

**MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MAY 1, 2019**

**A.) OPENING CEREMONIES**

**CALL TO ORDER**

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

This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (*N.J.S.A. 10:4-6 thru 10:4-21*). Notices were placed in the official publications for the Township of Monroe (i.e.: South Jersey Times, Courier Post and The Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex and on the Monroe Township website.

**SALUTE TO THE FLAG**

**Cncl. O'Reilly** led the Assembly in the Pledge of Allegiance to Our Flag.

**ROLL CALL OF PUBLIC OFFICIALS**

Cncl. Marvin Dilks	Present	
Cncl. Katherine Falcone	Present	
Cncl. Pres. Ronald Garbowski	Present	
Cncl. Cody Miller	Present	
Cncl. Patrick O'Reilly	Present	<i>(excused @ 7:09pm)</i>
Cncl. Gregory Wolfe	Present	
Cncl. Joseph Marino	Present	
Mayor Richard DiLucia	Present	
Solicitor, John Trimble	Present	
Business Administrator, Jill McCrea	Present	
Dir. of Public Safety, Joseph Kurz	Present	
Planner, Tim Kernan	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

**B.) APPROVAL OF MINUTES**

**Cncl. Pres. Garbowski** made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of February 6, 2019. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

**C.) PUBLIC PORTION**

**Cncl. Pres. Garbowski** made a motion to open the Public Portion. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

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**C.) PUBLIC PORTION (cont'd)**

**Sandy Boyd, 840 Rosetree Drive**, addressed Council to discuss having the end of Chatsford Road, near Marion Avenue, be made back into a two-way street instead of a one-way street. She created a map, which she distributed to Council for their review. She has recently spoken with Sgt. Burton and after speaking with the Township Engineer, he advised her that there is no reason why Chatsford Road cannot be made back into a two-way street. Ms. Boyd has collected petitions from residents on Chatsford Road, Rosetree Drive and Marion Avenue, which she brought in for Council's review. **Osco Williams, 702 Chadsford Road**, expressed his concerns with the current one-way street being a safety hazard with people constantly driving the wrong way. He is also concerned for the children who are currently bused to school and wants to make sure it does not change their transportation status. **Cncl. Miller** will contact the Transportation Department at the Board of Education and confirm how this would affect the children. **Glen Munyon, 840 Rosetree Drive**, also expressed his concern for safety with the street being one-way and said for years, he has witnessed people driving the wrong way on the street. **Cncl. Wolfe**, Chairperson of the Public Safety Committee, will follow up with Sgt. Burton and reach out to Ms. Boyd.

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

**D.) ORDINANCES FOR REVIEW**

- **Chapter 175-130 "Land Management" – Resource Extraction**
- **Chapter 245 "Soil Removal"**

**Planner, Tim Kernan** stated, it has been brought to his attention that our Ordinances and standards are more restrictive than that of the Pinelands standards. He has spoken with Sue Grogan, from the Pinelands Commission and she has suggested that we follow their current Comprehensive Management Plan and swap out our old standards and replace them with their current standards.

**Cncl. Pres. Garbowski** made a motion to move forward the Draft Ordinance regarding Chapter 175 "Land Management" – Resource Extraction for First Reading at the Regular Council Meeting of May 13, 2019. The motion was seconded by **Cncl. Wolfe** and unanimously approved by all members of Council in attendance.

**Cncl. Pres. Garbowski** made a motion to move forward the Draft Ordinance regarding Chapter 245 "Soil Removal" for First Reading at the Regular Council Meeting of May 13, 2019. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

- **Chapter 175 "Land Management" – Affordable Housing; Regional Growth Zoning Districts; RG-RA Regional Growth Residential Age-Restricted District**

**Planner, Tim Kernan** explained that this Ordinance is essentially the same Ordinance that was passed last year, which stemmed from a settlement agreement from Fair Share Housing, however, last year after its adoption it was never certified by the Pinelands Commission. The reason

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

it was never certified was because the changes that were made to regional growth and regional growth age restricted reduced the amount of PDC's that were required in those districts. Since then, an arrangement has been created with the Pineland's Commission, where the PDC obligation can be lowered to 10% of the market rate units, but in return the Pineland's asked for some concessions to increase the PDC's requirements in two other redevelopment areas. Mr. Kernan clarified that the changes to this Ordinance are just "tweaking" the PDC requirements to appease the Pinelands Commission. **Solicitor John Trimble** explained, these changes are all part of a global resolution among Summerfields, Fair Share Housing and the Pinelands to ensure compliance for COAH. Mr. Kernan stated, prior to this evening's meeting a few additional changes have been made to the Ordinance, per a request from Adam Gordon, Esquire. Solicitor Trimble advised, the Ordinance will be moved forward with additions to be made for First Reading and it will be presented to the Planning Board for their approval as well, prior to Second Reading. **Cncl. Wolfe** made a motion to move forward Chapter 175 "Land Management" for First Reading with the additions stated at the Regular Council Meeting of May 13, 2019. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance.

- **Chapter 175-125 "Land Management" – Open Space**

**Cncl. Pres. Garbowski** made a motion to move forward the Draft Ordinance regarding Chapter 175-125 "Land Management" – Open Space for First Reading at the Regular Council Meeting of May 13, 2019. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

- **Acme Shopping Center Redevelopment Plan Amendment**

**Planner Tim Kernan** spoke regarding the Acme Shopping Center Redevelopment. A third amendment had been prepared years ago to eliminate most of the residential component of the plan. The Pinelands would not certify the third amendment because by removing most of the residential component, it reduced the need for PDC's. This fourth amendment brings the Township back to the second amendment which introduced residential components. It also goes back to the third amendment where it was proposed to move a new traffic signal on the Black Horse Pike down to the paper street, Charm Road. He noted, this amendment is a hybrid of the two previous amendments and it will slightly increase the PDC obligation from 25% to 30%. It is a small increase, but Mr. Kernan feels with this increase, the Township will be able to work with future developers because of its location. **Cncl. Marino** asked if there is any current interest. Mr. Kernan confirmed that he has received some interest with the residential area from developers. **Solicitor John Trimble** explained that this amendment is part of the Township's settlement with the COAH obligation. **Cncl. Pres. Garbowski** made a motion to move forward the Draft Ordinance regarding the Acme Shopping Center Redevelopment Plan Amendment for First Reading at the Regular Council Meeting of May 13, 2019. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

- **Williamstown Square Redevelopment Plan Amendment**

**Planner Tim Kernan** spoke in regards to the Williamstown Square Redevelopment Plan, which is a mixed-use plan. It has been around for a few years, but it was never advanced until the Pinelands negotiation to resolve the Affordable Housing Issues along with their need for PDC

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

consumption. Mr. Kernan stated, there is a need for the residential component for both Acme and Williamstown Square, in order to solve the PDC equation for the Pinelands. This amendment resolves the issues with the Pinelands and he believes it is a good product to be able to move forward with a mixed-use project. Mr. Kernan has spoken with Sue Grogan, who had raised the question that there is nothing in the plan that would stop a developer from doing all affordable housing. Ms. Grogan asked for some changes that would limit the total amount of affordable housing to seventy units, which is 25% of the minimum three hundred fifty. With these changes, she will support the amendment. Mr. Kernan feels this site will be a good site for Catholic Charities. **Cncl. Pres. Garbowski** made a motion to move forward the Draft Ordinance regarding the Williamstown Square Redevelopment Plan Amendment for First Reading, based on the proposed changes, at the Regular Council Meeting of May 13, 2019. The motion was seconded by **Cncl. Miller** and unanimously approved by all members of Council in attendance.

- **Chapter 280 "Backyard Chickens"**

**Solicitor John Trimble** explained that the Ordinance was modeled after the Delran Township Ordinance, with some modifications. He read aloud an email that he received from Vicki Machulsky, secretary of the Board of Health, which questioned Section 280-18, I (7) "there should be no slaughter of chickens in the Township." Ms. Machulsky had attached the Gloucester Township Chicken Pilot Program Ordinance which states, under Requirement G, there should be no slaughter of chickens on site under the pilot program. Another statement that she would like included in the Ordinance is "there will be no disposal of chicken waste as part of any normal trash or recycling". Solicitor Trimble noted that on page 2, Section H of the Ordinance, it states "applicants agree to allow the chicken committee" he said, this should read "chicken advisory committee". Mr. Trimble asked Council if they felt these additions should be added to the Ordinance and all were in agreement. **Cncl. Marino** suggested, when forming the Chicken Advisory Committee, it should be handled similar to the Township's other commissions and committees, having all interested applicants complete a Citizen Leadership Form. All members of Council present were in agreement. **Cncl. Miller** volunteered to be the Council Liaison to the Committee. **Cncl. Miller** made a motion to move forward Draft Ordinance Chapter 280 "Backyard Chickens", with the stated changes, for First Reading at the Regular Council Meeting of May 13, 2019. The motion was seconded by **Cncl. Pres. Garbowski** and unanimously approved by all members of Council in attendance.

**E.) MATTERS FOR DISCUSSION - None**

**F.) NEW BUSINESS**

**Cncl. Marino** stated that the Land Use Boards met last Thursday and they will be making some recommendations at the June 6, 2019 Ordinance Committee Meeting.

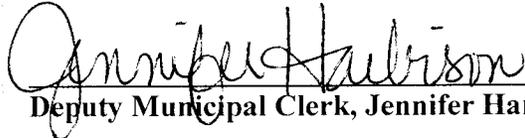
**G.) OLD BUSINESS - None**

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**H.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Miller** made a motion to adjourn the Ordinance Committee Meeting of May 1, 2019. The motion was seconded by **Cncl. Pres. Garbowski** and unanimously approved by all members of Council in attendance.

**Respectfully submitted,**

  
\_\_\_\_\_  
**Deputy Municipal Clerk, Jennifer Harbison**

  
\_\_\_\_\_  
**Presiding Officer**

*These minutes were prepared from excerpts of the recorded proceedings and hand-written notes taken during the Ordinance Committee Meeting of May 1, 2019 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 \_\_\_\_\_  \_\_\_\_\_ Date 7/10/19  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_