

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

A.) OPENING CEREMONIES

CALL TO ORDER

By way of electronic communication/live streaming, the Ordinance Committee Meeting of the Township of Monroe was called to order at approximately 7:00PM by **Ordinance Chairman, Cncl. Greg Wolfe**.

This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (*N.J.S.A. 10:4-6 thru 10:4-21*). Adequate notice was placed in the official publications for the Township of Monroe (i.e.: South Jersey Times, Courier Post and The Sentinel of Gloucester County).

A public notice was posted on the Township's website on Thursday, May 28, 2020 advising that a public meeting will be held on Thursday, June 4, 2020 at 7:00PM by way of electronic communication/live streaming pursuant to *N.J.S.A. 10:4-8(b)* consistent with Executive Order 103 signed by Governor Murphy on March 9, 2020 in an abundance of caution and to help prevent the spread of COVID-19.

Said Public Notice stated that all regular business that was scheduled to be conducted at the Ordinance Committee Meeting will be broadcasted live via UberConference.com.

The public was notified that they may access the meeting via URL by downloading the UberConference App or visiting the following website: uberconference.com/jmccrea3. By phone only, dial in to (856) 441-3536.

The public was notified that they can participate in said meeting by submitting comments by email to the Municipal Clerk, Aileen Chiselko, at AChiselko@monroetownshipnj.org by 3:00PM the day of the meeting, June 4, 2020. The comments should be limited to 250 words. These comments will be read into the record. This is a temporary policy only put in place due to a public health emergency.

SALUTE TO THE FLAG

Cncl. Vice-Pres. 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. Ronald Garbowski		Excused
Cncl. Pres. Joseph Marino	Present	
Cncl. Cody Miller		Excused
Cncl. Vice-Pres. Patrick O'Reilly	Present	
Cncl. Gregory Wolfe	Present	

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ROLL CALL OF PUBLIC OFFICIALS *(cont'd)*

Mayor Richard DiLucia	Present
Solicitor, John Trimble	Present
Business Administrator, Jill McCrea	Present
Deputy Municipal Clerk, Jennifer Harbison	Present

B.) APPROVAL OF MINUTES

Cncl. Pres. Marino made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of May 6, 2020. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance with the exception of **Cncl. Dilks**, who Abstained.

C.) PUBLIC PORTION

Cncl. Wolfe stated, the Public Notice posted on Thursday, May 28, 2020 advised members of the public to submit comments by email to the Clerk, Aileen Chiselko, at AChiselko@monroetownshipnj.org by 3:00PM the day of the meeting, June 4, 2020. **Cncl. Pres. Marino** made a motion to open the Public Portion. The motion was seconded by **Cncl. Falcone** and unanimously approved by all members of Council in attendance. No comments were submitted. **Cncl. Pres. Marino** made a motion to close the Public Portion. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council in attendance.

D.) ORDINANCES FOR REVIEW - None

E.) MATTERS FOR DISCUSSION

- Cannabis Transfer Tax

Solicitor Trimble explained that in July 2019, the Jake Honig Compassionate Use Medical Cannabis Act was passed in New Jersey. This Act allows municipalities to impose a transfer tax on any dispensary located within the Township. He noted, this discussion is regarding the Township passing a general Ordinance which will allow the Township to benefit from the 2% gross sales tax on all sales in the event a dispensary does come into the Township. Solicitor Trimble advised if the Draft Ordinance which he attached is passed, it would be placed under Chapter 74 "Fees". In the second to the last paragraph, he will amend it to state "on" the purchase price of the medical cannabis not "of" the purchase price. **Cncl. Wolfe** explained that Solicitor Trimble would like to move this Draft Ordinance forward for First Reading this evening, which will allow it to be advertised prior to presenting it for Second Reading at the next scheduled Regular Council Meeting on Monday, June 22, 2020. **Cncl. Pres. Marino** asked how the 2% transfer tax is determined and if more language needs to be added to the Draft Ordinance

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E.) MATTERS FOR DISCUSSION (cont'd)

to explain the process or will it be reflected back to the actual State law. **Solicitor Trimble** advised, the law is very broad and he will make an amendment to the Ordinance prior to Second Reading which will reflect how exactly the Township will identify the 2% gross transfer tax. **Cncl. Pres. Marino** stated that the Township has not yet established areas for Cannabis facilities within the Township. He questioned if prospective companies would have to go in front of the Township's Land Use Board for approvals if they are looking to purchase an existing space. Solicitor Trimble advised, since the Township does not have a Cannabis Ordinance stating specifically where they can be located, it would be a Zoning determination initially whether approvals would have to go before the Boards. **Cncl. Falcone** mentioned, there is a prospective company interested in coming to the Township, who are interested in prepaying the tax based on estimates and then at the end of the year, reviewing their financials to pay the balance determined. She believes that as long as the Township adopts this Transfer Tax Ordinance, it can be left up to each individual company as to whether they prepay the tax or pay at the end of the year. Cncl. Falcone spoke regarding the locations of any perspective Cannabis companies, the companies will have to go before one of the Boards to ensure it is a permitted use. A discussion followed regarding the process of determining the 2% gross sales tax. Cncl. Falcone made a motion to approve for First Reading, Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 74 Of The Code Of the Township Of Monroe, Entitled "Fees" with the amendments to the language as stated by the Solicitor and moved forward for Second Reading at the Regular Council Meeting of June 22, 2020. The motion was seconded by Cncl. Vice-Pres. O'Reilly and unanimously approved by all members of Council in attendance.

F.) NEW BUSINESS

Cncl. Vice-Pres. O'Reilly reported that he, Cncl. Garbowski and Cncl. Pres. Marino will be bringing the selected solar vendor out of committee to present at the Special Council Meeting of June 10, 2020. He thanked Katrina Registrar for doing a fabulous job handling the negotiations. He advised, the anticipated rate is \$0.009 per kWh, which is less than a penny per kWh with the selected solar vendor. Phase I will include the Library and municipal building, as they are both two of the hardest hitting electronical demand facilities. Both facilities will receive parking lot canopy solar systems, with the one at the municipal building being elevated so the emergency response vehicles will still be able to maneuver through the parking lot. During Phase I, three canopies will be installed, one on the side entrance of the Police Department, one in the municipal building parking lot and one in the rear section of the Library.

Cncl. Pres. Marino spoke regarding the process involved in selecting the solar vendor. He noted there was a lot of work done over the last few months which lead to them being able to award a solar vendor. He said, there were a lot of interviews which were organized by Cncl. Vice-Pres. O'Reilly and the Municipal Clerk, Aileen Chiselko that took place during the last couple of months between the Board of Education, the MUA and the Township where they worked through the designs of the canopies. Cncl. Pres Marino is hopeful that at a future meeting Cncl. Vice-Pres. O'Reilly will provide a detailed report on the selection process. This is

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F.) NEW BUSINESS (cont'd)

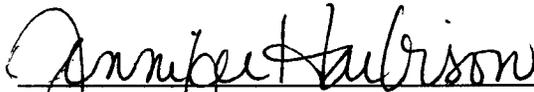
going to be a game changer for the Township as this is a revenue stream that will be repeated for fifteen years guaranteed. **Cncl. Vice-Pres. O'Reilly** clarified that it will be a fifteen year term with a 0% escalator and at the end of the term there will be an option to extend for an additional five years or purchase the equipment outright. **Cncl. Pres. Marino** stated that this will be a huge savings year after year for the three entities, the Township, the Board of Education and the MUA. He thanked Cncl. Vice-Pres. O'Reilly for all of his hard work.

G.) OLD BUSINESS - None

H.) ADJOURNMENT

With nothing further to discuss, **Cncl. Falcone** made a motion to adjourn the Ordinance Committee Meeting of June 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 June 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 7/1/2020
Approved as corrected _____ Date _____