

**MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 3, 2017**

**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. Miller** 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. Ron Garbowski	Present	
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	
Ord. Chairman, Bob Heffner	Present	
Mayor Daniel Teefy	Present	
Solicitor, Charles Fiore	Present	
Engineer, Dave Cella, ARH	Present	
Business Administrator, Kevin Heydel	Present	
Dir. Com Dev./Code Enf., Rosemary Flaherty	Present	
Dir. Public Safety, Jim Smart	Present	(Arrived 7:03 PM)
Dir. Mike Calvello	Present	(Arrived 7:20 PM)
Chief John McKeown	Present	
Deputy Clerk, Sharon Wright	Present	

**B.) APPROVAL OF MINUTES**

**Cncl. Dilks** made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of April 5, 2017. The motion was seconded by **Cncl. Garbowski** and approved by all members of Council 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. Garbowski** 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. Garbowski** and unanimously approved by all members of Council.

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 3, 2017

D.) ORDINANCES FOR REVIEW

- Chapter 104-36 "Abandoned and Vacant Properties"

Tara Park noted she reviewed the draft ordinance prepared by the Solicitor and discussed it with Community Champions. The draft ordinance does not include occupied properties only vacant ones but Community Champions has a model ordinance that includes occupied properties and requires registration twice a year, which would make banks more accountable. Inspections would also be done twice a year to ensure these properties are either occupied or vacant. Currently Community Champions does registration once a year but does no inspections. Ms. Park felt the language dealing with occupied properties in foreclosure should not be removed because the bank information is needed, as there are a number of complaints received about occupied properties. The proposed ordinance states the home must be vacant for six months and that could cause a problem in getting these properties cleaned up. Currently in our ordinance as well as the model ordinance the language states "any property that has had a Les Pendens filed" and she felt that definition should not change. Solicitor Fiore asked to review the model ordinance and went onto explain the reason he brought this matter to the forefront is because Tara is overwhelmed with the abandoned property registration and after reviewing the shared services agreement it sounds like many of the issues brought upon the municipality should be handled by Community Champions. Notification is the most important part and we need to be certain people are being noticed properly. Ms. Park noted they are but many banks don't care because they don't think we are a proactive town so she sent out a mass email to everyone on her spreadsheet and now 160 more houses have been registered. Mr. Fiore agreed with that but explained unless Community Champions notifies property owners correctly we cannot legally lien that property. The banks are responding to Ms. Park and that's great but we need to be sure Community Champions is doing everything they are being paid to do. Mrs. Flaherty commented State legislation says if a municipality has an ordinance in place 20% of the revenue taken in is supposed to be used for code enforcement. We are following the letter of the law with that and the more organized we have become the easier it has been. Solicitor Fiore agreed and noted he applauded their efforts in collecting the money but Community Champions needs to do what we are paying them to do and if they are not then we cannot lien the properties. He noted he would compare the two ordinances and prepare a draft ordinance for the June Ordinance Meeting. Cncl. Heffner questioned how the township knows if Community Champions sent the proper notification. Ms. Park explained she can log into their system and see the statements/notices sent. She explained Community Champions sends out the notices and she sent an email out to those on the list that had not paid their third year fees and some banks were charged penalties for nonpayment. That list included a large amount of HUD and Veterans Administration properties and those fees are waived. Mr. Fiore explained when someone is added to the list they have the right to appeal and he finds it odd that no one has, which is why he wants to make sure Community Champions is issuing the proper notification. We have been successful in collecting money and no one has challenged it in court up to this time or even challenged being on the list. They have complained but have not filed a legal appeal. Ms. Park explained property maintenance violations are being sent out and if the property is occupied the banks copy us on every letter they send to the occupants telling them that they are supposed to be maintaining the property. Solicitor Fiore questioned whether the vacant property list was generated from the property maintenance violations or was Community Champions generating it. Ms. Park advised

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 3, 2017

D.) ORDINANCES FOR REVIEW (cont'd)

Community Champions generates it. Solicitor Fiore felt we need to find out if Community Champions are notifying people according to State Statute so we have the ability to lien the registration fees and to give people the ability to appeal it. Ms. Park explained residents have contacted her questioning the registration and she explains to them that a les pendens was filed on the property and the bank has registered the property. She tells them to contact Community Champions if they have any further questions about it and in some cases they have deregistered properties because a disposal was done and nothing is held against the resident. She added at that point she didn't know if there was an appeal process that they go through. Council questioned whether there was a person at the County handling this. Ms. Park noted she contacts Pete Mercanti, who has had her write letters because we are the model town in the County for this program. She added she has a direct contract with Community Champions and was given another contact person today. Mr. Fiore read from a portion of the model ordinance that said *"the property list and additions shall be established by a publication in the official newspaper of the municipality, which publication shall constitute public notice and within ten days a notice shall be sent by certified and regular mail return receipt requested"* and explained this is to let those individuals know that they are on the list and he was not sure if Community Champions was doing that. Mrs. Flaherty added she receives letters when homes are in foreclosure from attorneys representing banks/mortgage companies and the people who had the mortgage are also copied on the letter so they know they are on a foreclosure list. Mayor Teefy requested a conference call be set up with Community Champions, Mr. Fiore, Ms. Park and Mrs. Flaherty to discuss their process. Mr. Fiore agreed with that. He commented we don't want to be hit with a class action suit based upon one person not being notified. Cncl. Marino questioned why the property registration fee schedule was being slashed from \$1,500.00 to \$1,000.00 in the proposed amendment to Chapter 74. Ms. Park noted under the model ordinance there is a biannual registration and some towns in Gloucester County and Atlantic County that did not join when we did are now using the biannual registration. Cncl. Marino questioned whether the registration fee would be \$1,000.00 two times a year for the first year. Ms. Park explained the Solicitor's ordinance required \$1,000.00 to be paid on vacant properties after six months and that would drastically reduce our list from the 770 we currently have so the fees paid would be much less than we are getting right now. If we kept the fees the same for vacant and occupied with the les pendens filed and we collect fees biannually it would be \$1,000.00 per year and the \$1,500.00 for third year is fair. Currently we do \$500.00, \$1,000.00 and \$1,500.00 and those are some of the lowest fees in the County. Some towns are \$2,500.00 in the third year. Cncl. Marino expressed concern that in the future less fees will be collected so there could be less money to make repairs to abandoned homes. Ideally the banks are paying 100% back or 118% if the property has a lien so there should be some money. Mr. Fiore noted the banks should be making repairs not the township. Mayor Teefy explained if the banks do not act then the township cleans up the properties with these funds. Cncl. Pres., McIlvaine questioned what was the reason for lowering them. Mr. Fiore explained the fee change was just a carryover from another ordinance and was just for discussion. Cncl. DiLucia questioned how the cash flow has been and whether what was budgeted is enough. Mrs. Flaherty replied no, the department needs more money allocated into this fund. She did speak to Kevin about it and will be coming to Council for an emergency appropriation. Last year \$550,000.00 was taken in and this year so far the average is \$180,000.00 per month. Mr. Heydel advised we took in about \$400,000.00 this year. Ms. Park added and April will be the same if not more than

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 3, 2017

D.) ORDINANCES FOR REVIEW (cont'd)

March. Mrs. Flaherty noted her budget was \$30,000.00 for property maintenance and there was about \$20,000.00 in construction. The fifteen worst properties are being cleaned up and they are averaging \$5,000.00 to \$6,000.00. Liens are being placed on the properties so that money is 100% recoupable. If the banks don't pay us within 30 days the property will be sold at a tax sale and 18% will be paid in interest. Mrs. Flaherty suggested averaging fees from other towns in the County to establish standard fees per year. She felt if fees were collected twice a year it may be an incentive for banks to get the properties marketed and sold. Cncl. Marino questioned whether contractors already billed for the properties that were cleaned up. Ms. Park explained the contractor invoices were done in April so it has not been 30 days yet. After 30 days an additional \$500.00 penalty will be attached. Mrs. Flaherty noted she contacted the State to see if a trust fund was needed and they said it was not required but some towns do have one and transfer the money into the general budget at the end of the year. The State said 20% must be allocated to code enforcement but it is recommended a larger portion of the total amount collected be put into code enforcement. The whole idea of this program is to keep neighborhoods looking good so they don't become poverty areas. She noted the properties being worked on right now are disgusting and if she lived next to one she would be attending a Council Meeting. Cncl. Marino questioned whether the cleanups have paused because the department needs the appropriation or are they still moving forward. Mrs. Flaherty advised the properties are so bad that the contractors are still working on them. Round one was the worst properties and then we have round two already created and we will keep working it down. The more notices and charges banks receive will let them know they need to do the right thing in Monroe Township. They keep properties in other towns such as Collingswood really nice, as that mayor will take the properties in foreclosure and we could have the same effect if we use the tools the State has given us. Mayor Teefy noted that appropriation would be taken from the \$400,000.00 that already came in. Cncl. Heffner questioned if Council agreed that fees should be brought up to what the rest of the County is at. Mr. Fiore suggested the fees be the maximum of what State Statute allows and Council agreed. Ms. Park gave Solicitor Fiore a copy of Community Champion's model ordinance as well as the ordinances from other Gloucester County towns that deals with Community Champions. Cncl. Heffner noted this matter will be placed on the June Ordinance Committee Meeting for further discussion.

- Chapter 162 "Housing Standards"

Mrs. Flaherty noted inspections of rental properties was deleted from the township code in 2015 based upon information that towns were being sued and she felt the information we received wasn't 100% correct and inspections need to be put back into effect. She noted she created a brand new ordinance that makes a little more sense because it takes less time to perform inspections on a fourplex then it would on a single family dwelling. We need to make sure five year potable well testing is done when required and that everything is safe and maintained on the inside and outside of the house for the tenants and their children. She requested Council enact this ordinance immediately so the program could begin in September during the off season of the Zoning and Construction Offices. This will let us know who resides in our town and everything will be tracked by Excel as well as Fortis. Mrs. Flaherty noted at one point in time a job title "Housing Official" was created but it was never created by ordinance so she would like

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 3, 2017

D.) ORDINANCES FOR REVIEW (cont'd)

that done and placed on the next ordinance meeting agenda as the Director of Code Enforcement would make that appointment. She noted currently Mr. Kozak does all inspections for resales and rentals. **Cncl. Marino** referred to the language in Section C. that stated an accessory building could be no larger than 10' by 10'. He felt that was small and questioned whether anything bigger could be put up. Mrs. Flaherty noted nothing bigger and that was to avoid each tenant in a fourplex from having a 10' by 10' shed. **Cncl. Marino** questioned what if the rental unit was a single family home or a duplex. Mrs. Flaherty noted she created this ordinance prior to doing the accessory ordinance so she suggested making this section consistent with that ordinance. **Solicitor Fiore** noted he included the Deptford Township Animal House ordinance under Section 162-5 as it holds landlords responsible for the actions of the tenants. **Cncl. Marino** noted that includes bonding for possibly three years and he questioned whether that was typical or was that extreme. **Solicitor Fiore** advised a problematic landlord in Deptford challenged this and it was upheld by the court. **Cncl. Heffner** referred to Section 162-10 Fees and questioned whether the 1-5 units were on one property or could they be five units throughout the town. Mrs. Flaherty explained it would be 1 to 5 units on the same property and that could be clarified in the ordinance. **Cncl. Heffner** polled Council and all were in favor of moving the ordinance forward for First Reading at the May 8<sup>th</sup> Council Meeting.

- Chapter 74 "Fees"

**Mrs. Flaherty** explained right now the fees for Clothing bins are \$25.00 per annual inspection and those fees should be \$25.00 per bin. **Cncl. Heffner** polled Council and all were in favor of moving the proposed amendment to Chapter 74 forward for First Reading at the May 8<sup>th</sup> Council Meeting.

- Chapter 65 "Smoking Township Property"

**Solicitor Fiore** explained currently smoking is permitted on Township property so the question is should it be prohibited within a distance of 50 feet or 25 feet of a township building. Council questioned if an area was designated for smoking would ashtrays need to be provided. **Mr. Fiore** advised no ashtrays or shelters need to be provided. **Cncl. Heffner** commented that no one is permitted to smoke on school property they must go out to the road to smoke. **Cncl. Miller** spoke of the Rowan College Smoking Policy, which includes a designated smoking area that has signage and is a certain number of feet away from the front of buildings. **Mr. Fiore** felt the distance should be at a minimum what the State requires from a doorway. He explained signs could be placed by the door of municipal buildings stating smoking is prohibited within a certain number of feet of the door and what the penalties are in the ordinance. He suggested twenty-five feet from the buildings. **Cncl. Heffner** questioned whether this would also pertain to township vehicles. **Mr. Fiore** noted that is not addressed in the ordinance so it would be up to Council if they want to do that. The Mayor and Council indicated they did not care about that. Council discussed the distance and all agreed it should be twenty-five feet away the entrance of township owned buildings. First Reading of the ordinance will be held during the May 8<sup>th</sup> Council Meeting.

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 3, 2017

D.) ORDINANCES FOR REVIEW (cont'd)

- Chapter 94 "Emergency Number Registration"

**Solicitor Fiore** explained the proposed amendment increases the fine for landlords of multi-dwelling units and mobile home parks not registering emergency contact phone numbers with the township and their tenants to what State Statute permits. **Cncl. Heffner** polled Council and all agreed to move the ordinance forward for First Reading at the May 8<sup>th</sup> Council Meeting.

- Chapter 175-89 "Accessory Buildings"

**Director of Community Development/Code Enforcement Rosemary Flaherty** explained the draft ordinance was approved by the Planning Board and they are recommending the ordinance be approved by Council. **Cncl. Heffner** noted the Planning Board will be voting on the ordinance at their May 11<sup>th</sup> meeting. **Solicitor Fiore** advised Council can move the ordinance forward for First Reading prior to the Planning Board adopting their resolution. **Cncl. Heffner** polled Council and all were in favor of moving the ordinance forward for First Reading at the May 8<sup>th</sup> Council Meeting.

- Chapter 37 "Length Of Service Awards Program"

**Cncl. Garbowski** made a motion to open the meeting to the public for anyone wishing to speak regarding LOSAP. The motion was seconded by **Cncl. DiLucia** and unanimously approved by all members of Council.

Representatives from the Williamstown Fire Company in attendance to address the proposed changes to the LOSAP ordinance were **Tom Swartz**, President, **Carmen DiNovi** past President and Parliamentarian and **Rich Jacobi** one of the original authors and administrators of the LOSAP Ordinance. **Mr. Swartz** noted he has been involved in the LOSAP program for six years as the coordinator for the Fire Company. Last month the ordinance was pulled from the table at the Fire Company's request and a meeting was held with **Cncl. Heffner** and **Mr. Fiore** to discuss some of the Fire Company's concerns, which were not to enhance the program for them but to make it cheaper and run more smoothly for the town. We agree with everything except two items still in the ordinance that may be State mandated. One is that members are eligible immediately upon joining the company and the other is prior years of service up to ten years. **Cncl. Heffner** questioned what the current eligibility requirement is? **Mr. Swartz** explained it is currently three years of service and twenty-one years of age. The first three years is when new members are established or weeded out. In the beginning members are gung ho but after a year they start dropping out so if they are eligible immediately the township would need to pull back funding from accounts set up for them. **Solicitor Fiore** felt that was part of the State Statute and commented that he didn't think that was an issue after their meeting. **Mr. Swartz** noted the other issue falls under Section 37-10 Prior Volunteer Service. He questioned whether the language in the ordinance meant ten years of service prior to LOSAP starting. **Mr. Fiore** explained it couldn't be prior to LOSAP being adopted by the Township. **Mr. Swartz** noted he came to town in 2003 with ten years of service in another fire company. LOSAP was adopted by the township in 2000 so could he request three years of prior service and if so that could cost the township a lot of

**MINUTES**  
**ORDINANCE COMMITTEE MEETING**  
**TOWNSHIP OF MONROE**  
**MAY 3, 2017**

**D.) ORDINANCES FOR REVIEW (cont'd)**

money. **Rich Jacobi** noted that cannot be done. He explained he spoke to the man who wrote the LOSAP law for the State and language dealing with that would have had to be included in the original referendum so if we were to do that now, we would need to do another referendum. **BA Kevin Heydel** noted people have gotten credit for previous years because we have some who have forty-five years of service. Mr. Swartz noted that is why this language is not very clear. He explained each member must generate 75 points and points are given for years of service. If a member has belonged to the fire company for fifty years they get 50 points; he has been a member for thirteen years so he gets 13 points. Solicitor Fiore questioned whether the current procedure permitted credit for prior active service with another organization. Mr. Swartz replied no, credit is given for years of service with our organization. Mr. Fiore noted that makes sense because why would Monroe Township taxpayers be burdened for services that were performed in another municipality. Mr. Heydel felt this language was from when the ordinance was first adopted. In 2000 if we went exactly by the three year requirement in the ordinance than no one would have gotten LOSAP from 2000 to 2003 because everyone would have had to wait until 2004 and that is not what happened. The members were credited with their years of service prior to the first year. **Director of Public Safety, Jim Smart** explained that was because all those members already served their three years. The three years is put in there because we want members to serve for a certain amount of time. This is a length of service program, which means members need to provide service for a length of time. Three years was picked because members get in at eighteen and three years takes them to twenty-one. Those members are still participating in the LOSAP program as they are accrediting those three years to become eligible to collect the money. Members are part of the program the minute they sign the township paperwork. The policy is members show their dedication to Monroe Township for three years before we fork over any money. He added the members here were all part of the inception of LOSAP and we discussed this for weeks and weeks. Rich Jacobi added Cecil Fire and Ambulance, Monroe Township Ambulance and Rescue and the Williamstown Fire Company met for months to create the point system. Back then there were problems with the all-calls so additional points were given as an incentive to go out on all-calls. All the volunteer service organizations agreed to this program and the position of the Williamstown Fire Company is that no changes should be made. The program is working well and it is what was approved by the residents of the township by referendum. He added maintenance must be done as far as the age of eighteen but we can still keep a more stringent program than the State allows so we could have 150 points if we want. Director Smart added members are working in the system from the day they become a member but there is a two year probation period. If we opened LOSAP accounts immediately we could have a member leave after one year and then we have an open account that needs to be closed. Mr. Jacobi noted the Williamstown Fire Company probably has a 50% washout rate in the first two/three years and that's why the three year period was put in place. He gave the example of a fireman that had six years with the Fire Company and four years in LOSAP when he went to Virginia to get a full time job. He was not vested so that money is sitting in that LOSAP account so there needs to be a mechanism where after a certain number of dormant years that money can be pulled back. Mr. Heydel requested he be notified when members leave the organization because he currently receives no notification. He has already identified people that money should be taken back from but the issue is getting their correct addresses to send them certified letters advising them the money will be taken back. **Carmen DiNovi** explained much of this

**MINUTES**  
**ORDINANCE COMMITTEE MEETING**  
**TOWNSHIP OF MONROE**  
**MAY 3, 2017**

**D.) ORDINANCES FOR REVIEW (cont'd)**

deals with State Statute and we can't argue what the law says. He added the reason the township received the State Finance Notice was because other fire departments were not following the State Statute at all. Williamstown follows that Statute. The original ordinance needs to be tweaked by Council and we understand that but there are certain things that are not Statute and one is the three year period. He questioned why funds would be set aside unless a person proves themselves. He compared it to a person put on probation when hired by the township because if they don't work out they will be gone and that is what the three years of service requirement is and the fire company does not want that to change. He noted he interviewed five firefighters and within a six month period four of them were gone because all they want is the blue lights. Our job is to weed out and keep only the firefighters that really want to be here. We understand Council has no choice when it comes to State Statute or the township could be opened up to litigation but some of the other things that are not Statute we would like to work with Council to put back in the ordinance. Mr. Heydel noted this works very well for the Fire Company but does it work well for the other two organizations. Director Smart felt that it should since it is length of service. Mr. Heydel requested Mr. Smart to define length of service as their length of service or that of the State Statute. Mr. Smart noted State Statute simply says they need to participate in it, it does not say how they participate in it. Mr. Heydel explained State Statute says in order for them to receive LOSAP they have to meet the point structure and to be vested they must complete five years and that is the length of service. Director Smart noted the length of service for the fire company is seven years and that is set by the State Relief Association so that is why the three and the five add up to give eight years. Mr. Heydel noted the State Relief Association is for fire companies not ambulance. The Ambulance Association point structure says they get 7½% of their total calls up to a maximum of 25 points so they do 2000 calls and instead of getting 150 points they only get 25. Ambulance members are running twelve hour shifts every week to get 25 points and with their burnout rate because of those shifts no one can get LOSAP. Only thirteen people in the Ambulance Association receive LOSAP, which is the same amount as Cecil who handles 180 calls. Mr. Jacobi explained when LOSAP was started Cecil still had an ambulance and Monroe Ambulance still had rescue. At that time they knew their problems and they made up the point system. He noted Mr. Heydel says they are experiencing burnout but what he has heard from different people is that everyone who wants to become an EMT goes to Monroe Township because they will pay for the \$2,600.00 EMT course and then they can get a job elsewhere. There is no requirement for them to volunteer three or four years with the township. Mr. Heydel advised they must volunteer for one year. Mr. Jacobi suggested instead of incentives through LOSAP the township should give ambulance members \$50.00 for showing up to an all call. Mr. Heydel noted we tried to give them something a couple of years ago and there was opposition to that. Cncl. Heffner commented about everyone's different opinions and went on to appoint a committee of Council (Cncl. Heffner, DiLucia and Dilks) to meet with two members of the Williamstown Fire Department, Monroe Ambulance Association and Cecil Fire Department. He asked Mr. Heydel to attend the meeting and bring copies of the LOSAP financial records. Mr. DiNovi noted he didn't want anyone to think that the Fire Department was trying to pit one organization against the other. What we are trying to do this evening is tell Council how we feel it should be. He added in his opinion we have a great fire department that cost the township nothing and he appreciates Council for listening tonight.

MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 3, 2017

D.) ORDINANCES FOR REVIEW (cont'd)

Cncl. Heffner noted he would reach out to everyone with a meeting date to discuss this issue further.

Cncl. Miller made a motion to close the public portion. The motion was seconded by Cncl. Dilks and unanimously approved by all members of Council.

E.) MATTERS FOR DISCUSSION

- Chapter 30 "Emergency Services" REMOVED FROM AGENDA
- Chapter 107 "Charitable Clothing Bins"

Mrs. Flaherty explained the township is experiencing an influx of clothing bins along the Black Horse Pike even on some residential properties, as they are tax write-offs for property owners and she would like to restrict them to 501C3 organizations and one per property. Other towns do that and require organizations to apply for a permit and show their 501C3 certificate so the town knows it is an actual organization and not just someone selling donated clothing as a commodity overseas. Existing bins at Shop Rite and Geet's Diner would be grandfathered but they would be subject to the new fee of \$25.00 per year per bin. Cncl. Heffner noted some of the bins have things overflowing and he questioned whether the property owner or the bin owner was responsible for cleaning that up. Mrs. Flaherty explained annual inspections of clothing bins were not done until she came onboard and reviewed the code to see what she was responsible for. Now little by little they are being cleaned up and coming into compliance, which was never done unless someone made a formal complaint and many times those complaints were not followed through on. She noted when Council sees a problem they should email her and she will go right out and get it corrected. Cncl. Dilks noted in the past violations were reported to and handled by the Board of Health. Dan Kozak, Inspector for the Board of Health advised in the past the company that owned the bin would be contacted and they would clean it up. Mrs. Flaherty added she called Shop Rite and they had them cleaned up. Solicitor Fiore noted the ordinance currently says if a complaint is received it shall be investigated within thirty days and he suggested shortening that time period as well as the time given to remediate the problem. Mrs. Flaherty suggested making it immediately. Cncl. Marino questioned how big of a problem is this. Mrs. Flaherty noted it is a big problem as there are now about forty-five clothing bins all over the town. Cncl. Miller questioned whether the ordinance would include language that clothing bins are not permitted on residential properties. Mrs. Flaherty explained they are not an accessory building so they are not permitted. Cncl. Heffner polled Council and all were in favor of the Solicitor preparing a draft ordinance for the June Ordinance Meeting.

F.) NEW BUSINESS

Mayor Teefy referred to previous discussions regarding five year tax abatement for 55 and over communities and questioned whether Council would be interested in doing that in order to compete with other towns offering it. Cncl. Miller noted the Redevelopment Committee requested their attorney to see what other towns are doing and once the committee reviews that information they will make a recommendation to Council. The next Redevelopment Committee

**MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 3, 2017**

**F.) NEW BUSINESS (cont'd)**

Meeting is scheduled prior to the next Council Meeting so we may have something by then. **Cncl. DiLucia** noted the developer keeps asking for more and more but is he going to cooperate with the township regarding their basin. Mr. Fiore indicated he spoke to the developer today and it looks like there may be a resolution to that issue. **Cncl. DiLucia** was concerned with this because it may directly affect people trying to sell their homes in the development he represents. **Cncl. Miller** explained that is why the committee wants to see what other towns have done and then that information will be presented to the entire Council. **Cncl. Heffner** noted that was the argument in the Clayton 55 and over communities. **Cncl. DiLucia** noted the developer is having problems selling his homes because he is asking too much money for what the market is dictating. Mayor Teefy noted another developer who currently has an approval for single family homes is the one who brought the matter up to him because he wants to change his development to a 55 and over community. Mr. Fiore explained years ago 55 and over communities were being built due to older people downsizing but there were 15,000 units on the books too many so the State adopted the Conversation Law, which allowed the over 55 communities with smaller lot sizes to convert to normal residential housing. Now the market is back for the 55 and over communities so those developers are converting back from the normal residential units. Mr. Fiore felt studies should be done showing either the positive or negative effects tax abatement has on communities. This matter will again be discussed once the Redevelopment Committee receives the information from their attorney.

**G.) OLD BUSINESS - None**

**H.) ADJOURNMENT**

With nothing further to discuss **Cncl. Miller** made a motion to adjourn the Ordinance Committee Meeting of May 3, 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 May 3, 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     6/8/17      
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_