

Minutes of the Agenda meeting of the Township Committee of the Township of Commercial, held at 5:30 P.M. on October 15, 2015, prior to regular meeting, at the Township Hall, 1768 Main Street, Port Norris, NJ.

Those present:

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

Mayor Moore presided and called the meeting to order. He said the meeting had been advertised, that it was our agenda meeting which was cancelled for the 12th of October due to that being Columbus Day a holiday. He said meeting will be recorded and held in compliance of the Open Public Meeting Act.

Mayor Moore said we have Attorney Terry Bennett coming to our regular meeting to discuss some issues. We did have Mr. Edward Duffy coming to discuss the position of municipal judge at 7:00 P.M., but Mr. Duffy is currently in the hospital and unable to make it this evening. We will reschedule as soon as Mr. Duffy is better.

Mayor Moore said each year the township must do a Best Practice Report. Pam Humphries, Chief Financial Officer, has prepared this year's report and it has to be part of the regular meeting, so we'll discuss that at our regular session.

Mayor said we have received the following correspondence.

1. Letter from Division of Taxation, State of New Jersey that Commercial Township Assessment Ratio Rate is at 127.70 per cent market value. Decision: Mayor Asked committee approval to contact the county regarding this huge overpayment. Committee approved Mayor's contacting the county board of taxation. Remove from regular meeting.
2. Letter from Athletic Coach Lanterman of the Port Norris Middle School, requesting a donation for the football program, cross county, basketball, and volleyball programs. Mayor said he contacted Pam and in recreation we have money so I filled out a voucher and took it for them to sign, a donation of \$1,000. Decision: Mayor asked For motion to approve, and Committeeman Jamison made motion and committeeman Sutton seconded. Remove from regular meeting.
3. Mayor said we have a copy of bidders notice that our Engineer, Ed Dennis, put in the newspapers regarding solar panels installed around municipal facilities. He said the solar companies would have to prepare design, installation, etc., He suggested that bid opening be held on November 24th, 2015. Remove from regular meeting.
4. Mayor said Susan Caruso, Laurel Lake, attended land sale on September 26th, 2015, she was interested in Block 162, Lot 486,487 7165 Samuel Drive, Laurel Lake. Committee had the trailer up for sale at \$13,000. Mrs. Caruso offered a thousand dollars. Decision: Committee stated that her offer was rejected, that there would be another land sale and minimum bid would be set at \$8,000. Remove from regular meeting.
5. Letter from Municipal Judge, John Casarow, who said he attended an exit meeting with State of New Jersey Superior Court and that their report was very favorable on the outstanding job that Maryann Sheppard did for Commercial Court. He also stated that court office needed bullet proof glass, counter and window needed to be

lowered to meet handicapped accessible and glass in court room doors need to be covered.

6. Mayor Moore said number 6, is the Trash Containers and that he did not know that in order for the township to accept a loan from the IICA would require a bonding company, down payment and everything and he felt that township should not accept the \$90,000 and just take the \$14,000, purchase 200 containers and have the environmental commission distribute 50 of them to the four districts.

Committeeman Sutton said he is not for that proposal, he said it before, if you are going to buy them buy enough for everybody.

Mayor Moore asked Committeeman Sutton if he was in favor of borrowing the \$90,000, and what was Committeeman Jamison's response.

Committeeman Jamison said he was in favor, Committeeman Sutton said he was in favor.

Mayor okay then, we don't have to vote on this because it was approved before.

7. Cell Tower, Mayor said he was in favor of long term 30 year with American Tower At an increase of \$423.00 per month, plus 3% increase annually.
Committeeman Sutton said he felt that in ten years towers would be obsolete.
Committeeman Jamison said he would vote for the long term.
Mayor said at the end of 30 years township would have received \$1,999,010.00.
Mayor said put on the agenda for the regular meeting.
8. Mayor Moore said the Church on Battle Lane he would like to tear it down and build a tot lot. He had attended the crime watch meeting and they were all four it.
Committeeman Sutton said let's have another land sale and if it doesn't sell next time we'll discuss demolition. Mayor asked for motion, it was put on regular agenda.
9. Mayor said he had been contacted by the school to have a Susan G. Kolman Breast Cancer walk around Port Norris and did the committee have a problem with that. Clerk asked if they would put up a liability insurance policy. Mayor said he would contact the school and see if they would have a rider added to their school policy to cover the even. Put on the agenda for approval contingent on liability insurance, from the school.
10. Mayor Moore said we have received a letter offering \$15,000 for 3200 Lakeshore Drive. Property that was up for sale on September 26th. Mayor said we will have to Notify all adjoining owners, advertise and have this for sale at the December 17th meeting.
Committeeman Sutton said why don't we advertise the properties left with houses on them, notify adjoining owners and sell them at the December 17th meeting.
Put on the regular agenda for approval.

Mayor Moore said I would like to talk to each of the individuals in these homes before we do anything.

Committeeman Sutton said he didn't think that was a good idea.

Mayor Moore said we have two ordinances for introduction at the regular meeting:

COMMERCIAL TOWNSHIP ORDINANCE SETTING FEE
SCHEDULE FOR TAX COLLECTOR'S OFFICE

COMMERCIAL TOWNSHIP ORDINANCE SETTING FEES FOR
PROPERTY DONATION TO TOWNSHIP

Mayor Moore said quotes had been obtained by Clint Miller for the Laurel Lake Community Center property for leveling the floor, for demolition of current handicap ramp and the reconstruction of a new handicap ramp.

J & E Howare Masonry, LLC	\$14,800
Franckle Masonry	\$14,275

Mayor Moore said he recommended that a contract be awarded to Franckle Masonry in the amount of \$14,275 and that it be put on the regular meeting agenda.

Mayor Moore said we have the following resolutions scheduled for the regular meeting.

Resolution: Uncollectible Taxes
Resolution: Amendment Bingo License for Laurel Lake Fire & Rescue 2015.
Resolution: Approving Bingo and Raffle Applications for 2016.
Resolution: Approving Letter to People Who Want to Donate Their Property To Township.

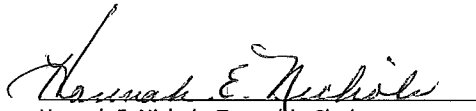
Mayor Moore asked what is the letter about.

Mr. Seeley said it is a form letter informing those who are considering donating their property to the township and listing the options that they have. He said it allows Hannah to send those individuals a letter to see if they really want to do this before my office has to get involved.

Mayor Moore asked for reports of officials and asked Committeemen Jamison and Sutton if they had anything to add to meeting. Both said they did not.

Mayor Moore said can I have a motion to adjourn the agenda meeting and to go into the regular township committee meeting.

Committeeman Jamison made motion, Committeeman Sutton seconded, meeting adjourned.


Hannah E. Nichols, Township Clerk