

July 24, 2018 – REGULAR SESSION

President Wollert called the meeting to order at 8:23 p.m.

The Clerk read the Invocation: Almighty God who holds the fate of Man and Nation, we most humbly beseech thee to bless these deliberations, and these thy servants, that they may act with wisdom and understanding for the good of our community and thy greater glory. Amen.

Flag Salute

Council President Wollert read the Open Public Meetings Statement:

The notice requirements provided for in the “Open Public Meetings Act” have been satisfied. Notice of this meeting was properly given in a notice which was transmitted to the Times of Trenton and the Trentonian, filed with the Clerk of the Township of Ewing and posted in the Ewing Township Municipal Complex, all on the 3rd day of January 2018.

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THE PUBLIC WILL HAVE AN OPPORTUNITY TO ADDRESS THE COUNCIL DURING THE “STATEMENTS AND COMMENTS FROM MEMBERS OF THE PUBLIC” SEGMENT OF THE MEETING. MEMBERS OF THE PUBLIC ARE REQUESTED TO SIGN IN ON SHEET PROVIDED IN THE FRONT OF THE ROOM. ALL QUESTIONS AND COMMENTS FROM THE PUBLIC WILL BE DIRECTED TO THE COUNCIL PRESIDENT. WHEN ADDRESSING THE COUNCIL, PLEASE GIVE YOUR NAME AND YOUR ADDRESS.

THE COUNCIL INVITES AND ENCOURAGES PARTICIPATION BY THE PUBLIC IN ITS MEETINGS, HOWEVER A MEMBER OF THE PUBLIC MAY UTILIZE FIVE MINUTES OF TIME FOR REMARKS AND QUESTIONS, UNLESS OTHERWISE ENGAGED IN A DIALOGUE WITH A MEMBER OF THE COUNCIL, ANY FURTHER REMARKS OR QUESTIONS BEYOND THE TIME LIMIT MUST BE AUTHORIZED BY THE PRESIDENT OF THE COUNCIL.

ROLL CALL

- Mr. Baxter – Present
 - Ms. Keyes-Maloney – Excused
 - Mr. Schroth – Present
 - Ms. Steward – Present
 - President Wollert – Present
- Maeve Cannon - Attorney
 - Kim Macellaro, Municipal Clerk

The Clerk stated for the record that Councilwoman Keyes-Maloney is on vacation.

STATEMENTS AND COMMENTS FROM MEMBERS OF THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no statements and comments from members of the Public.

BILLS LIST

1. The Clerk read (**Resolution #18R-135**) A Resolution Authorizing the Chief Financial Officer to Pay Bills in the Amount of \$531,804.03 and to Pay Supplemental Bills per Resolution #18R-15 in the Amount of \$40,886.83

Mr. Schroth moved the Resolution, seconded by Ms. Steward. There were no questions or comments from Council or the Public. President Wollert asked for a roll call.

ROLL CALL

- Ms. Steward YES
- Mr. Schroth YES
- Mr. Baxter YES
- President Wollert YES

The above referenced Bills List Resolution and the Bills List are available in the Clerk's Office in the 2018 Resolution Book Number Two.

All items listed under Consent Agenda are considered routine by the Township Council and will be enacted by one motion in the form listed below. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately. There will be one motion for all items listed.

CONSENT AGENDA

The Clerk read the Consent Agenda: (Resolution #18R-136/)

1. Approval of Agenda Session Minutes for March 27, 2018; Approval of Regular Session Minutes for March 27, 2018; Approval of Closed Session Minutes for July 25, 2017, August 8, 2017, September 12, 2017, December 12, 2017, March 27, 2018, April 24, 2018
2. A Resolution Authorizing a Refund, as Recommended by the Township Construction Official in the amount of \$125.00 to Louise Littwin, 12 Conover Ave., Ewing, NJ 08638 for a property transfer at 12 Conover Ave., Ewing, NJ 08638. The applicant paid for a property transfer twice when she was only required to pay for one.
3. A Resolution Authorizing a Refund, as Recommended by the Tax Collector for Overpayment in the amount of \$269.15 for October 1, 2018 2nd half sewer bill to Edwards, Pamela, 4 Beckett Ct., Ewing, NJ 08628, for property owner Edwards, Pamela for Block: 588 Lot: 62 also known as 4 Beckett Ct. due to overpayment.
4. A Resolution Authorizing the Catholic Church of St. Hedwig to Hold a Walking Pilgrimage on August 11th, 2018
5. A Resolution authorizing the Ewing Green Team to hold an annual Fall Bike Tour on Saturday, September 29, 2018
6. A Resolution authorizing Trenton Professional Old Timers Association to hold a Liberian Independence Parade on July 28, 2018

Mr. Baxter moved the Resolution, seconded by Mr. Schroth. There were no questions or comments from Council or the Public. The Council President called for a roll call.

ROLL CALL

Mr. Schroth	YES
Mr. Baxter	YES
Ms. Steward	YES
President Wollert	YES

The above referenced Minutes are available in the Clerk's Office in the 2018 Agenda Session and Regular Session Minutes Books and in the 2015-2018 Closed Session Minute Book. The above referenced Consent Agenda Resolutions are available in the Clerk's Office in the 2018 Resolution Book Number Two.

ORDINANCE(S) FOR FIRST READING AND INTRODUCTION

1. The Clerk read (Ordinance #18-18) AN ORDINANCE REPLACING THE ENTIRE CONTENTS OF THE EXISTING AFFORDABLE HOUSING ORDINANCE OF TOWNSHIP OF EWING TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS

Ms. Steward moved the Ordinance, seconded by Mr. Baxter. There were no questions or comments from Council or the Public. President Wollert asked for a roll call.

ROLL CALL

Mr. Baxter	YES
Ms. Steward	YES
Mr. Schroth	YES
President Wollert	YES

2. The Clerk read (**Ordinance #18-19**) **AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF EWING TO PROVIDE FOR THE COLLECTION OF DEVELOPMENT FEES IN SUPPORT OF AFFORDABLE HOUSING AS PERMITTED BY THE NEW JERSEY FAIR HOUSING ACT**

Mr. Baxter moved the Ordinance, seconded by **Mr. Schroth**. There were no questions or comments from Council or the Public. **President Wollert** called for a roll call.

ROLL CALL

Mr. Schroth	YES
Mr. Baxter	YES
Ms. Steward	YES
President Wollert	YES

3. The Clerk read (**Ordinance #18-20**) **AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER CHAPTER 215, ARTICLE IV ZONING DISTRICT REGULATIONS; CONDITIONAL USES, PARKING AND SIGN REQUIREMENTS WITH RESPECT TO COMMERCIAL ROOMING STRUCTURES**

Mr. Baxter moved the Ordinance, seconded by **Mr. Schroth**. There were no questions or comments from Council or the Public. **Council President Wollert** called for a roll call.

ROLL CALL

Mr. Schroth	YES
Mr. Baxter	YES
Ms. Steward	YES
President Wollert	YES

ORDINANCE(S) FOR SECOND READING, PUBLIC HEARING AND FINAL ADOPTION

1. The Clerk read (**Ordinance #18-11**) **AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER, TO ESTABLISH A BULK DROP OFF PROGRAM AND AN IDENTIFICATION SYSTEM FOR RESIDENTS TO DISPOSE OF BULKY ITEMS AT THE TOWNSHIP COLLECTION CENTER AND ESTABLISHING A FEE FOR ADDITIONAL DISPOSAL BEYOND THAT ALLOWED HEREIN**

WHEREAS, the Township currently permits residents to dispose of residential bulky and construction related materials on an unlimited basis at the Township collection site; and

WHEREAS, commercial entities whose owners reside in Ewing have abused the Township collection site for bulky items by disposing of waste generated in connection with their business pursuits at the collection site which is intended to be limited to residential items generated in connection with the cleanup or cleanout of a resident's personal residence; and

WHEREAS, the abuse of the Township collection site by commercial enterprises has resulted in significant unanticipated costs to the Township and its citizens; and

WHEREAS, it is the intention of the Township to limit the use of the Township collection site to Township residents only, who are using the site to dispose of items from their personal use only, and to prevent abuse by commercial enterprises by limiting the use of the site to twelve (12) drop offs per year per residential property, or such lesser proportional number on a prorated basis for the first year of implementation; and

WHEREAS, any additional use of the site will require the acquisition of additional disposal coupons from the Clerk's office for a fee as established herein.

BE IT ORDAINED by the Council of the Township of Ewing, County of Mercer that the Code of the Township of Ewing be amended as follows:

Chapter 319: Solid Waste.

Article I: Dumping.

§ 319-1 Transportation or collection from outside the Township.

No person shall bring, cart, move, transport or collect any ashes, rubbish, junk, garbage and refuse or similar matter from outside the Township for the purpose of dumping or disposing thereof within the Township, except as provided herein.

§ 319-2 Dumping within Township.

No person shall dump, dispose of or place any ashes, rubbish, junk, garbage, refuse or similar matter any place within the Township, except at such specific location as may from time to time be designated for such purpose by the Township Council.

§ 319-3 Fees Bulk Waste Disposal.

For purposes of this ordinance, "bulk or bulky waste" shall be defined as bulky household waste and materials including, furniture, lamps, appliances, electronic devices, toilets and fixtures, boxes, wood debris, and windows (glass removed). Small amounts of sheetrock, wood and flooring are acceptable. Bulky materials does not include construction debris such concrete, blacktop, roof shingles and other large quantities of construction debris. Commercial and construction waste are not acceptable in any quantity.

Bulky items may be disposed of curbside or at a Township operated site, as follows:

(1). Bulky items, not to exceed three (3) on any collection day may be placed at the curb at the designated time for collection. Concrete, blacktop, roofing shingles and electronic devices may not be placed at the curb for collection. Homeowners must make separate provision for the disposal of such material.

(2) There shall be no charge for any resident of the Township of Ewing to dispose of bulky items and materials at the Township bulk drop off site, provided that they are transported by the resident to the municipal dumping facilities, and provided, further, that the materials originated in the Township of Ewing for nonbusiness purposes. No concrete, blacktop, roofing shingles or other construction waste may be disposed of at the Township drop off site. No waste generated by a commercial entity may be disposed of at the Township drop off site.

(3) A Ewing resident is permitted up to twelve (12) drop offs per calendar year per residential address. Absolutely no commercial vehicles shall be permitted to drop off bulky items or materials, regardless as to whether the driver has a Ewing address and identification card. Rental vehicles, including rented trucks or trailers, shall be permitted, subject to the size limitations of this ordinance.

(4) Residents shall obtain an identification card at the Ewing Senior and Community Center for the purposes of disposing of any bulky items or waste at the Township bulk drop off sites, which may be in the form of an electronic debit card pre-loaded with twelve (12) electronic coupons. The identity card will be connected to a specific residential address and a valid photo of the resident must be accessible within the Township's computer system for that identification card. Residents shall be required to show the Township issued identification card together with a valid New Jersey Driver's license or other government issued identification to establish their identity. If multiple residents from a single residential address seek to use the site, each such resident must have an identification card that has their photo in the Township system.

(5) Residential identification cards may not be transferred to other residents for purposes of disposing of waste originating at a different address. It shall be a violation of this ordinance to use the residential identification card issued for a particular residential address to dispose of bulky items or waste that did not originate at that residential address, even if the bulky items or waste originated at another residential address within Ewing Township. Each residential address

must have its own identification card and identification cards may not be transferred. Residential identification cards that are presented by an individual who is not the individual to whom the card was issued will be seized at the dump site and not returned. The resident who allows their card to be used by another person will lose their identification card and any free trips that are remaining for the residents' address for that calendar year, but will not otherwise be subject to the penalties set forth in §319-7. Any resident who has had their card seized may appeal to the Administrator in writing within ten (10) days of the seizure of the card by setting forth the reasons why they believe that the card should be reinstated and identifying any mitigating factors. The Administrator may reinstate the revoked card for good cause. The decision of the Administrator shall be final.

(6) Each township residential address shall be permitted to use the Township bulk drop off site to dispose of bulky waste for up to twelve times in any calendar year without charge. The number of persons residing at a residence does not serve to increase the twelve free trips permitted for that address per calendar year. There shall be no distinction between a residential rental unit and other residential units. The number of tenants at a single address shall not serve to increase the number of permitted free trips per year. For the first year of this ordinance, the number of permitted trips shall pro-rated to the number of months remaining in the calendar year after enactment of the ordinance.

(7) Each separate trip to the drop off site shall constitute a separate trip for purposes of calculating the twelve free trips, even if occurring on the same day. One standard pickup truck bed shall constitute one trip. Any pickup trucks with siding rising more than two (2) feet above the bed of the truck shall constitute a second trip if material is stacked more than two (2) feet above the bed of the truck. Any attached trailers to a loaded pickup truck shall constitute a separate trip. A closed or enclosed truck/trailer, up to 10 feet long, shall constitute two (2) trips. A closed or enclosed truck/trailer, up to 16 feet long, shall constitute three (3) trips.

(8) After twelve trips to the bulk drop off site in one calendar year, residents must purchase disposal coupons at the municipal clerk's office in accordance with the fees set forth in §319-5. Disposal coupons may only be purchased by township residents having a valid residential address. Coupons may only be used for the disposal of residential bulk waste.

(9) It shall be a violation of this ordinance for any person to dispose of bulk waste not originating within Ewing Township at a Township bulk drop off site, or to dispose of waste generated in connection with a commercial endeavor. Violators of this provision shall be subject to the penalties set forth in §319-7.

(10) Student dormitories and/or housing located on the campus of the College of New Jersey shall not be eligible to receive an identification card for purposes of bulky waste disposal under this ordinance. No identification cards shall be issued for student dormitory or housing addresses located on the campus of the College of New Jersey. Disposal of bulky waste originating on the College of New Jersey campus shall be the responsibility of the individual student or the College of New Jersey.

(11) Unused trips to the Township bulk drop off site in any single year cannot be carried over into the next calendar year and may not be transferred to another residential address in that calendar year.

§ 319-4 Method of payment.

~~Fees for Electronic coupons for the disposal of all bulk materials shall be paid obtained only through the use of payment books secured at the Ewing Senior and Community Center office of the Municipal Clerk. This provision shall not be applicable to county, state or federal governments or commercial entities, all of which are ineligible to dispose of any bulk materials at the Township bulk drop off site. Such agencies may pay through the use of payment books or by proper voucher.~~

§ 319-5 Private haulers; license fee Bulk Waste Coupon Disposal Fee.

~~A. Private haulers shall not be allowed to use the dumping facilities of the Township until they have been issued a license by the Township Council. Application for license shall be made on a form provided by the office of the Municipal Clerk and upon payment of a license fee of \$1 per vehicle, which fee shall accompany the application. Upon issuance of the license, it shall be displayed on the licensee's vehicle at all times.~~

~~B. Private haulers shall be prohibited from dumping any nonburnable material unless it originated within the Township and, upon request, shall submit proof that such material originated within the Township.~~

The fee for bulk waste disposal electronic coupons after a resident has exceeded twelve (12) trips to the Township bulk disposal site in a calendar year shall be as follows:

- (1) \$130 per load for pickup trucks with sides not extending more than two (2) feet above the truck bed.
- (2) \$450 per load for a closed or enclosed truck (i.e., rental trailer type) up to 10 feet in length.
- (3) \$600 per load for a closed or enclosed truck up to 16 feet in length.

§ 319-6 Dumping in natural bodies of water.

It is unlawful for any person to dump any matter whatsoever in any natural body of water located in the Township.

§ 319-7 Violations and penalties.

[Amended 2-26-2002 by Ord. No. 02-02]

A. Upon the violation of this article, a fine shall be assessed in accordance with the following schedule:

- (1) First offense: \$500.
- (2) Second offense: \$750.
- (3) Third offense: \$1,000.
- (4) Each subsequent offense: \$1,000.

B. In addition to the fines assessed above, any person convicted of violating this article may be imprisoned for a term not exceeding 90 days, in the discretion of the Municipal Judge.

Article II: Garbage, Ashes and Waste

§ 319-8 Preparation of Garbage.

No person shall place or cause to be placed on any public street or other public place for collection any garbage, unless such garbage has been thoroughly drained of its moisture, properly wrapped in paper or plastic and deposited in a suitable receptacle. The word "garbage" shall mean the refuse of animal and vegetable matter which has been used or intended to be used for food. No electronic devices may be placed at the curb for collection. Electronic devices must be disposed of privately or on designated days for the disposal of such material or at the Township bulk disposal site.

§ 319-9 Sharp objects.

No person or persons shall place in any receptacle containing garbage, waste, refuse or junk, placed on any public street or other public place for collection, any knife, glass or other sharp object or objects. Such items or objects shall be securely wrapped, tied or taped and placed in a suitable open receptacle separate from garbage, waste, refuse or junk.

§ 319-10 Ashes and waste.

No person or persons shall place in any receptacle containing garbage, placed on any public street or other public place for collection, any glass, cans, metals, ashes or other materials, or any waste, refuse or junk of like nature. All such material not constituting garbage shall, when placed on any public place or street for collection, be securely fastened together by tying or otherwise. Recyclable items shall be disposed of in accordance with Article III, Recycling, of this chapter.

§ 319-11 Hours for placement.

No garbage, ashes or waste shall be placed for collection along the public streets earlier than 12 hours before the scheduled collection time of the day on which said garbage, ashes or waste is to be collected, according to the schedule of collection promulgated from time to time by the Mayor or designee.

§ 319-12 Disposal of Tires.

No person operating a gasoline service station or any other place of business shall be permitted to leave tires of any kind or size for public or Township collection. Disposal of tires shall be

made through private means or in accordance with Article III, Recycling. No resident may place tires at the curb for collection.

§ 319-13 Garbage disposals.

[Added 10-8-2002 by Ord. No. 02-23]

Garbage or solid wastes of any kind from domestic and/or commercial preparation, cooking, dispensing, handling, storage and/or sale of food may be discharged through a garbage grinder, disposal or similar device which will render the material harmless to the Ewing-Lawrence Sewer Authority Treatment Works.

§ 319-14 Violations and penalties.

[Amended 10-8-2002 by Ord. No. 02-23]

Any person who violates any of the provisions of this article shall be subject to a penalty and/or imprisonment as provided in Chapter 1, General Provisions, Article III, General Penalty.

Section 2 Severability. Should any section, clause, sentence, phrase or provision of this article be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this article.

Section 3 Repealer. All prior ordinances or parts of same inconsistent with any provisions of this article are hereby repealed to the extent of such inconsistency.

Section 4 Effective Date. This ordinance shall take effect as of July 12, 2018 and after final adoption and publication in accordance with law.

Adopted:

Ms. Steward made a motion to open the Public Hearing, seconded by Mr. Schroth. It was agreed by unanimous voice vote. There were no questions or comments from the Public. Ms. Steward made a motion to close the Public Hearing, seconded by Mr. Schroth. It was agreed by unanimous voice vote.

**President Wollert asked for a motion to adopt.
There was no motion.
The Ordinance was defeated.**

2. The Clerk read (Ordinance #18-17) AN ORDINANCE AMENDING CHAPTER 215 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER, CONCERNING DEVELOPMENT OF COMMERCIAL ROOMING STRUCTURES

WHEREAS, the public has raised concerns regarding the development of large residential properties that contain commercial rooming units in the Township of Ewing; and.

WHEREAS, the Township of Ewing has an interest in providing for the health, safety and welfare of its residents and the orderly planning of its neighborhoods by regulating the development of such commercial rooming units in the Township.

BE IT ORDAINED by the Township Council of the Township of Ewing that the Revised General Municipal Ordinances of the Township of Ewing be amended to provide the regulation of commercial rooming units, as follows:

Section 1: Section 215-8, entitled “Definitions” of the Revised General Municipal Ordinances of the Township of Ewing is hereby revised to add or modify the following definitions:

“Bedroom Unit”

Self-contained habitable space serving no more than double occupancy and containing no more

than (1) closet, with no private bath or washroom. Any bedroom larger than 220 SF may be counted as more than one-bedroom unit per the International Property Maintenance Code occupancy standards which would allow up to four (4) occupants.

“Bedroom Suite”

Self-contained habitable space that is larger than 150 sq. ft., that contains a private bath or washroom and may contain more than (1) closet.

“Commercial Rooming Structure”

A owner or non-owner-occupied building, or portion thereof, containing one or all of the following characteristics: (i) 6 or more bedroom units intended for individual occupancy; (ii) 3 or more bedroom suites. (iii) 3 or more private bathrooms; or (iv) Two or more kitchen and kitchenette spaces. Kitchen or kitchenette located in a recreation room of a basement not considered primary living space or is designed to meet minimal living space requirements are excluded.

“Congregate living facility”

A building or part thereof that contains 6 or more sleeping units where an individual or family has a private bedroom or living quarters but shares with other residents a common dining room, recreational room, or other facilities.

“Dormitory”

Non-owner-occupied building, or portion thereof, designed or converted to contain living quarters, or in a series of closely associated rooms, containing three (3) or more bedroom suites (containing bed, closet and/or private bathrooms) and one or more shared kitchen units that is occupied or intended to be occupied for persons not members of the same family group, under joint occupancy and single management, as in college dormitories or fraternity houses, which are provided as residences or for overnight sleeping for individuals or groups, operated as an accessory use to a school, college, university, boarding school, convent, monastery, nonprofit educational institution, religious order, or other.

“Dwelling Unit”

A room or series of connected rooms wholly used for residential purposes and containing living, cooking, sleeping and sanitary facilities for one housekeeping unit. The dwelling shall be self-contained and shall not require the use of outside stairs to other than the first floor, the passing through another dwelling or other indirect route(s) to get to any portion of the dwelling, nor shall there be sharing of facilities with other housekeeping units. A dwelling unit may not contain more than (6) bedroom units, or (4) bedroom units and (2) bedroom suites. The dwelling may not contain more than 2 private bathrooms serving a bedroom or group of bedrooms not directly opening to a common hallway. Dwelling units may contain more than (1) kitchen with such kitchen being permitted within a basement area that is with or without a recreational area; excluding outdoor grill/kitchen areas. Dwellings exceeding these standards are considered Commercial Rooming Units unless owner occupied. Owner-occupied units exceeding these standards will be considered single-family homes subject to site plan review and approval by the Planning Board. A dwelling unit containing more than (6) bedroom units, or (4) bedroom units and (2) bedroom suites, or more than 2 private bathrooms serving a bedroom or group of bedrooms not directly opening to a common hallway, or dwelling units containing more than (2) kitchens outside a recreational area located within a basement area requires site plan review and approval by the Planning Board.

“Kitchen”

A room, or portion thereof, used for the purposes of food preparation. Kitchens typically includes, but is not limited to; spaces for food preparation, refrigerator, stove and/or oven, dishwasher, microwave, sink and/or washtub.

“Kitchenette”

A room, or portion thereof, used for the purposes of food preparation. Kitchenettes differ from kitchens in that they do not contain stove and/or oven appliances, although they may contain hotplates. Microwaves may be utilized however.

Section 2: Section 215-14, entitled “R-1 Residential District, Single-Family Detached.” of the Revised General Municipal Ordinances of the Township of Ewing is hereby revised to replace subsection D(4)(a) with the following:

(a) Table of values for calculations:

Column 1 Lot Size Break Points (square feet)	Column 2 Starting Point (square feet)	Column 3 Additional Area Multiplier (factor)	Column 4 Base Floor Area (square feet)
0 to 4,999	0	0.00	0
5,000 to 7,499	5,000	0.08	1,600
7,500 to 9,999	7,500	0.08	1,800
10,000 to 14,999	10,000	0.10	2,000
15,000 to 19,999	15,000	0.10	2,500
20,000 to 24,999	20,000	0.08	3,000
25,000 to and greater	25,000	[0.025] <u>0.00</u>	3,400

Section 3: Section 215-36, entitled “Off-street parking, loading and unloading requirements.” of the Revised General Municipal Ordinances of the Township of Ewing is hereby revised to replace subsection C(1) with the following:

- (1) No parking lot shall be constructed or expanded within the Township except as designated in accordance with the standards set forth herein; except that where these standards differ from the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq., the RSIS standards will apply for residential development. [Except in the case of a one- or two-family house on an independent lot] The construction or expansion of any parking lot involving four (4) or fewer spaces shall require application for minor site plan approval from the board of jurisdiction. The construction or expansion of any parking lot involving more than four (4) parking spaces shall require application for major site plan approval from the board of jurisdiction. One- or two-family homes on an independent lot are exempt from site for parking lots of three (3) or fewer spaces.

Section 4: Section 215-55, entitled “Circulation and parking design standards.” of the Revised General Municipal Ordinances of the Township of Ewing is hereby revised to add the following new subsection:

E. Residential Driveways. Where a driveway serves a single-family home, the driveway may be paved up to 25 feet wide. Calculation of the parking area potential shall be limited to two car spaces in width but a length of 20 feet shall be used upon determining the driveway’s capacity with stacking being a consideration therein.

Section 5: Section 215-81, entitled “Review procedures.” of the Revised General Municipal Ordinances of the Township of Ewing is hereby revised to replace subsection B(1) with the following:

- (1) A single-family detached or two-family dwelling unit and their accessory uses, with exception to the following criteria;
 - The structure is located in a flood hazard area;
 - The structure contains more than 4 bedrooms and can be classified as a 4c structure under MOD IV tax data;
 - The structure requires the construction of more than 4 parking spaces.

Section 6 This Ordinance shall take effect after final passage and publication according to law.

STATEMENT

This Ordinance Amends Chapter 215 of the Revised General Municipal Ordinances of the Township of Ewing to provide for the regulation of the development of commercial rooming structures.

Mr. Baxter made a motion to open the Public Hearing, seconded by Mr. Schroth. It was agreed by unanimous voice vote. There were no questions or comments from the Public. Mr. Baxter made a motion to close the Public Hearing, seconded by Ms. Steward. It was agreed by unanimous voice vote.

The Attorney said that Council should note that the matter was referred to the Planning Board for the Master Plan Consistency Review. The Planning Board met and considered the Ordinance and by a letter dated July 18, 2018 from the Planning Board Attorney the Planning Board voted in favor of the Ordinance with some minor de minimis changes which have been reflected in the copy of the Ordinance now before Council.

Mr. Schroth made a motion to amend the Ordinance in accordance with the Planning Board's changes, seconded by Ms. Steward. President Wollert asked for a roll call.

ROLL CALL

Ms. Steward	YES
Mr. Schroth	YES
Mr. Baxter	YES
President Wollert	YES

Mr. Schroth then moved the Ordinance as amended, seconded by Mr. Baxter. Council President Wollert called for a roll call.

ROLL CALL

Mr. Baxter	YES
Mr. Schroth	YES
Ms. Steward	YES
President Wollert	YES

NEW BUSINESS

At the request of the Council President, the Clerk read New Business Items One, Two, and Three as a block.

1. The Clerk read (Resolution #18R-137) A RESOLUTION OF THE EWING TOWNSHIP COUNCIL OF THE TOWNSHIP OF EWING, COUNTY OF MERCER, STATE OF NEW JERSEY ADOPTING THE 'AFFIRMATIVE MARKETING PLAN' FOR THE TOWNSHIP OF EWING
2. The Clerk read (Resolution #18R-138) A RESOLUTION ADOPTING AMENDED TRUST FUND SPENDING PLAN
3. The Clerk read (Resolution #18R-139) A RESOLUTION OF INTENT TO BOND FOR SHORTFALL

Mr. Baxter moved these three Resolutions as a block, seconded by Mr. Schroth. There were no questions or comments from Council or the Public. President Wollert asked for a roll call.

ROLL CALL

Mr. Schroth	YES	
Mr. Baxter	YES	
Ms. Steward		ABSTAIN
President Wollert	YES	

4. The Clerk read (Resolution #18R-140) A RESOLUTION APPOINTING THE EWING TOWNSHIP COMMUNITY AFFAIRS DIRECTOR AS THE DESIGNATED MUNICIPAL HOUSING LIAISON

Mr. Schroth moved the Resolution, seconded by Mr. Baxter. There were no questions or comments from Council or the Public. The Council President called for a roll call.

ROLL CALL

Mr. Baxter	YES
Mr. Schroth	YES
Ms. Steward	YES
President Wollert	YES

5. The Clerk read (Resolution #18R-141) A RESOLUTION AUTHORIZING AN EXTENSION OF THE 3RD QUARTER TAX REMITTANCE GRACE PERIOD FOR THE AUGUST 1, 2018 TAX BILL TO THE DATE OF AUGUST 20, 2018

Mr. Schroth moved the Resolution, seconded by Mr. Baxter. There were no questions or comments from Council or the Public. President Wollert called for a roll call.

ROLL CALL

Mr. Baxter	YES
Mr. Schroth	YES
Ms. Steward	YES
President Wollert	YES

6. The Clerk read (Resolution #18R-142) A RESOLUTION AWARDDING A CONTRACT FOR THE PENNINGTON ROAD FIRE COMPANY ROOF REPLACEMENT, CONTRACT NO. 1102-T-051 TO MAK GROUP, LLC IN THE AMOUNT OF \$148,100.00

Mr. Baxter moved the Resolution, seconded by Mr. Schroth. There were no questions or comments from Council or the Public. Council President Wollert asked for a roll call.

ROLL CALL

Mr. Schroth	YES
Mr. Baxter	YES
Ms. Steward	YES
President Wollert	YES

7. The Clerk read (Resolution #18R-143) A RESOLUTION AUTHORIZING THE PURCHASE OF 2019 FORD F450 CREW CAB 4X4 FOR THE TOWNSHIP OF EWING PUBLIC WORKS FROM WINNER FORD OF CHERRY HILL NJ #88215 THROUGH STATE CONTRACT T-2102 (expires 12/11/2018)

Ms. Steward moved the Resolution, seconded by Mr. Baxter. There were no questions or comments from Council or the Public. President Wollert asked for a roll call.

ROLL CALL

Mr. Baxter	YES
Ms. Steward	YES
Mr. Schroth	YES
President Wollert	YES

The Clerk read New Business Items Eight, Nine, and Ten as a block.

8. The Clerk read (Resolution #18R-144) A RESOLUTION OF CONCURRENCE BY THE TOWNSHIP OF EWING DESIGNATING BUS STOPS ON COUNTY ROUTE 579 (BEAR TAVERN ROAD)
9. The Clerk read (Resolution #18R-145) A RESOLUTION OF CONCURRENCE BY THE TOWNSHIP OF EWING DESIGNATING BUS STOPS ON COUNTY ROUTE 634 (PARKWAY AVENUE)
10. The Clerk read (Resolution #18R-146) A RESOLUTION OF CONCURRENCE BY THE TOWNSHIP OF EWING DELETING AND ADDING A BUS STOP ON COUNTY ROAD 634 (PARKWAY AVENUE)

Mr. Schroth moved these three Resolutions as a block, seconded by Mr. Baxter. There were no questions or comments from Council or the Public. President Wollert asked for a roll call.

ROLL CALL

Mr. Baxter	YES
Mr. Schroth	YES
Ms. Steward	YES
President Wollert	YES

11. The Clerk read (Resolution #18R-147) A RESOLUTION GRANTING JEFFREY CALDWELL PERMISSION TO RECEIVE HIS SERVICE FIREARM (GLOCK 21, .45 CAL. SEMI-AUTOMATIC PISTOL SERIAL NUMBER RYA-929) UPON HIS RETIREMENT FROM THE EWING TOWNSHIP POLICE DEPARTMENT AUGUST 1, 2018

Mr. Schroth moved the Resolution, seconded by Mr. Baxter. There were no questions or comments from Council or the Public. President Wollert asked for a roll call.

ROLL CALL

Mr. Baxter	YES
Mr. Schroth	YES
Ms. Steward	YES
President Wollert	YES

12. The Clerk read (Resolution #18R-148) A RESOLUTION SUPPORTING ELECTRIC VEHICLES TO REDUCE GLOBAL WARMING AND IMPROVE AIR QUALITY

Ms. Steward moved the Resolution, seconded by Mr. Baxter. There were no questions or comments from Council or the Public. The Council President asked for a roll call.

ROLL CALL

Mr. Baxter	YES
Ms. Steward	YES
Mr. Schroth	YES
President Wollert	YES

The above referenced New Business Resolutions are available in the Clerk's Office in the 2018 Resolution Book Number Two.

CLOSED SESSION

(None for this Meeting)

ADJOURNMENT

The Mayor informed Council that the Township has been granted its petition, made to the State Historic Preservation Committee, to install the splash pad at the Ewing Senior & Community Center. Once the design has been approved and the contract awarded work will begin. It is hoped that work will start the end of September or the beginning of October, so it can be used next summer.

There being no further business President Wollert called for a motion to adjourn. Ms. Steward so moved seconded by Mr. Schroth. It was agreed by unanimous voice vote. The meeting was adjourned at 8:38 p.m.

Kathleen Wollert, President

Kim J. Macellaro, Municipal Clerk