

**MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
MARCH 4, 2020**

**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. Greg Wolfe** 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. Pres. Marino** 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. Ronald Garbowski		Excused
Cncl. Pres. Joseph Marino	Present	
Cncl. Cody Miller		Excused
Cncl. Vice-Pres. Patrick O'Reilly	Present	
Cncl. Gregory Wolfe	Present	
Mayor Richard DiLucia		Excused
Solicitor, John Trimble	Present	
Director of Public Safety, Joseph Kurz	Present	
Police Chief James DeHart	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

**B.) APPROVAL OF MINUTES**

**Cncl. Falcone** made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of January 8, 2020. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

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

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**D.) MATTERS FOR DISCUSSION**

- **Trap Neuter Release & Cat Colony**

**Elisa Taylor, Director of HARTT Rescue (Humane Animal Rescue Trapping and Transport)** addressed Council regarding her proposal for TNR, explaining that TNR means Trap Neuter and Return. She provided a presentation on her proposed TNR and Cat Colony Ordinance and explained the way the program works. She explained, how the program will benefit Monroe Township and help gain control of the community cats. The TNR Ordinance she is presenting is one that Gloucester County has adopted and if Monroe Township chooses to accept the TNR Ordinance the County will pay for the costs of TNR. The Ordinance has sponsor options included and Ms. Taylor offered HARTT to be an option as a sponsor to work with the community and to act as a liaison between care takers and animal control. She explained the differences between Trap Neuter and Return and Trap and Kill. **Jane Guillaume, Executive Director with People for Animals**, the current vendor for the County, explained why she and People for Animals are involved with TNR programs and the benefits that they provide to the participating townships. Ms. Taylor noted that Clayton, West Deptford, Westville, and Woodbury Heights are a few of the neighboring municipalities that have adopted the County Ordinance which allows for the County to fund the program with no cost to the municipality and the residents. Discussion ensued with Ms. Taylor, Ms. Guillaume, the Solicitor, and the members of Council in attendance. Cncl. Dilks and Cncl. Vice-Pres. O'Reilly suggested adopting a Township wide TNR pilot program and possibly targeting the higher volume and priority areas. **Solicitor Trimble** will research the presented County Ordinance and prepare a Draft Ordinance for review at the next scheduled Ordinance Committee Meeting. **Cncl. Wolfe** polled the members of Council present and all were in favor of moving forward with a Draft Ordinance to be reviewed at the next scheduled Ordinance Committee Meeting.

- **Chapter 260 "Sale of Tobacco"**

**Police Chief DeHart** mentioned that while Detective Maiorano was following up on a complaint for one of the local establishments selling tobacco products to someone under age, he found that the Township's Ordinance did not change when the Sale of Tobacco law changed in 2017. In 2017, the State changed the Law from age 18 to age 21 being the legal age to purchase tobacco and the Township's Ordinance still shows the legal age as 18 years of age or older. **Cncl. Wolfe** polled the members of Council present and all were in favor of having Solicitor Trimble update the current Ordinance in accordance to the State Statute and prepare an Ordinance for First Reading at the next Regular Council Meeting on March 9, 2020.

- **Chapter 230 "Peddling and Soliciting"**

**Cncl. Wolfe** noted that he was approached by a local small business owner who wanted to pass out flyers on a recent sunny day, he did not want to go door-to-door knocking, however, the Township's Ordinance prevented him from doing this because he does not hold a Peddler and Solicitor License. Cncl. Wolfe explained the Peddling and Soliciting License process. There are exclusions to the process which are listed in Chapter 230-9. He would like to add a Section C,

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

entitled Distribution of Literature to help support the local businesses who are legally licensed to operate with the Township. He passed out a copy of his proposal to all of the members of Council present to review. A discussion ensued regarding regulations, exemptions and the definition of what is considered a local legal businesses. Cncl. Wolfe recommended keeping the Ordinance the same and simply adding a section under the exclusions in Section 230-9 to state, if a local licensed business is simply passing out flyers and will not be knocking on doors, they will be excluded from the solicitation licensing, however, they still have to provide name, location, timeframe, list of people passing out the information, photo identifications to the Police Department. **Police Chief DeHart** explained the current enforcement process with regards to solicitation. **Solicitor Trimble** will research the Ordinance and prepare a draft Ordinance for review at the next scheduled Ordinance Committee Meeting.

- **Chapter 175-89 “Land Management” – Accessory Buildings**

**Cncl. Vice-Pres. O’Reilly** spoke regarding Accessory Buildings and how when it was last updated in 2017 it limited garage sizes to a maximum of 30x30x18 to the peak. He noted that the Zoning Board receives for approval at least one variance request every other meeting. He would like to see the Ordinance adjusted by lot size, acreage, lot coverage and with what minimum requirements. **Cncl. Wolfe** said that Dawn Farrell’s recommendation is two or three acres or more as long as it is within the certain setbacks that are already in place and the accessory building does not exceed the square footage of the primary house on the property. **Cncl. Vice-Pres. O’Reilly** noted that all of the bulk requirements would stay the same, it would just be adjustment to the lot size. **Cncl. Pres. Marino** explained why the current requirements were created in the Ordinance. A discussion followed regarding maximum and minimum lot sizes and acreage requirements in non-subdivisions. **Solicitor Trimble** will prepare a draft Ordinance with the amendments of, in a non-subdivision with three acres, a maximum of 50x50x24 high from finished floor and no larger than square footage of principal residence for review at the next scheduled Ordinance Committee Meeting.

**E.) NEW BUSINESS**

**Cncl. Vice-Pres. O’Reilly** spoke regarding the Open Space Advisory Committee. He explained that the Land Trust Member has submitted his letter of resignation due to a conflict with work. He noted, per the current Ordinance, Chapter 62, Section 2, Subsection 1E, states that one member of the committee needs to be from a non-profit (501C) land trust organization. He said, a land trust member that lives in Monroe Township is almost impossible to find and there are people who would like to join the committee but are unable to because they are not part of a land trust organization. **Cncl. Vice-Pres. O’Reilly** would like to amend the Ordinance by striking out Subsection 1E in its entirety and amending Subsection 1D to state “Council will select five members”. **Solicitor Trimble** will research the legal aspects of removing Subsection 1E and prepare a draft Ordinance for review at the next scheduled Ordinance Committee Meeting.

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

**Cncl. Falcone** noted, she met with the Helpsy Organization that had come before Council at the last Regular Council meeting where they explained their proposal. She explained that it ends up being a money maker for the Township. They currently have six bins located at Shoprite and they pay \$1,200.00 a month rent to Shoprite. They collect 160 pounds per year, which is 80 tons and they would like to pay the Township \$50.00 a ton. They have asked if the Ordinance can be amended from 1 to 6 bins with the possibility of having bins allowed to be placed in other locations throughout the town along with private resident pickups. **Cncl. Pres. Marino** explained the past amendment to the Ordinance where it restricted the bins from being in residential areas and allowed them only in commercial areas with a limit of 1 bin per location. **Cncl. Falcone** noted, once she receives the sample lease agreement and proposal from Helpsy, she will bring it to the next scheduled Ordinance Committee Meeting for review and discussion.

**Solicitor Trimble** spoke regarding the current Tax Abatement Ordinance for the properties that are 20 years and older. Section 252.4-2 "Residential Dwellings" reads there shall be an exemption from taxation of improvements to residential owner occupied single family dwelling and owner occupied residential portion of mixed use dwellings more than 20 years old. He would like to revise this Ordinance to remove the owner occupied and any residential single family or any residential portion of a mixed use. The purpose of the abatement is to have the town improved and to have people invest in their property. The Ordinance limits the abatement to someone that is living at the property, not landlords that may want to improve their rental properties. **Cncl. Pres. Marino** believes that once this Ordinance is amended, it should be rolled out in a big way with the departments so the residents know they may be eligible for an abatement. **Solicitor Trimble** would like to discuss this at the next Tax Abatement Committee.

**Cncl. Falcone** spoke regarding the Uber Program. She along with Police Chief DeHart, Tony Stavola from Uber, Deputy Mayor DiLolle, and the Business Administrator from Washington Township met with the Mayor of Washington Township regarding possibly starting a shared service with Washington Township. Washington Township already has an existing Uber program from the hours of 9:00 PM through 2:00 AM, where patrons are given a code through an Uber App to receive a free ride home. **Cncl. Falcone** believes that it would be best to have Washington Township's program expanded to include Monroe Township. There is a conference call scheduled with Uber to further discuss the program's process and how Uber is being paid for the free offered rides. The program is funded through the bars and restaurants, with a set amount and the amount of rides that are provided. **Police Chief DeHart** said, it was his understanding that the bars and restaurants are not the only businesses donating to the program, anybody can donate. **Cncl. Falcone** will report back with more information on the program after the next conference call with Uber.

**F.) OLD BUSINESS - None**

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**G.) PUBLIC PORTION**

**Cncl. Pres. Marino** made a motion to open the Public Portion. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

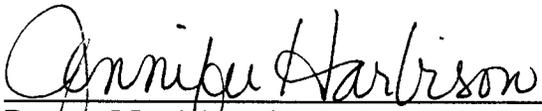
**Marvin Tucker, 612 6<sup>th</sup> Street, Atco**, addressed Council to advise that since his last discussion, he would like to focus on trying to acquire only one of the adjacent properties to his property located at Block 12601, Lot 51. He confirmed that he is requesting an assignment of the tax lien for Block 12601, Lot 53. **Solicitor Trimble** explained, the assignment process is not easy and suggested that Mr. Tucker reach out to an attorney to help advise him with the process. Solicitor Trimble will contact the Tax Collector regarding the tax lien on the property and the assignment and report back to Mr. Tucker.

With no one else wishing to speak, **Cncl. Pres. Marino** 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. Falcone** made a motion to adjourn the Ordinance Committee Meeting of March 4, 2020. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** 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 March 4, 2020 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 5-6-2020  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_