MINUTES
ORDINANCE COMMITTEE MEETING
TOWNSHIP OF MONROE
APRIL 9, 2025

A.) OPENING CEREMONIES

CALL TO ORDER

The Ordinance Committee Meeting of the Township of Monroe was called to order at approximately 6:30 PM by **Cncl. Carolann Fox** in the Courtroom 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.

In addition, this meeting was livestreamed on the Township's YouTube channel (https://www.youtube.com/@monroetownshipnjorg) in accordance with Ordinance O:56-2024. A link for the copy of this recording was posted on the Township's website (www.monroetownshipnj.org) for the public to view at their convenience.

SALUTE TO THE FLAG

Cncl. Fox led the Assembly in the Pledge of Allegiance to Our Flag.

ROLL CALL

Cncl. Vice-Pres. Denise Adams	Present	
Cncl. Brian Cope	Present	
Cncl. Carolann Fox	Present	
Cncl. Patrick O'Reilly		Excused
Cncl. Al Rossi	Present	
Cncl. John Valentine	Present	
Cncl. Pres. Donald Heverly		Excused
Mayor Gregory A. Wolfe	Present	
Deputy Mayor, Joseph Kurz	Present	
Solicitor, Ashley Zimmerman	Present	
Business Administrator, James V. DeHart, III	Present	
Dir. of Code Enforcement, William Sebastian	Present	
Dir. of Community Affairs, Donna Park		Excused
Dir. of Parks & Recreation, Joseph Bruno		Excused
Dir. of Public Safety, Jon Rumpf		Excused
Dir. of Public Works, Marvin Dilks	Present	
Dir. of Real Estate, Jennifer Pesotski	Present	
Chief Financial Officer, Lorraine Boyer	Present	
Deputy Police Chief Mark Burton	Present	
Deputy Municipal Clerk, Jennifer Harbison	Present	

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B.) APPROVAL OF MINUTES

Cncl. Rossi made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of March 12, 2025. The motion was seconded by **Cncl. Vice-Pres. Adams** and unanimously approved by all members of Council in attendance.

C.) ORDINANCES FOR REVIEW

- **Chapter 175-135 "Land Management" - Signs**

Cncl. Fox advised Council has received Planning Board Approval for the Draft Ordinance. **Cncl. Rossi** made a motion to move forward the Draft Ordinance regarding Chapter 175-135 "Land Management" – Signs for First Reading at this evening's Council Meeting of April 9, 2025. The motion was seconded by **Cncl. Cope** and unanimously approved by all members of Council in attendance.

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

Mayor Wolfe spoke regarding Chapter 175-125 "Land Management" - Open Space and Recreation, noting that the Planning Board has several concerns with the proposed amendment. Business Administrator, Mr. DeHart has spoken with the Township Planner, Mr. Kernan as well as Planner, Adam Warburton to discuss their concerns. Mayor Wolfe asked that Council Table the Draft Ordinance regarding Chapter 175-125 "Land Management" – Open Space and Recreation to allow for further discussions and possibly present the Draft Ordinance at the next scheduled Ordinance Committee Meeting. **Cncl. Cope** made a motion to Table the Draft Ordinance regarding Chapter 175-125 "Land Management" – Open Space and Recreation. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council in attendance.

D.) MATTERS FOR DISCUSSION

- **Chapter 262 "Towing"**

Business Administrator, Mr. DeHart reported that the Police Department have suggested some possible changes to the Township's Towing Ordinance prior to the Township renewing the Towing list later this year. He stated, the Solicitor is working on the changes alongside Deputy Chief Burton and is researching the neighboring municipalities policies. He stated, he is hopeful that a Draft Ordinance with the proposed amendments will be ready to present for First Reading at the next scheduled Council Meeting rather than waiting for the next scheduled Ordinance Committee Meeting because of the timing of the renewal of the Towing Licenses and the application process.

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

- **Chapter 280-19 "Animal Control" – Trap-Neuter-Vaccinate-Release (TNVR)**

Business Administrator, Mr. DeHart stated that he had hoped to have the amendments finalized by this evening's meeting, however, he has not received a response concerning his questions and concerns from the Gloucester County Animal Control.

- **Chapter 175-163.4 "Land Management" – Cannabis – Cultivation in Greenhouse**

Business Administrator, Mr. DeHart advised that he has met with Township Planner, who is researching cultivation in greenhouses to see if this is something that will be allowed in certain areas with the Pinelands. He stated, he along with the Mayor have met with a different cannabis company, who is not looking to do this but has provided information, that this is a model for the future because of the high cost of building structures. He noted, there is equipment that helps to mitigate the odor, as there are only certain times of the year where there would be any type of odor because it is not an all year long process. Mr. DeHart stated, he is still waiting for more information to see if there are areas in town where it could work, noting the State law requires onsite security twenty-four (24) hours a day, seven (7) days a week, whenever there is something growing in the greenhouses, in addition to alarms and extra staff patrolling the area. He advised, this is something he is working on and hopes to have it ready to be presented in the very near future.

E.) **NEW BUSINESS** – None

F.) **UNFINISHED BUSINESS** – None

G.) **PUBLIC PORTION**

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

H.) **ADJOURNMENT**

With nothing further to discuss, **Cncl. Rossi** made a motion to adjourn the Ordinance Committee Meeting of April 9, 2025. The motion was seconded by **Cncl. Vice-Pres. Adams** and unanimously approved by all members of Council in attendance.

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Respectfully submitted,

Jennifer Harbison
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 April 9, 2025 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* 5/14/2025
Approved as corrected _____ *Date* _____

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