

Minutes of the Agenda/Workshop Meeting of the Township Committee of the Township of Commercial, held on September 14, 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 Sutton	Committeeman
Thomas Seeley	Solicitor
Hannah E. Nichols	Township Clerk
Edward Dennis	Engineer
Clint Miller	Road Supervisor
Heather Sparks	Deputy Clerk

Deputy Mayor Jamison 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.

Deputy Mayor said I do not see any officials present and with the appearance of the mayor, I'll turn the meeting over to Mr. Moore.

Mr. Moore said he will not be attending the regular meeting on the September 17<sup>th</sup>, 2015 because of the New Jersey Firemen's Convention.

Mayor Moore called upon Township Engineer, Edward Dennis, for his report.

Mr. Dennis stated that on Wednesday, September 16<sup>th</sup>, at 10:00 A.M., the township will accept bids for the Doris Drive, Maurice Street, Project from a DOT grant of \$170,000. He said the Department of Transportation will be accepting applications for 2016 road grants which he is assuming will be the final year for grants because they will be out of money. He said if the committee could choose two roads this evening, then the resolutions can be on the agenda for the regular meeting on the 17<sup>th</sup>. He said he recommended, Raymond Drive, Phase III, and Samuel Drive Phase II.

Mayor Moore said we'll discuss the roads later on.

Mr. Dennis said he will have a change order #1, for the Laurel Lake Drainage Phase II for the regular meeting. This will be a decrease in the contract amount. He stated many of the projects have been closed out on the second page except the Bivalve Station and he is waiting for the DEP to approve the permit and then they can go out to bid on that project. . He said on the solar project we rescinded our previous approval with Vanguard Energy Partners and now it is opened up to anyone that wants to put in a proposal. He said he gave the mayor the street maps and is waiting mayor's approval before printing finals. He said on the township solar project, he suggested that it go out to bid in November because we are asking the solar representatives to figure out their own design.

Mayor Moore called upon Solicitor Seeley for his report and he stated that all In Rem have been finalized with the last group being included in the up coming land sale on the 26<sup>th</sup>. He said Leslie is checking to see if she has another list to submit. He said tax office is going to do their tax lien sale electronically this year and all the paperwork has been submitted to Department of Community Affairs. He said it was up to the committee as to what they want to do with the cell tower property. He said the Bayshore Housing Grants have created problems, some of them were never recorded, that subordinations were taken and township is no longer first lien holder and if there are monies left possibly township will recoup part of the grant.

Mayor thanked Mr. Seeley and said township has received the following correspondence for consideration of the regular meeting.

1. Letter from NJ Alliance for Immigrant Justice, they want committee's support by adopting a resolution requiring immigrants to get driver's licenses and insurance on vehicles.

Mayor said he feels immigrants should be required to have driver's licenses and insurance. Committee felt same and said put on the agenda for the regular meeting.

2. Letter from Hopewell Township asking Commercial Township to join in with the County of Cumberland in the fight to get Verizon to fix the telecommunications problems in South Jersey and to adopt a resolution for Shared Services at a cost of \$2,500.

Mayor and Committee approved and said put resolution on for regular meeting.

3. Letter from Verizon that they do not provide services to 51% of our residents in Commercial Township and therefore they will not be paying us \$29,000 personal property tax in 2016. They have applied for relief of this payment not only to us but any municipality that they do not provide 51% service. If BPU approves and township loses \$29,000 payment, taxes will increase in 2016 by one cent. Hopewell has filed lawsuit.

Committee said adopt resolution supporting Hopewell.

4. Letter from Municipal Managers. It is a magazine prepared by professionals in government that keeps abreast of new rules, regulations, statutes, etc.,

Committee approved enrollment at a cost of \$150.00.

5. Letter from South Jersey Gas, does township want to be informed if someone's gas is turned off.

Mayor Moore said he does, send form approving notification and remove from the agenda.

6. Letter from New Jersey Future to continue to research for grants that will benefit the township.

Committee said to join it does not cost us anything and remove from the agenda.

7. Letter of Acceptance from the Sustainable Jersey to provide assistance in Resiliency Planning pursuant to Ecologically based hazard mitigation program funded by National Fish, Game and Wildlife.

Mayor said this doesn't cost us anything but there are requirements and meetings, join and remove from agenda.

8. September is National Preparedness Month and FEMA encourages all families to prepare survival kits for the fall and winter months.

Committee approved and said put printed material at windows, remove from the agenda.

9. Letter from South Jersey Gas requesting road projects we have for balance of 2015, 2016.

Mayor asked Mr. Dennis to contact South Jersey Gas.

Mr. Dennis said he would take care of it.

Mayor Moore said we have some items for discussion under motions made and seconded.

1. Louis Capone, Atlantic City Electric presented proposal for LED Light at Senior Center Parking lot, the cost would be \$48.58 month, compared to \$76.94 that we pay at present time, savings of \$28.36 monthly. Decision: Committee approved for regular meeting.
2. Discussion making Iris and Whittier a four way stop. Decision: Committee said they would have to research this, apparently resident has put up sign on corner of his own property making stop one way. No four way stop at this time.
3. Department of Transportation is taking applications for DOT funding in 2016. Decision: Committee decided to go with Raymond Drive Phase III, and Samuel Drive, Phase 11.
4. Township received a letter from the Department of Labor that all violations Of July 6<sup>th</sup> inspection have been abated as of August 14, 2015. Decision: Violations very minor, but required, good job by township employees.
5. Intersection at the corner of Whittier and Olive is terrible, it runs the length of about two blocks down to Ridge Road. Decision: Committee asked Clint and Ed to check out the situation and report back to the committee.

Mr. Dennis said township can submit two roads on one application, such as Raymond Drive Phase III, and small section of Whittier Drive. He said it would be up to the Committee but that they can do that. He said it was just like we did with Doris Drive, we added Maurice Street and Ferry Road. We took off Ferry Road. He said he'll have a resolution for Thursday night's meeting.

Mayor Moore said the following ordinance will have second reading and public hearing at the regular meeting on the 17<sup>th</sup>

#### AMENDING 2015 SALARY SCALE ORDINANCE

Judges Salary	12,000 to 20,000
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#### CREATING A FEE SCHEDULE FOR TAX COLLECTOR'S OFFICE

This will be a listing of all fees that have to be charged under state statutes.

Mayor Moore said the following resolutions will be up for consideration at the regular meeting.

Resolution: Authorizing The Cancellation Of Property Taxes Due To Approval Of 100% Disabled Veterans Application

Resolution: Tax Collector's List Of Uncollectibles

Resolution: Change Order #1, Laurel Lake Roadway Drainage Improvement Phase II Decrease Of \$746.00, Amending Contract Total to \$324,754.00 From \$325,500.00

Resolution: DOT Application, Raymond Drive Phase III

Resolution: DOT Applications, Samuel Drive Phase II

Resolution: Awarding Contract For Doris Drive, DOT Funding(if bids come in under \$170,000

Resolution: Hiring of Edward F. Duffy As Municipal Judge, December 1, 2015, thru

December 31, 2018.

Mayor Moore said Leah Tonge was going to come this evening but she had a conflict, but you and I talked the other day of things that are in the works for her. The biggest item is the floor, I thought maybe wood would be the way to go, but whatever Ron and Fletcher figure out will be fine with me. He said plumber is coming in for the heater and the air conditioners,

Mr. Miller said David Dean has gotten ADA requirements for ramp and bathrooms, for the two steel doors and a wall in the basement the cost is \$4500. For the alarm system, cost is \$1500. The water was tested and passed and we don't have a quote on the bathroom stalls as yet.

Committeeman Sutton said he did not want wood.

Mr. Miller said he didn't think wood was the way to go either.

Mayor said once the carpet is down you won't see the cement floor, get us a quote and get it to Ron, Fletcher and me. Mayor asked if the well was okay and there is a system, is that okay.

Mr. Miller said no problem the water was tested and passed only problem it has been sitting for a long time. The gas line has been installed, there is a fee but at this time I'm not sure what the cost will be.

Committeeman Jamison said we have to worry about the electricity, we have no sprinkler system in there. He asked Mr. Miller about the fuel in the tank.

Mr. Miller said he can remove that and he could use it in the tractor and road equipment, it is no big deal.

Mayor Moore said Leah had told him that she has electric heat in the Family success Center and she would like to have a gas heater in there, that would cut cost for them. He said Committeeman Jamison said we could get a separate gas line with a meter for them but right now her heating bill is like \$700 to \$800 a month.

Committeeman Sutton said can't we just run some duck work in there.

Mr. Miller said he has someone looking into running some duct work in there and they would run off of ours.

Mayor Moore said that would be fine but if we could have a separate line they could pay for their own heat.

Mr. Miller said if we run the line are they going to supply the heater for it.

Mayor Moore said Cristina Smith is from the Laurel Lake Crime Watch and she would like to discuss the situations in Laurel Lake. Mayor said they had a very successful meeting last week which he had attended and there were about fifty people.

Cristina Smith, 7610 Whittier Drive, she told the committee that many people have asked her if the township was going to build the tot lot, or park on Battle Lane and if they are not do they intend to build it at the other building site.

Committeeman Sutton said that is what we are anticipating but it won't happen this year.

Mrs. Smith inquired about funding for cleanups, she said the current park is overgrown, she said she walked around and didn't see any drug paraphernalia, regular trash but not a whole lot of that, we cleaned that up. She said maybe the committee could put up signs for no parking so that the kids are safe. She said she talked to the officials of where she use to live and maybe members of the Family Success Center could help watch the kids. Maybe people could pay \$10.00 a month while they were at work to give the kids something to do.

Mayor Moore said the reason we don't want to put money into the Quail Drive property is because over the years and we're all pretty well experienced up here and there is so much vandalism up there. We did put the new basketball court in, we moved that because of the vandalism at the other end. Hopefully this will give them a bigger area to play and we hope that it will be well used. Your point is well taken regarding recreation I would still like to see something on Battle Lane but that property is going up for sale, now if we don't sell it then I don't know what is going to happen but like Ron said we do want to do something on Spring Garden Road at that property. We are looking or suggestions and if you talk to people and you can talk with Hannah she has certain properties throughout Laurel Lake area that could be used for recreation but we have to be very careful, you just don't install a tot lot, playground without talking to the people that live in that area, that's not right either. We are all for recreation and we have \$12,000 from the Unimin donation that is sitting in an account waiting to be spent and that money can go quick because the set of swings that we installed across the street cost \$15,000 to \$18,000 and \$12,000 won't go far but it will be a start. Contact Fletcher or me, e-mail us, we an put you on the recreation committee, do you want to be on that. Okay she does so we'll have a motion at the next meeting.

Mrs. Smith asked if there was any way the township could put four way stops in on Doris, Whittier and Magnolia, people go 50/60 miles an hour on Whittier.

Mr. Edward Dennis said you cannot install four way stops to slow people down, there are certain criteria that the township would have to meet to put up a four way stop.

Mrs. Smith said what about a bus stop where there are ten kids waiting at the bus stop.

Mr. Dennis said that is a possible reason, I would have to go an do an on site inspection, look

Mrs. Smith said there's a stop on Magnolia around the corner from me and there are at least 10 kids that get off there and people speed.

Committeeman Sutton said give us a list of areas that concern you and we will take a look at them.

Mrs. Carol Weaver, 5800 Whittier Drive, when you come down off of Beech on Whittier an Aster, there's a stop sign there but coming from the other direction there isn't a stop sign and people just go flying through it.

Mr. Miller said he would check it out.

Committeeman Jamison said check it out if there's supposed to be one there, put it there.

Mrs. Smith asked the committee would they consider Trunk and Treating for Battle Lane.

Mayor Moore said we basically set the hours from 4 to 7 P.M., on Halloween October 31, 2015 and the parents take the kids from door to door. We basically follow the rest of the township's in the county. Millville generally has their trick or treating on Saturday afternoon.

Mrs. Weaver said there is an empty lot across from her at Whittier and Beech and it has been vacant for years, it is overgrown, we see all kinds of things come out of there.

Mayor Moore told Mrs. Weaver to call David Dean, give him all the particulars and let him site the people that own the property.

Mr. Louis Rodriguez, the letter from the NJ Alliance asked if the letter was in accordance to the NJ Resolution 2015-408.

Mayor Moore said it doesn't reference that.

Mr. Seeley asked what was he making reference to.

Mr. Rodriguez said regarding New Jersey Drivers Licenses for illegal immigrants. And 408 is being appealed.

Mr. Seeley said this letter is introducing that illegal immigrants have drivers licenses and get insurance, just like the rest of us, to be responsible.

Mr. Rodriguez was questioning the intent.

Mayor Moore said we've looked at this and we want people to have drivers licenses and to have insurance, and if we don't endorse this, you are going to have people out there driving with no licenses and no insurance and they can cause more damage.

Mayor Moore asked for additional comments and Mr. Clint Miller said we need a camera at the rear entrance to the court office because someone is going to the bathroom back there and smearing it on the wall. He said he had gotten a price and the cost would be \$2300.

Mayor said put that down as a motion of approval for the regular meeting, \$2300 for additional camera for rear entrance.

Committeeman Sutton said he has installed a system with six camera, hand held mikes cost about \$3500.

Mayor Moore said at this time I feel we need to add this one and later on we can look at Ron's proposal. Mayor said he had talked with Scott and told him to check out our cameras and everything including the problems we've been having with the phone system.

Mayor Moore asked for additional comments and being none asked for a motion to adjourn the meeting and it was so moved.

Mayor Moore said we will be going into executive session but will give summary of that meeting.

#### RECONVENED

Mayor Moore asked for a motion to reconvene the agenda meeting and Committeeman Jamison made motion, Committeeman Sutton seconded.

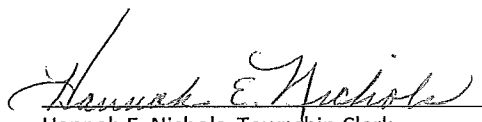
Mayor Moore asked Solicitor Seeley to summarize the executive session.

Mr. Seeley said the committee discussed contractual services with American Tower on a new contract agreement on the cell tower. Committee had questions that they wanted resolved before renewing. Could contract be renegotiated every five years on balance of ten years that we have on the current contract and every five years on the additional 20 year

contract. He said as far as he is concerned the township has nothing more to offer on the Riffin Lawn Care LLC employee who fell out of tree on Comcast fiber optic property lease. Finally Mr. Seeley presented how the money from the land sale will be handled the day of the sale and the 30 day pay balance in full agreement.

Mayor asked for motion and it was so moved that Mr. Seeley will contact American Tower on cell tower questions, Riggins a done deal, and procedures of landsale finalized.

Mayor asked for motion to adjourn and it was moved and seconded.

  
Hannah E. Nichols, Township Clerk