

**MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
NOVEMBER 7, 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. Miller** 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	
Cncl. Gregory Wolfe		Excused
Cncl. Joseph Marino	Present	
Mayor Richard DiLucia		Excused
Solicitor, John Trimble	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

**B.) APPROVAL OF MINUTES**

**Cncl. Miller** made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of October 2, 2019. The motion was seconded by **Cncl. Pres. Garbowski** and unanimously approved by all members of Council in attendance.

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

**D.) MATTERS FOR DISCUSSION**

• **Choose to Reuse**

**Cncl. O'Reilly** said that many of the neighboring municipalities are beginning to draft Ordinances that are not allowing their stores to carry plastic bags. He has not seen any negative press as a result of these draft Ordinances. He explained that they are not going back to paper bags but are going in

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**D.) MATTERS FOR DISCUSSION (cont'd)**

the direction of reusable bags that the customers would bring to and from the stores themselves. **Cncl. Miller** asked if the towns are allowing the businesses adequate time to make the change. **Cncl. O'Reilly** said that it is a phased in approach. **Solicitor Trimble** noted, he knows of many towns that are now charging money for plastic bags in order to deter residents from using plastic bags. **Cncl. Marino** suggested scheduling a meeting with the three biggest stores in Monroe Township, Shoprite, Wawa, Walmart along with the Director of Public Works, Nicholas Mercado, Debbie Bender and **Cncl. O'Reilly** to discuss possible options as opposed to the use and distribution of plastic bags. A discussion followed regarding the problems the Township is facing with recycling. **Cncl. O'Reilly** will take the lead and schedule a meeting with Debbie Bender.

- **Utility Work and Municipal Roads – Union City**

**Cncl. Marino** spoke regarding a letter that Mayor DiLucia received from the Mayor in Union City concerning utility work being done on streets after the roads were paved. A discussion ensued regarding the moratorium process when road work is done. **Solicitor Trimble** will look into this further and report back his findings.

- **Vital Statistics Certified Copy Revenue**

**Cncl. Marino** advised that Vicki Taylor-Machulsky is looking into raising the fees for certified copies of birth, marriage and death certificates to match those of the state fees. She polled the Board of Health and has only received feedback from two members at this time. **Cncl. Marino** stated, this will be tabled until the Board of Health meets and submits their recommendation.

- **Zoning Permit Expiration**

**Cncl. Marino** explained, Acting Zoning Officer, Tara Park has expressed the need for an expiration of zoning permits. Currently, there is not an expiration date on a zoning permit when they are given. Ms. Park has recommended that the permits have a year expiration, if there is no activity on the permit. **Cncl. Miller** asked if this is consistent with what neighboring towns are doing. **Cncl. Pres. Garbowski** said, it is usually for a year and then an extension for an additional year is applied for if needed at no charge. **Solicitor Trimble** mentioned, if the law changes and a permit with an indefinite lifespan has already been previously issued, there is little enforcement that can be done. He said, this will affect the Master Plan as well and language will need to be added dealing with the possible overlap of the indefinite expiration dates and the one year expiration dates. **Solicitor Trimble** will prepare a Draft Ordinance for First Reading at the November 25<sup>th</sup> Regular Council Meeting.

**E.) NEW BUSINESS - None**

**F.) OLD BUSINESS**

**Cncl. Miller** asked if the fees for the Pfeiffer Center were resolved to which **Cncl. Marino** confirmed.

**Cncl. Falcone** spoke regarding the Township's participation in the market to affordable program. **Cncl. Pres. Garbowski** said, the Township will not be participating in it anymore. He noted that previously the Township had been buying homes to resell because of all of the deserted and vacant

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

homes, but now there is a lot of competition with house flippers. **Solicitor Trimble** explained, the Township was buying homes, in hopes to improve them for resell with no certainty of how much was going to be spent. The Township is required to have fifty-four COAH units and by purchasing homes to improve in the current market is not placing the Township anywhere close to that number. Going forward, the Township is going to allow people who qualify to find a home to purchase and the Township will give them a subsidy based on moderate or low-income. This will give the Township certainty and allow the Township to receive credits for the COAH units. **Solicitor Trimble** noted that the Director of Real Estate is working with all of the local realtors to educate them on how someone can qualify.

**G.) PUBLIC PORTION**

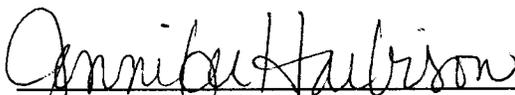
**Cncl. Miller** made a motion to open the Public Portion. The motion was seconded by **Cncl. Pres. Garbowski** and unanimously approved by all members of Council in attendance.

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

**H.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Miller** made a motion to adjourn the Ordinance Committee Meeting of November 7, 2019. The motion was seconded by **Cncl. Falcone** 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 November 7, 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 1/8/2020  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_