

**MINUTES  
ORDINANCE COMMITTEE MEETING  
TOWNSHIP OF MONROE  
JULY 1, 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. Falcone** 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	Present
Cncl. Pres. Joseph Marino	Present
Cncl. Cody Miller	Present
Cncl. Vice-Pres. Patrick O'Reilly	Present
Cncl. Gregory Wolfe	Present
Mayor Richard DiLucia	Present
Solicitor, John Trimble	Present
Dir. of Public Safety, Joseph Kurz	Present
Police Chief James DeHart	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 June 4, 2020. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council with the exception of **Cncl. Miller**, who Abstained.

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

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**D.) MATTERS FOR DISCUSSION**

- **Request to Vacate Paper Road - Maple Avenue**

**Cncl. Wolfe** advised that Solicitor Trimble has spoken with Ms. Myrick earlier this evening prior to the meeting and he is going to research this matter further and will report his findings at the next Ordinance Committee Meeting of August 5, 2020.

- **Environmental Protection Commission – Model Tree Ordinance**

**Ryan Rebozo, Chairman of the Environmental Protection Commission** addressed Council to explain the Model Tree Ordinance that the Environmental Protection Commission has drafted. The purpose of the Ordinance is to implement standards for the clearing of land for new developments and the design, installation, and maintenance of landscaped areas that require the use of appropriate native vegetation and to promote the preservation of indigenous plant communities within the Township. **Cncl. Pres. Marino** questioned the creation of a new process for the developers to follow as far as clearcutting properties. He mentioned that the Township is currently updating its Master Plan and he feels that Mr. Kernan, the Township's Planner, should also review this Draft Ordinance. **Cncl. Miller** said, the goal with this Draft Ordinance is to stop the clear cutting, mostly dealing with the residential developments. He also recommended that Mr. Kernan review the Draft Ordinance. **Cncl. Pres. Marino** expressed his concerns with how this will affect the commercial piece and how a clear cut lot will get replaced. A discussion followed regarding the process for both residential and commercial and what exemptions there would be. **Cncl. Miller** will forward the Draft Ordinance to Mr. Kernan for review along with Solicitor Trimble and then bring the Draft Ordinance with any proposed changes back to the next Ordinance Committee Meeting for discussion.

- **Chapter 69 Division of Police – Article IV “Special Law Enforcement Officers” / Salary Ordinance – Special Law Enforcement Officers**

**Police Chief DeHart** spoke in reference to the hiring of Special Law Enforcement Officers for the schools and other security details needed in the Courtroom. Monroe Township has not had Special Law Enforcement Officers since the early to mid-1990s and a lot of things have changed since then which requires an update to Chapter 69 “Division of Police” in the Township Code Book. He prepared and distributed a sample Ordinance with the appropriate changes for Council's review. The changes clarify how the Special Law Enforcement Officers will be paid and how they will be trained. Chief DeHart spoke regarding the Salary Ordinance. The current Salary Ordinance lists the Special Law Enforcement Officers under Civil Service but it does not list them in their different categories. He feels, when it is listed in the Salary Ordinance, the S.L.E.O II and S.L.E.O III need to be listed in the same category, the S.L.E.O. I needs to be listed separately as they do not have the training to warrant the pay rate of both the S.L.E.O. II and S.L.E.O. III. **Cncl. Pres. Marino** said, in Section 69-32 Uniforms, it states uniforms may be paid by the Monroe Township Board of Education and questioned who is paying for the S.L.E.O uniforms. Chief DeHart confirmed it is written in the agreement between the Township and the Board of Education that the Board of Education will be billed back based on the cost and they will be covering the salaries with a cushion built in for equipment. A

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

discussion ensued regarding the Special Law Enforcement Officers contract between the Township and the Board of Education. **Cncl. Wolfe** polled the members of Council and all were in favor of moving forward the Chapter 69 Division of Police – Article IV “Special Law Enforcement Officers” and the Salary Ordinance – Special Law Enforcement Officers Draft Ordinances forward for First Reading at the Regular Council Meeting of July 27, 2020 with amendments to the language by the Solicitor.

- **Parade Permit**

**Police Chief DeHart** addressed Council to express his concerns for the need of a parade permit. He believes there needs to be a process in place in order to provide a safe environment for the parade, march, rally participants and the residents of Monroe Township. There have been four marches/rallies which have taken place in the town within the last couple months. The Chief has received as little as three days’ notice for some of these events, which is impossible for planning purposes to ensure a safe environment. The first three events were held during COVID, so there was different scheduling in place which allowed a lot more officers to be able to be present. If that scheduling were not in place, the Chief does not believe he would have been able to properly ensure a safe environment. He shared sample Ordinances from four local communities to Council for review. Chief DeHart believes Glassboro’s Ordinance is one that Monroe Township should mirror, however he does not feel that the permit needs to be issued solely by the Police Chief like Glassboro does. He would like a process put into place with regards to scheduling parades, marches and rallies in the Township, so that he is able to provide a safe environment for all of these events. He explained, contractually he is unable to force officers to come in to work without the proper notice and this also creates an overtime cost that ultimately gets passed on to the taxpayers. **Cncl. Wolfe** noted, after speaking with Chief DeHart prior to the meeting, that they do not want to prevent anyone from organizing and/or protesting, however, they want to make it a safe environment with proper notification. A discussion followed regarding the need for a parade permit and its process. **Solicitor Trimble** advised that based on the Glassboro Ordinance, there is not the ability to move an event to a park and he suggested that the Township identify options for other available safe locations. Chief DeHart said, when an event is able to be held in a park, it is a controlled safe environment and he is able to provide an officer or two if needed, unlike that of a parade where he needs approximately twenty officers to help with crowd control and the blocking off of streets. **Cncl. Wolfe** suggested that himself and the Chief meet with the Public Safety Director for further discussion and bring a Draft Ordinance to the next Ordinance Committee Meeting for review to which all of the members of Council agreed.

- **Ordinance Repealing O:11-2020**
- **Ordinance Implementing the Five Year Tax Exemption and Abatement Law for M3 Hotel Developers, LLC**

**Cncl. Garbowski** noted, M3 Hotel Developers, LLC d/b/a Best Western Monroe Inn & Suites has requested that the One Year Tax Exemption and Abatement which was passed at the last Regular Council Meeting be changed to a Five Year Tax Exemption and Abatement. He

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

explained their reasons for requesting a Five Year Tax Exemption and Abatement. M3 Hotel Developers have plans to double the size of the hotel, adding thirty-nine additional rooms, which will provide nine additional full-time positions and four additional part-time positions. **Cncl. Garbowski** recommended that Council approve the Repeal of Ordinance O:11-2020 and implement a five year tax exemption and abatement for M3 Hotel Developers. **Cncl. Pres. Marino** stated, he is in favor of granting a five year tax exemption and abatement. He discussed his concerns with an email communication that was received from the owner of M3 Hotel Developers, where they stated that they were not able to meet with the Tax Abatement Committee after meeting with Administration. He believes, there is a need for a process to be in place when dealing with businesses inquiring about tax abatements to prevent further disconnects in the future. **Mayor DiLucia** stated, for the record, that he never had a discussion with M3 Hotel Developers about them receiving an abatement. He noted that he never told M3 Hotel Developers, promised them or indicated to them that there would be an abatement. The Mayor spoke regarding his understanding and concerns of the creation of the redevelopment zones and tax abatements. **Cncl. Pres. Marino** stated, the rehabilitation zones/corridors were worked on and created to promote business. He said, the Tax Abatement Committee is in support of providing abatements for new businesses coming into the Township. The Tax Abatement Committee has been educated by the Solicitor that depending on the type of business, tax abatements can be awarded up to five years, they are not an automatic five year abatement. He spoke regarding several tax abatements that have been recently approved. **Cncl. Pres. Marino** would like to see a mechanism put into place to ensure that when new businesses meet with the Township, they are advised of the proper steps and who to meet with in order to ensure they are made aware of everything that is available to them. **Mayor DiLucia** said, when he meets with developers as a point of first discussion, he will never and has never committed a pilot or any abatement however, he will advise them to meet with the Tax Abatement Committee to explore all of their options. A discussion ensued regarding the email communication received from M3 Hotel Developers and a possible process for developers interested in bringing business into the Township. **Solicitor Trimble** stated that there is now a new Tax Abatement Ordinance in place, when the previous abatement applications were being approved, the old rules were applied. **Cncl. Wolfe** believes with the new Tax Abatement Ordinance in place, moving forward there will not be the confusion or disconnect. He suggested that once the Tax Abatement Committee renders their decision and/or recommendation of an application to Council and prior to an Ordinance being passed, the Committee contact the applicant to advise them of the Committee's decision and/or recommendation and if there is an issue, they can bring their concerns to Council prior to the Ordinance being passed to which all of Council agreed. **Cncl. Wolfe** polled the members of Council and all were in favor of moving forward the Draft Ordinance Repealing O:11-2020 and the Draft Ordinance Implementing the Five Year Tax Exemption and Abatement Law for M3 Hotel Developers, LLC forward for First Reading at the Regular Council Meeting of July 27, 2020.

**E.) NEW BUSINESS - None**

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**F.) OLD BUSINESS**

**Cncl. Wolfe** spoke regarding Parks and Recreation and the report that Business Administrator, Jill McCrea provided at the June 22, 2020 Regular Council Meeting advising of the internal moves that were made. He would like to schedule a meeting with Ms. McCrea and Solicitor Trimble to discuss how to reform the Parks and Recreation section of the Code Book in order to reflect the changes.

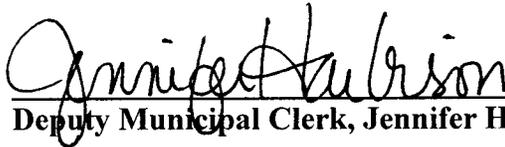
**G.) PUBLIC PORTION**

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

**H.) ADJOURNMENT**

With nothing further to discuss, **Cncl. Garbowski** made a motion to adjourn the Ordinance Committee Meeting of July 1, 2020. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council.

Respectfully submitted,

  
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Deputy Municipal Clerk, Jennifer Harbison

  
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Presiding Officer

*These minutes were prepared from excerpts of the recorded proceedings and hand-written notes taken during the Ordinance Committee Meeting of July 1, 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 8/5/2020  
Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_