MINUTES
ORDINANCE COMMITTEE MEETING
TOWNSHIP OF MONROE
FEBRUARY 11, 2026

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. Donald Heverly** 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. Pres. Adams led the Assembly in the Pledge of Allegiance to Our Flag.

ROLL CALL

Cncl. Pres. Denise Adams	Present
Cncl. Brian Cope	Present
Cncl. Carolann Fox	Present
Cncl. Donald Heverly	Present
Cncl. Vice-Pres. Patrick O'Reilly	Present
Cncl. Al Rossi	Present
Cncl. John Valentine	Present
Mayor Gregory A. Wolfe	Present
Deputy Mayor, Joseph Kurz	Present
Solicitor, Sandra Graise	Present
Business Administrator, James V. DeHart, III	Present
Dir. of Code Enforcement, William Sebastian	Present
Dir. of Community Affairs, Donna Park	Present
Dir. of Parks & Recreation, Joseph Bruno	Present
Dir. of Public Safety, Jon Rumpf	Present
Dir. of Public Works, Marvin Dilks	Present
Dir. of Real Estate, Jennifer Pesotski	Excused
Chief Financial Officer, Lorraine Boyer	Present
Police Chief John McBride	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 December 10, 2025. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

C.) ORDINANCES FOR REVIEW

- **Chapter 69-21 "Police, Division of" – Compensation of Township**

Cncl. Fox made a motion to move forward the Draft Ordinance regarding Chapter 69-21 "Police, Division of" – Compensation of Township for First Reading at this evening's Council Meeting of February 11, 2026. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council.

- **Land Sale**

Cncl. Rossi made a motion to move forward the Draft Ordinance regarding the Land Sale for First Reading at this evening's Council Meeting of February 11, 2026. The motion was seconded by **Cncl. Pres. Adams** and unanimously approved by all members of Council.

- **Chapter 230 "Peddlers and Solicitors" – Article IV "Do Not Knock Registry"**

Cncl. Fox made a motion to move forward the Draft Ordinance regarding Chapter 230 "Peddlers and Solicitors" – Article IV "Do Not Knock Registry" for First Reading at this evening's Council Meeting of February 11, 2026. The motion was seconded by **Cncl. Vice-Pres. O'Reilly** and unanimously approved by all members of Council.

- **Chapter 37 "Fire Services" – Article I "Intermunicipal Assistance Agreement"**

Cncl. Pres. Adams made a motion to move forward the Draft Ordinance regarding Chapter 37 "Fire Services" – Article I "Intermunicipal Assistance Agreement" for First Reading at this evening's Council Meeting of February 11, 2026. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

- **Chapter 39 "Fire Department"**

Cncl. Pres. Adams made a motion to move forward the Draft Ordinance regarding Chapter 39 "Fire Department" for First Reading at this evening's Council Meeting of February 11, 2026. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council.

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

- **Salary Ordinance**

Cncl. Fox made a motion to move forward the Draft Ordinance regarding the Salaray Ordinance for First Reading at this evening's Council Meeting of February 11, 2026. The motion was seconded by **Cncl. Rossi** and unanimously approved by all members of Council with the exception of **Cncl. Valentine** who voted Nay.

- **Chapter 243 "Rent Leveling"**

Mayor Wolfe spoke in reference as to how Chapter 243 "Rent Leveling" was created, the lawsuits which the town now face, how the State proposed and recently passed a State Bill protecting the residents throughout the State of New Jersey by capping rent increases at 3.5%, and the events which have lead to this Draft Ordinance to repeal Chapter 243 being created and moving forward at this evening's Council Meeting for approval. **Cncl. Rossi** made a motion to move forward the Draft Ordinance regarding Chapter 243 "Rent Leveling" for First Reading at this evening's Council Meeting of February 11, 2026. The motion was seconded by **Cncl. Fox** and unanimously approved by all members of Council with the exception of **Cncl. Valentine** who Abstained from voting.

D.) MATTERS FOR DISCUSSION

- **Reptile Online Sales**

Business Administrator, Mr. DeHart explained that the Board of Health received a notification about a business located in town which sells bald pythons and have been in business for a few years and are up for renewal of their state license. The State has added some amendments to their license renewal process, now requiring a letter from the local municipality stating the business is in good standing. He noted, the Township Code does not contain any information regarding this type of animal sales being permitted or not permitted, as it is regulated by the State and the County Animal Control. Mr. DeHart asked for Council's approval to submit the letter of support, to which all of Council agreed.

E.) NEW BUSINESS – None

F.) UNFINISHED BUSINESS

Mayor Wolfe spoke in reference to Resolution R:76-2026, which forwards the Hexa Redevelopment Plan back to the Planning Board to have their professionals conduct research in order to place safe guards within the plan to address some of the resident's concerns regarding

F.) UNFINISHED BUSINESS *(con't'd)*

the possibility of a data center being placed at that location. He thanked Council for their support of that Resolution, noting he attended the Planning Board meeting on February 2nd where it was tasked to the professionals and will hopefully have recommendations by the March 2nd Planning Board Meeting.

G.) PUBLIC PORTION

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

Eric Fooder, 2014 Burlington Circle addressed Council to speak regarding the Rent Leveling Draft Ordinance, expressing his concerns with the language contained within the Ordinance. **Solicitor Graise** addressed Mr. Fooder's concerns.

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

H.) ADJOURNMENT

With nothing further to discuss, **Cncl. Rossi** made a motion to adjourn the Ordinance Committee Meeting of February 11, 2026. The motion was seconded by **Cncl. Pres. Adams** and unanimously approved by all members of Council.

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 February 11, 2026 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* 5/13/2026

Approved as corrected _____ *Date* _____