

Minutes of the Agenda Meeting of the Township Committee of the Township of Commercial, held on August 17, 2015 at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ.

Those present:

Judson Moore	Mayor
Fletcher Jamison	Committeeman
Ronald L. Sutton Sr.	Committeeman
Thomas Seeley	Solicitor
Hannah E. Nichols	Township Clerk
Edward Dennis	Engineer
Clint Miller	Public Works Supervisor
Heather Sparks	Deputy Clerk

Mayor Moore presided and called the meeting to order with the announcement that the meeting had been advertised, that it was being electronically recorded and being held in full compliance of the Open Public Meeting Act.

Mayor Moore introduced Nick Graviano, New Jersey Future, and he has been working with the township on a flood recovery program, there was a meeting held with many officials of the township to go over a strategic plan for the township.

Mr. Graviano said he has been working with the township for almost two years and tonight he is presenting Strategic Recovery Plan Report which was funded by a grant the township received from New Jersey Future. This report examines future conditions, scenarios that the township might have to face. He said most of the information was put together by his associate Mr. David Kutner and he will give a brief presentation.

Mayor Moore said I wanted you to emphasize what would happen without this report.

Mr. Kutner said this report is to evaluate the municipality in looking forward and the actions that it is going to have to take to protect this township 30/35 years down the road. New Jersey Future has been around since 1987 and we are a non-profit, non-governmental organization and our mission is to promote sound recovery policies throughout the state. He stated that they are working with six municipalities at this time, we have evaluated the storms of the past, the damage, the demographics with land use and zoning the initial impacts of flooding, damages to buildings and infrastructure and property. The impacts on households and vulnerable households, post storm issues and long term recovery efforts. Mr. Kutner said we have reviewed your existing plans for recovery and came up with strategies for flood risk reduction for vulnerable Coastal Population along the Delaware Bay. He said we are not only looking at the problems of today but the problems that will exist some 50 years from now and what Commercial Township must do in order to protect their very existence. (Mr. Kutner's presentation is on tape and can be reviewed)

Mayor Moore said he has been working with Nick and Dave and they have presented a very thorough and accurate job as far as he's concerned and he commends them because this prepares us for in the future so that if there is something to happen to us, that we will be better prepared because we have a plan because the federal government and Army Corp of Engineers that it will bring us the money because we have taken the initiative to lay this out. Many plans sit on the shelves and nothing ever happens but this is going to show the Army Corp that we did our homework. He said our plan may sit on the shelf but it is in the pipeline that we have done something.

Mayor Moore introduced Victoria Maddox and Kevin Young. Mrs. Maddox said she wondered if there was anything the township could do in getting dugouts for the ballplayers.

Mayor Moore said he and Kevin looked at it and we feel that it could be relatively built with two by fours and with the help of the road department we can get this done. He said we have some monies in recreation.

Mr. Clint Miller said by next spring they should be able to get them built, season is over now and we are really bogged down right now.

Mayor Moore said he wants to put this on the agenda of the regular meeting as a motion that we will proceed with initial funding, work with Fletcher's public works, check with Mr. Dean to see that they are built legal, 12, 18 feet long, 4X4 posts, metal prop, bench for the kids. So well put that on for Thursday night, make it formal for the minutes.

Mayor asked if Philip Weldon or John Langston was present, they were not present.

Mayor Moore asked for Engineer's report.

Mr. Edward Dennis said he has given the committee a packet with two attachments, the first attachment is plan in detail of the steps, this is the design concept of the Bivalve Station. He said he is meeting with the marine police next week and I wanted to bring this to bring this to your attention before I submit it to DEP. He said they are going to be going with a step design, a more gradual slope at the top of the steps we will have a renomat. Hopefully we will get the permitting so we can go out for construction. He said this will allow for a higher elevation than there is there now. It will go from the bulkhead of the wharf underneath their deck to the edge of their property. Because you are limited as to what you can do on either side, everyone needs to understand this is not going to stop all of the flooding because it will go right on around the wall, but it will help with the erosion. He said we have money from DEP and money from FEMA. He said the next attachment is four colored maps, we're just about ready to go out bid on our solar EPA, which is having solar companies coming out and giving us bids to put solar panels on township properties. We are going to leave the maps open and let them come in and provide us with their designs, but we do want to be able to tell them where they can and cannot put panels.

Committeeman Sutton said the Mauricetown Fire Company would like to be part of the program.

Mr. Dennis asked if the township paid their electric bills.

Committeeman Sutton said no they do not.

Mr. Dennis said then they cannot be part of this program, only sites that the township pays the electric bills for. He said he discussed the sites with Clint and he felt it would not be wise to put panels on the municipal building, possibly on the ground, Clint did feel that we could use the public works garage in the back.

Committee said they would want to keep the ground open but if the panels on the roof of the garage could do all of the buildings here than that's fine. I would prefer the roof be used but if we have to go to the grass then we'll go to the grass.

Mr. Dennis said that's the information that I need to know, I can write the specs that way.

Committee decided to eliminate the municipal building roof.

Mr. Dennis said the new community center in Laurel Lake, has a lot of land, do you want to include this site.

Mayor said yes, include it we could clear some trees off.

Committeeman Sutton said he knows that the roof should not be considered and that would be a lot of clearing for the road department.

Mr. Dennis said they will do the clearing.

Mayor Moore said let them pick out a site and get back to us.

Mr. Dennis said what about the Sheppard Building, there's a lot of space out there.

Committeeman Jamison said he would prefer that they put it in the corner of the field.

Committeeman Sutton asked the clerk to send a letter to the Mauricetown Fire Company that they cannot be included in the project.

Mr. Dennis said he is filing a grant application for Laurel Lake Drainage Phase III and he will have several resolutions for the regular meeting.

Mayor Moore said did we talk about this before because I wasn't aware that we actually decided on this.

Mr. Dennis said that's up to you guys, I talked to Gary Rhodes about it and he said he thought it would be a good idea to submit another application, but obviously it's up to you guys if you want to submit for another phase of the drainage project.

Mayor Moore said okay put it in.

Mr. Dennis said we will be out to bid for the Doris Drive and Maurice Street project at the next meeting. He said we are closing out Laurel Lake Drainage Phase II. He said at the regular meeting we will have a performance hearing on the close out. He said Raymond Drive Phase II is done, Miller, Berry and Ogden is done. Library should be done.

Mayor said take that off, we got the money.

Mr. Dennis said the Laurel Lake Drainage Phase I, there should be a check coming to the township for \$93,000 from OEM. He said he is having a tuff time getting the reimbursement for the Berry Avenue, they've had change of personnel and so they can't act on our drawdown until they get someone in the position. Mr. Dennis suggested township pass a resolution dissolution of Vanguard, that will let us open it up to someone else. He said he has given the committee a copy of the Wastewater Treatment Feasibility Study. He said did you still want the official map.

Mayor Moore said he wanted a road map first. He also said he visited a veterans park with Ed Dennis in Somers Point and Ed said he could give us a layout of a very nice park. He said he has visited some others just to get some ideas.

Mayor Moore called upon Solicitor Seeley for his report.

Solicitor Seeley said he is still fighting JP Morgan Chase regarding Bayshore Housing subordination complaint. He said the Wells Fargo donation of 221 Olive Road has been completed. The final In Rem has been received on August 4<sup>th</sup>. He stated that on the properties on the landsale list that have occupants, they have all been notified, certified, return receipt mail and regular mail notices that they have to vacate. He said some have asked to talk to the committee and he told them to attend tonight's meeting but they did not show up, that was Philip Weldon and John Langston. He said final on the Talbot In Rem has been received and properties can be added to land sale list. He said he has given the committee two proposals on the cell tower and that a telephone conversation can be held if the committee so desires.

Mayor Moore said we have a letter from Superintendent of Commercial Township Schools, regarding the increase in taxes due to error of deferred amount of \$104,954 was not included in 2014-2015 School Budget and therefore it had to be added to the deferred amount of \$111,343 for 2015-2016, making a nine (.09cent) increase in taxes.

Mayor Moore said I asked for this so that our staff would not get the blunt of the taxpayers, they can just hand out a copy of the letter.

Mayor said we have a letter from NJ Legislature requesting committee's support of Bill 781 and 782, Clarifying the Open Public Meeting Act and Open Public Records Act, some of the issues are clarified by the adoption of these bills.

Committee said a letter of support.

Mayor said committee received a letter from William Henderson III regarding people going back to the Peek-Of-Moon and partying, doing drugs, trash, etc., Mr. Henderson asked if the committee could move the gate out to the front of the road to keep the people from going back there.

Committee said that there are a lot of people that go back there to fish and they do not feel they want to stop them from doing that. They suggested that Mr. Henderson get tag numbers, or if he knows who the individuals are to call the state police.

Mayor Moore said we have a flyer from the Bayshore Center at Bivalve that on August 22, they are having a seminar Lif On the Bayshore During The Revolutionary War. 11 am to 4 pm.

Mayor said we received a copy of Nick Graviano's report and we will adopt a resolution adopting the report at the regular meeting.

Mayor Moore said we have several items for discussion for regular meeting.

Mayor said he would like to formulate a letter with Solicitor Seeley to the BPU filing a complaint against the electric company regarding the lights at our post office, he said he has waited for two and half years for them to fix the lights, they cut our line and they just haven't done it. He wants Legislators copied. Decision: Approved

2. Mayor said we have advertised for new judge and we want to amend the salary scale ordinance to reflect the salary between \$12,000 - \$20,000. A discussion was held and Decision: Approved to amend salary scale down from \$17,000 to \$22,000 to \$12,000 to \$20,000.
3. Regarding selling Public Works Pickup on GovDeals. Decision: To keep pickup for work on river banks, will not be put up for sale at this time.
4. Mayor Moore said he would like to have the Laurel Lake Community Center property surveyed, nobody knows where the boundary lines are. Decision: Committee said this is a large property and the cost would be very high. They asked Ed Dennis to give them a quote and asked Clint to talk to a member of when the facility was a church and see if a survey was ever done and if they have the survey on file. Clint said the camera system has a lock on it, does anyone know who we might call about it. Decision: Talk to Kermit Tarlton, he lives on North Avenue, he use to be a member of the church.
5. Mayor said we need to decide what has to be done to the Laurel Lake Community Center to bring it up to code so we can get an occupancy permit. He asked Clint if he had spoken to Howard about the cost of leveling the cement floor, also the doors, bathrooms.

Mr. Miller said he received a text from Howard that the would give him a price some time this week. He said on the doors he was waiting on David Dean, he was

having an engineer draw up some specs which would include the doors, bathrooms, ramps, eves. He said he hopes we would stay with one person to do everything.  
Decision: Committee Sutton said we need to inspect the premises decide what we want done, have spec drawn up put it out to bid. This is not something that we should rely on the road department having time to do and we really need to know what the actual cost of what we want done is going to cost and if we have the money to do it.

Committeeman Jamison said he met with Leah and she said she had concrete donated to do the floor, that the ramp could be chopped and reformed.

Mayor Moore said he would make a motion that we conduct an executive session to discuss Cell Tower Proposals, meet with Attorney for Craig Bessinger, discuss Personnel; vacation, sick and personal days, set prices for additional properties to be added to land sale list from last In Rem.

Committeeman Jamison seconded the motion, roll call vote unanimous.

Mayor Moore said he would like a motion for the regular meeting to authorize him to go out to bid for recycling containers. That the township is going to get \$90,000 from the Improvement Authority and they are going to approve the money at this month's meeting.  
Decision: Approval at regular meeting.

Mayor said we have several resolutions for the regular meeting.

Resolution: Budget Insertion \$3,000 Community Forestry Grant

Mayor said Maurice River and Millville hired a certified forester person and he does a survey what this does it allows them to look at everything and it protects us from liabilities and lawsuits. If a tree falls over and it is on file that it was perfectly healthy tree then it protects us. He said the grant is a \$3,000 match but it is all "inkind", no money involved.

Committeeman Sutton said someone said we needed a copy machine.

Mr. Miller said Pam had wanted that but she has changed her mind.

Resolution: Authorizing GovDeals For Sale of Surplus Property.

Resolution: Dissolution of Vanguard

Resolution: Laurel Lake Drainage

Resolution: Adoption of Strategic Recovery Planning Report

Resolution: Citizen Participation

Resolution: Appointment to Recreation Committee, Mark Russell, Kevin Young, Leah Tonge, Mike Panzino, Luis Rodriguiz.

Mayor Moore asked for reports of officials. He said he has a meeting on Wednesday with the Army Corp at the Township Hall if any of the committee want to attend. This is in regards to the mouth of the river and the money to fix the problem. He said he has been told this is a seven year process, so at least we're getting it started. He said he has been informed that the county is going to have a question on the ballot in 2016 to use money designated for farmland acquisition to include money for recreation and historic sites to be added to that list for the municipalities that no longer have farmland to acquire but continue to pay taxes into the coffers, we have paid approximately \$400,000. and have not received one penny of those funds. They said we were the only municipality asking for them, hopefully there will be others.

Committeeman Jamison said that there was a meeting held by the recreation committee on the 12<sup>th</sup> and they are trying to get a fresh new start, they talked about a tot lot at the baseball field, about creating a walking tract. There were many questions regarding Kevin Young as director/coordinator and I stressed that it was he was director/coordinator over his program and not over the recreation committee. He said there were discussions regarding the skate park and that he has invited Larae Smith to speak to the committee tonight.

Mayor Moore said if the Open Space money becomes available next year we could use some of that for the tot lot and the walking trail.

Mrs. Larae Smith said that the Recreation Committee had met and several issues were discussed and that several of the members were taking charge of various activities that we have. She said her project is the skate park and that it had been brought to her attention by Committeeman Jamison that some younger children had approached him about older kids allowing them to use the park, that the language and possibly drug abuse was taking place at the park. Mrs. Smith said that none of these issues had been brought to her attention until now but her job is to see that the park is not abused, that there is nothing illegal taking place at the park and from now on the members of the recreation committee will be patrolling the park on a regular basis, each time a member is going somewhere they will see to it that they ride past the park and make note of what is going on. She said they discussed having an evening out event at the park, with entertainment, food, games, possibly a skate board demonstration. Mrs. Smith asked if the township would be supportive of such an event and would they be willing to provide flyers to be placed in the various stores so people could attend. She said the recreation committee will be meeting September 9<sup>th</sup> to discuss a date for the event and would get back to the committee.

Mayor Moore said that he has contacted the electric company to remove the lights from the park, he said the high voltage light is costing the township a lot of money to have the light on at the park.

Mrs. Smith said when the park was built it was required that lights be installed but taking the light out will stop the kids from using it in the late evening. Mrs. Smith said as far as she knew the skate park has been a huge success for the youth of the township, that not only do Port Norris kids use the park but others come from Laurel Lake, Downe Township and it is good exercise and basically we have not had any injuries, criminal complaints and that is my job to see that none of those things go on there. She thanked the committee for their time and support and that she will get back to them after the recreation committee meets in September with a date for the outing.

Mayor Moore thanked Mrs. Smith and asked Mr. Luis Rodriguez if he had anything to add. Mr. Rodriguez said he felt that the park had been an asset to the township and that the kids really have enjoyed it.

Mr. Panzino, 1836 North Avenue, he asked if Peace Avenue was still a road, that the sign is gone and the people that live there have taken over the property with sheds, cars, boats and blocked off the road and I use to hunt back there.

Mr. Miller said give us a few days and we will get that straightened out and have them move their stuff over.

Committeeman Jamison asked Mr. Panzino if he was still on the recreation committee.

Mr. Panzino said he was at one time but he thought he came off.

Mayor Moore asked him if he wanted to be on.

Mr. Panzino said yes he would.

Mayor Moore asked for a motion to open the meeting to the public.

Mayor called upon Kathy Ore of Port Norris.

Mrs. Ore said she talked with the Cumberland County Board of Taxation asked the committee if they would consider doing a reassessment since we were at 124% market value, 24% over. Also she asked when was the last time that the township did an upgrade of the Master Plan.

Mayor Moore stated that the committee had not considered doing a reassessment of properties, the County of Cumberland gave the township credit for the 24% over market value and therefore we did not have a municipal tax increase this year because of it. He said it was unfortunate that the school had to correct their error this year and created a nine cent increase and the fire districts went up one cent for a total of ten cents on a hundred.

Solicitor Seeley said that Master Plans should be updated every seven years and it is probably time that the township reviewed their Master Plan and make any amendments that have taken place during these past years and incorporate the changes into it.

Mrs. Megan Wren asked if she could get a copy of the Strategic Recovery Plan that the committee will adopt at the next meeting.

Mayor Moore said that he would see to it that she received a copy of the plan.

Mrs. Wren said that she had been contacted by Committeeman Facemyer of Hopewell Township regarding their lawsuit against Verizon and she asked if the committee would adopt a resolution in favor of Hopewell Township's efforts in their suit.

Mayor Moore told Mrs. Wren to write the resolution and he would see that the committee would adopt it at their regular meeting on Thursday.

Mrs. Wren said they are working on a farmers market, fresh produce and fresh seafood. It's an idea.

Mrs. Wren thanked the committee for including Bivalve seminar on August 22<sup>nd</sup> on our agenda and said maybe we could coordinate with the township what we do and share ideas, possibly we could meet quarterly with the committee, review what each of us are doing, how can we support each other in the various projects, I think this would be a great idea, how could we have helped with national night out.

Mayor Moore thanked Mrs. Wren and said possibly we could meet the first week of October and where would you want to meet. Come up with a list of organizations, our deputy clerk can contact them, we could hold it here and have light refreshments.

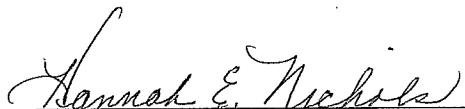
Mayor Moore asked for motion to close the public portion and to go into executive session. Motion made and seconded, all in favor.

Mayor asked for motion and second to reconvene meeting and it was so moved.

Solicitor Seeley said we discussed the notification of the occupants that are still residing in what is now a township owned dwelling. We have four properties and all have been notified certified, return receipt mail plus regular mail, telling them of their rights and that the property will go up for sale on the 26<sup>th</sup> of September 2015. He said the attorney for one of our property owners did not show up, so the matter of outstanding taxes will be brought up to the tax collector as to what she wants to do. Regarding Personnel, Mayor wants employees to use up their accumulated vacation and personal days before the end of this year so that they do not

have any carry overs. Township has decided to include the final In Rem properties into the land sale and the prices are as stated previously \$100 for 40X100, \$400 for 60X100, \$800 for 80X100 and so on.

Mayor Moore said that was the extent of our executive session, can I have a motion to adjourn.

  
Hannah E. Nichols, Township Clerk