad direction so inspections need to be done yearly whether we take in the fee or not. We need to get a hold on this because just last week a sixty-five year old person overdosed on Main Street. We are spending resources and time to revitalize the Main Street area and we need to know who is renting the units that are bringing the township down. Cncl. Caligiuri questioned if a CO is currently being issued for rental units every year. Mrs. Flaherty explained an inspection generates a CO but last year the ordinance was changed so rental units are no longer inspected yearly. **Tara Park** added inspections were stopped January 2016. **Mayor Teefy** noted rental units need to be inspected fee or no fee because if we are not doing inspections things will get way out of control and we cannot allow that to happen. Cncl. Pres., Miller felt this should not wait 90 days for the court decision due to the amount of time it will take to get the inspections started again. Mrs. Flaherty explained Tara will have to notify all owners of rental properties and set them up for inspections whether we take in a fee or not. She felt the township should never have stopped inspections and recommended while waiting for the court to overturn its decision the ordinance be returned to its original state. Tara Park noted 800 letters were sent out to landlords stating inspections would no longer be done and she requested help drafting the letter that would advise landlords that inspections would again be done. Mr. Fiore volunteered to draft the letter for her. Cncl. Heffner noted we will go back to the original ordinance minus the fee. Mr. Fiore advised we cannot charge a fee at this time. The original case said municipalities had the ability to license and the license included a fee but the Millville case attacked it in a different way saying it is not about the licensing fee, which is to recoup costs, it is a health, safety and welfare issue and that essentially reversed the Appellate Case. Now the determination will be whether or not a license fee can be charged. Ms. Park noted we do not issue a license we issue a certificate. Mr. Fiore explained the other case referenced a licensing fee because they were licensing their rental units rather than registering them but essentially it is the same thing. Ms. Park explained our program has two different parts. One is a license, which is numbered and the other is a certification based on each inspection. Cncl. Bryson questioned if there was a fee for a CO. Ms. Park noted we are charging a CO fee based on the inspection. She questioned whether an inspection fee would be charged only for a change in occupancy and not for the yearly inspection. Mr. Fiore replied that is correct. Every time a rental unit changes occupancy we can charge a fee, do an inspection and issue a CO. Under the old ordinance we were charging a yearly licensing fee. Ms. Park explained previously a yearly inspection fee was paid per unit and nothing was charged when there was a change in tenant. Now a fee is charged only when there is a change in occupancy. She gave the example of a complex with 600 units. In the past units were inspected yearly and fees were paid for all 600 units. Now if only 50 tenants change fees are paid for those inspections and COs. Mayor Teefy noted we want to take the CO portion out. We don't care about the money we just need to get these units inspected yearly. Mr. Fiore will draft the ordinance for review at the September Ordinance Committee Meeting.

- **Emergency Measures - Ordinance O:22-2016 (Revised draft)**

Director of Community Development Rosemary Flaherty explained Sgt. DeHart pointed out to her that the Emergency Management Coordinator was not included in Ordinance O:22-2016. This was a mistake on her part and that has now been included as one of the positions the

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E.) MATTERS FOR DISCUSSION (cont'd)

Mayor will appoint to enforce the code. She noted Mr. Fiore will also be preparing the RFP for the certified contractors list and the certified landscapers list. **Cncl. Bryson** noted it seems like there is a due process in the ordinance but if the inspector doesn't want to go by that due process they just cut it off. Mr. Fiore replied no they will look at situations that are clearly emergency situations and then someone's due process rights can be for lack of better words "be put on a shelf". He noted the legislature allows municipalities to enact ordinances for health, safety and welfare and this is clearly for health, safety and welfare. We are going to rely upon the township professionals to make the right call and take the right steps. **Mayor Teefy** noted this ordinance is key to moving the township forward and he is glad to have the support of Council, as this will help eliminate the eyesore properties we have been dealing with for years. Recently Tim Brown came in and thanked us for what is happening with abandoned houses and he commended Tara for doing a fantastic job on that. Solicitor Fiore noted this ordinance went for First Reading and because the proposed amendments are not substantial it can go for Second Reading as scheduled at the August 11th Council Meeting.

F.) NEW BUSINESS

- Chapter 31 - Environmental Commissions & Chapter 62 - Open Space Advisory Committee

Cncl. Heffner noted there was a request to combine the Environmental Commission and the Open Space Advisory Committee but prior to doing that he would like to see the two entities talk this out because one commission wants to do it but the other doesn't so they should hash this out before it comes to the Ordinance Committee. **Cncl. DiLucia** noted participation by the Open Space Committee members is the issue and when he discussed this with the members in attendance at their meeting they were opposed to merging the two committees. Recently letters were sent to committee members whose attendance fell below the 70% requirement so if people do not want to participate when appointed they should say so and we will make other appointments of people who want to serve. He felt Council should not do away with the committee just the people who do not want to participate. **Cncl. Caligiuri** questioned what official business did the Chairman, Len Fritz and the Open Space Committee discuss in the monthly meeting? **Cncl. DiLucia** noted the last time he talked to Len it was to find out what their position was in terms of merging and his answer was no, the committee wants to stay independent. He felt the solution is to purge the committee of those people who have no intention of attending and appoint those who want to serve. **Cncl. Pres., Miller** agreed; adding the issue he has seen is there is a membership problem and we are struggling to get people interested in serving on the Open Space Committee. There are vacant positions and citizens do not want to participate in that committee like they do on the Planning Board, Zoning Board or Parks and Recreation. **Cncl. DiLucia** suggested going through the process to see why the members are not attending and to have them state what their intentions are going forward. If they say they are going to attend and at the next meeting there is no quorum we will have to see if we can replace them with people who want to serve. If no one wants to serve then it is a no brainer we have to find a way to function in that area and that may be combining with a committee that wants to function, but before that is done we need to put some effort into trying to revitalize the Open Space Committee.

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Cncl. Bryson agreed because that committee has a function at the local, county and state levels. He suggested information about what the Open Space Committee does be presented at a televised council meeting and posted on the township website along with a request for people who would be interested in serving on this committee. Cncl. DiLucia questioned whether attendance letters were sent to the Open Space Committee. **Tara Park, Secretary to the Open Space Committee** advised letters were not sent to the Open Space Committee members because the code requires six meetings to be held before the 70% attendance can be calculated and at the time the letters were sent only four meetings were held. Two meetings were unable to be held due to a lack of quorum. Cncl. DiLucia suggested letters be sent to the Open Space Committee asking what their intention is and if they don't want to serve we will try to find replacements for them. Cncl. Pres., Miller questioned if Council would like him to send the letter, as Council President, to see what their intention is prior to taking any further action. He noted he feels the same way as Cncl. DiLucia and Bryson that enough has not been done to try to recruit people for this committee. **Mayor Teefy** felt the Environmental Commission and the Open Space Committee should be merged since the work they do goes hand in hand. Cncl. Caligiuri noted he served as liaison to the Open Space and to the Environmental Commission for about two years each and there is not a whole lot of work for the Open Space Committee to do. He noted he respects the fact that they want to stay together as a group and that is fine but they do not have a lot of work. Cncl. DiLucia noted there are other committees that overlap responsibilities that could be merged as well but the whole idea of committees is for citizen participation. When committees are merged you will not have as many appointed positions and he would like to keep people involved. He noted if merging was the last resort he would entertain it but before that is done he felt we need to go through the process to see if we can resurrect the Open Space Committee. Cncl. Pres., Miller noted the Open Space Committee has said they would like to do more but they feel left out in the dark with regard to certain things. They would love to receive Planning and Zoning applications to be able to have some input, especially the Master Plan because they are concerned that our inventory has not been updated since 2005. Cncl. Bryson noted Len Fritz made a presentation about four months ago to Council regarding the open space we have but his committee does not have all the ingredients they need to pursue their function of finding and bringing possible open space locations to Council. Cncl. Pres., Miller added they don't have the funding to be able to acquire open space and they would love to have an ordinance adopted that is more strict and stringent in regards to where the open space funding goes. Cncl. Caligiuri noted the voters designated up to two cents to be used for open space and all the terms of how that money was to be used for acquisition and maintenance of open space was part of that referendum. Cncl. DiLucia noted we recently dedicated a percentage of the funds collected specifically for open space but unfortunately that was not retroactive, it was prospective and that was a small amount of money so it will take years to accumulate the money to buy property. Council questioned Mr. Heydel as to how much was being collected for open space. Mr. Heydel advised .25 is being collected but he didn't know what percentage of that was specifically going towards open space. Cncl. Caligiuri commented that properties become more costly when being considered as open space. He noted in the past a property was listed for \$30,000.00 but when the township became interested in it for open space that price jumped to \$450,000.00. **Sandy Keen, Chairperson of the Environmental Commission** stated an Open Space Committee can be part of

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F.) NEW BUSINESS (cont'd)

an Environmental Commission and we are losing Open Space grants because we are not informed and the Open Space Committee has not been able to keep a full body since 2011. That was also true of the Environmental Commission but it was revamped and we are now moving forward. The Environmental Commission is not looking to take over the Open Space Committee because it will be more work for us but if it will benefit the community it will be a win, win situation and there is no reason why the Open Space Committee members can't be on the Environmental Commission. Cncl. Bryson questioned what their job is, what kind of enforcement and what is the Environmental Commission's charter? Ms. Keen explained the Environmental Commission deals with water, land, health and morals in regards to land use management and is basically an advisory committee. She noted all site plans should be coming to the Environmental Commission because it can advise on environmentally sound issues and the ERI should be used when planning is done. Cncl. Bryson questioned what qualifications the Environmental Commission has to review the site plans, as he felt those recommendations should be done by an engineer or an environmental specialist. He noted it takes a special group of people to advise on environmental issues and with all they are doing would they have the time to handle open space functions too. Open Space deals with land acquisition that would benefit residents either in the form of recreation facilities or in the form of just open space and he felt that merging those two functions might be too much for one committee to handle. Mrs. Keen noted that is why when it was brought up to her she said do we need the added work. The answer to that was no but it can be done just as it is done in many other townships. She noted she has been involved since 1999 and was appointed to the Environmental Commission in 2003 and did a lot of work with Calvin Snyder. She also works with the DEP and many gold leaf organizations so she is coming before Council with many years of knowledge in municipal land use law, which the school students are also learning through the Environmental Club and Green Ribbon education. She added the commission advises Council but it is up to Council to make decisions. Cncl. DiLucia noted he sees this as two distinct problems. One is that we want to make sure that all committees serve a purpose and continue to function with independency. He also sees from this discussion that there must be some exchange and maybe the answer to that is there should be a liaison between the two committees. Mrs. Keen stated we already have a liaison and for a year and a half she has been asking for the open space inventory and has not received it. Len Fritz, the Open Space Chairman came to one Environmental Commission Meeting in November when Dan Kozak was still the chairman. Patrick McDevitt is the Environmental Commission liaison to the Open Space Committee. Tara Park stated Patrick has been attending the Open Space meetings but said he has not attended the Environmental Commission meetings. Mrs. Keen noted he was in attendance at their last Environmental Commission Meeting and said he had no report from the Open Space Committee because they didn't meet. Cncl. DiLucia felt we should first send a letter to the Open Space Committee members to find out if they are interested in serving and then we can go from there. If everyone wants to continue to serve the roll call will answer whether they are going to function and if not we can then try to entice people to get involved and if we can't do that then he would not be opposed to merging the two committees. Mrs. Keen noted it is taxpayer's money and the committee should be reporting and the chairperson should know where the Open Space money goes. Mayor Teefy noted the Environmental Commission is appointed by the Mayor and many years ago when he was on Council qualifications of committee members was discussed. At that time the Citizen Leadership form was initiated and resumes

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were requested so we could see the background of people in order to be able to appoint qualified individuals to boards. Cncl. Heffner questioned how many members were on the Environmental Commission. Mrs. Keen replied the committee is full. The Mayor noted there are two alternate positions that are vacant but recently we have had some interest in those positions. Cncl. Heffner agreed with Cncl. DiLucia in regards to the Open Space Committee noting the word needs to get out to those members that they need to begin attending meetings. If they are no longer interested then we can look at changing those people next year but closing down the Open Space Committee would not work because there is no place for those people willing to serve to go since the Environmental Commission is already full. He added he hates to throw volunteers out. Mrs. Keen questioned if the number of Environmental Commission members could be increased if the committees were combined. Cncl. Heffner felt that the Chairman of the Open Space Committee might be able to get more members out and the committees should be communicating to each other and working together. Cncl. DiLucia noted if Mrs. Keen is saying the chairman of a committee is not cooperating with her committee, and that is factual, when the Reorganization Meeting is held you can be assured that chairman will not be on the committee next year. It is one thing not to attend and there is another thing not to function and if someone is doing something deliberately to prevent a committee from functioning then they have no business being on that committee. He added he is not saying that is the case only that if that is happening and it is substantiated it will be a reason to move on that person. If the chairman is the one doing it then there should be a new chairman. Cncl. Miller noted he is still on the fence about this because clearly this committee has had a year of problems. Letters can be sent out stipulating their attendance and questioning whether they are still interested in serving. If they are not then the Open Space Committee can be promoted on social media and if we can't get members this can be addressed in the beginning of the year. Cncl. DiLucia noted this letter should be different than the last letter. In this case the letter should say the Open Space Committee has been unable to function for two months because of a lack of a quorum and we would like to know if you wish to continue serving on this committee, yes or no. If next month we don't have a quorum then we have the answer on what needs to be done. Mayor Teefy noted for years we have talked about the Open Space Fund but it is not just an Open Space Fund it is the Open Space/Recreation Fund. The people voted for a combined fund and that is how we used some of those funds for what was done at the Duffy Park and Church Street fields. Mrs. Keen noted when it was originally written X amount of money was to go towards maintenance. Mr. Fiore explained it was generally worded so we would have some flexibility. Mayor Teefy noted he wanted to make sure everyone in the public understands that it was written for both open space and recreation. Cncl. Heffner noted the letters will be sent out as soon as possible and this matter will be addressed at the first of the year.

Mayor Teefy questioned whether the township could adopt an ordinance that would give property tax abatement for five years to people that buy vacant homes in need of repair with the condition that they live in the house, it would not be for home flippers. That would be a way to try to move and make improvements to these homes. Mr. Fiore explained there are programs available like that such as the one in Gloucester City. But looking at the track record in Gloucester City you will find approximately 50% of homes in foreclosure and they are the same properties that were previously foreclosed upon. He noted he will look to see if there are any programs

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available where the township could acquire the homes. **Cncl. Pres., Miller** noted Collingswood just did the same thing and Jim Maley came up with some creative way of being able to acquire properties for people to improve. Mr. Fiore noted we need to be careful because a person from Collingswood informed him that because of programs like that his taxes have tripled. Collingswood mortgaged a lot to purchase properties and now the taxpayers are paying those mortgages. **Cncl. Bryson** noted the COAH law provides for reduced taxes to the person buying a COAH property and he suggested acquiring some of these properties for our COAH obligation. Mr. Fiore noted we have a line item for affordable housing and maybe that could be utilized to rehab some of those houses. **Cncl. Bryson** noted he recently read an article that said the State will start enforcing its affordable housing obligations in suburban townships. He noted the average foreclosures in the township is ten to twelve a month so maybe we could use these homes for a good purpose. **Business Administrator Kevin Heydel** advised about \$300,000.00 has come in this year from vacant homes registration and the only money spent from that is the stipend, salary and benefits of the administrator. **Mrs. Flaherty** advised a portion of that money will be used to pay the certified contractors once that ordinance is adopted. Mr. Heydel explained you can use that money but you must put what you are using it for on the appropriation side of the budget. Mayor Teefy noted going into next year we need to analyze what we have and make the proper appropriations. **Cncl. Heffner** noted that money cannot be counted as revenue because it may not be there in the future like the red light camera money. Mr. Heydel explained he puts that money into miscellaneous revenue because at some point in time the banks will question what that money is being used for and State Statute requires municipalities to justify fees.

Cncl. Pres., Miller noted he would like to hold a Special Council Meeting on the 4th Monday, August 22nd solely to have the Redevelopment Attorney and the professionals educate Council on redevelopment because he felt at the last Ordinance Committee Meeting many people did not understand the process and what redevelopment entails. Jim Maley will explain redevelopment and the powers the municipality has and how Council is the certifier of the actual plan. Even though a plan is referred to us we can make amendments and change it because it is our plan; not the developers. **Cncl. Heffner** requested **Cncl. Pres., Miller** send everyone an email when the meeting is scheduled.

G.) OLD BUSINESS

Cncl. McIlvaine noted in September he would like to schedule a Public Safety Committee Meeting to discuss the abandoned vehicle ordinance and will advise the Committee, Solicitor and the Director of Community Development when a meeting date has been scheduled.

Cncl. Heffner noted he received an email regarding the chicken ordinance but did not place that issue on the agenda because the Solicitor advised since Council took no action when it was previously discussed it is basically a dead issue. The man requesting the ordinance has been cited for having chickens in his backyard.

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H.) ADJOURNMENT

With nothing further to discuss Cncl. Pres., Miller made a motion to adjourn the Ordinance Committee Meeting of August 3, 2016. The motion was seconded by Cncl. Caligiuri 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 August 3, 2016 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 9/7/16
Approved as corrected _____ Date _____