Minutes of the Regular Meeting of the Township Committee of the Township of Commercial held on January 21, 2016 at the Township Hall, 1768 Main Street, Port Norris, NJ.

Those present:

Judson Moore

Mayor

Fletcher Jamison

Committeeman

Ronald L. Sutton Sr.

Committeeman Solicitor

Thomas Seeley Hannah E. Nichols

Township Clerk

Clint Miller

Public Works Supervisor

Mayor Moore presided and called the meeting to order with the announcement that the meeting had been advertised, it was being electronically recorded and being held in full compliance of the Open Public Meeting Act. Mayor asked everyone to stand and join him in the Flag Salute and Lord's Prayer.

Mayor Moore said we have the NJ State Police with us this evening and turned the meeting over to Lt. Horsey.

Lt. Horsey said there were five motor vehicle accidents, 134 property checks in the month of December 2015, 30 cases of theft. He said it was a quiet month but he still wanted to remind people to get everything in their yards that could be stolen as scrap, he strongly recommended that all doors and windows be locked in their garages, sheds, outbuildings and particularly their homes at all times. When people arrive at home take their valuables such as pocketbooks into the house before bringing in their groceries, or whatever that needs to come in.

Mayor thanked the Lt. Horsey and introduced Leahe Togno, Director of the Family Success Center.

Ms. Togno said there was still items that needed to be addressed and she gave the committee two lists with items that needed to be completed and she was hoping that it could be done before February 22, 2016, which Inspira was planning a Grand Opening with dignitaries from the state, county, municipal levels. The committee and Ms. Togno went over each line item and it was determined that not everything was going to be completed by then.

Mr. Clint Miller said some of the items had been ordered and expecting to arrive shortly, that the contractor had a delay do to fact that his mother was terminally ill and there were some days that he had to take off.

Mayor Moore said Committeeman Sutton is over public buildings and grounds and that he, Leahe, Clint should have an onsite meeting to determine who will be responsible for various items, to see what ideas Leahe had to bring the building to opening status.

Committeeman Sutton said that he would like to conduct the onsite meeting as early as the beginning of next week.

Ms. Togno said she would be available, just let her know.

Mayor Moore thanked Leahe and said next item are the minutes of previous meetings.

Minutes of Agenda Meeting December 14, 2015 Minutes Regular Meeting December 17, 2015 Minutes Reorganization Meeting, January 4, 2016. Committeeman Sutton made motion to approve, Committeeman Jamison seconded with a unanimous roll call vote.

Mayor Moore said Ed Dennis was not able to attend the meeting but that he would forward his report to the committee.

Mayor called on solicitor Thomas Seeley.

Mr. Seeley said at this time he has been in correspondence with Cambria Solar regarding the installation of solar panels on some of our municipal facilities. That they would do an onsite inspection of each building to determine what panels would be best suited. He said he last foreclosure had been finalized and that there were five or six properties with dwellings, on them. He understood that these block and lots would be turned over to David Dean to determine if properties should be demolished or sold as is.

Mayor Moore said committee has been given bill list from chief financial officer and did they have time to review it.

Committeeman Jamison made motion to approve, Committeeman Sutton seconded and roll call vote was unanimous.

Mayor Moore said the township has received two bids on one from Janet Campbell, \$100 for Block 51, Lots 6295,6296 and one bid from James M. Schooley, \$10,000 bid on Block 16, Lot 4186 thru 4193, 7501 Battle Lane.

Committeeman Sutton said he would prefer that township wait until we have several properties to sell instead of doing one at a time. Committee told clerk to send letters to bidders rejecting their bids at this time.

Mayor Moore said we have a letter from North East Off-Road Championship, they have gotten permission from U.S. Silica to have off road harescramble on May 28,29 and September 10,11. Informed Bob Conner, Risk Management Consultant, and he said since the event will be on private property, township has no involvement.

Mayor Moore said I see no reason to get involved since it is on U.S.Silica's property.

Mayor Moore said we have a letter from Laurel Lake Tirathlon, in honor of William Laubengeyer, to hold an event which would include a run course, and a bike course. Sent JIF copy of application, they stated as long as they produce Certificate of Insurance naming Commercial Township as the Certificate Holder it should be fine. Clerk said a resolution is on the agenda because it has to be forwarded to the county freeholders for approval.

Mayor said we have a memo from Mae Peterson who is working with county on the Verison suit to make them bring their landlines up so residents have proper reception. Her request was that we send out forms to residents.

Committee said most of our residents have cell phones but we could put the forms in various stores, post office, dollar general, lalli's, eddies corner.

Mayor Moore read a letter of resignation from Ruth Benz, Tax Assessor, effective January 4, 2016.

Mayor asked for motion to accept and Committeeman Jamison made motion to accept resignation and Committeeman Sutton seconded. Roll call vote unanimous.

Mayor Moore said we have a letter from USDA regarding requirements of board members, employees, volunteers of the \$30,000 Search Grant. Mayor said clerk has asked for clarification. Mayor said that he would contact Nick Graviato to see exactly what they want.

Mayor said we have a request from Maurice River Township to adopt resolution where David Dean, Commercial Construction Officer and Gordon Gross, Construction from Maurice River will fill in for each other during vacation, sick or personnel days. Clerk said resolution on the agenda.

Mayor said Atlantic City Electric has finally fixed the lights at the Post Office.

Mayor said we have an e-mail from Peter Kaprielyan, from Inspira on the February 22, 2016 Grand Opening of the Commercial Township Center. Mayor said he worked that day but he would rearrange his schedule and would attend. Committeeman Jamison and Sutton said they didn't think they would be able to attend and was it possible to have it in the evening or weekend.

Mayor Moore said township acquired some additional properties from last foreclosure and they have been turned over to Mr. Dean for his determination and the following is what he is suggesting:

1781 Main Street, Port Norris has possibilities, was O'Briens

7528 Henry Street, lot is vacant

416 Daffodil, trailer should be demolished

120 Sandalwood Road, 14X70 trailer, possibility

328 Fern trailer needs to be demolished

Committeeman Sutton said somehow we are going to have to put money in the budget to demolish some of the old trailers, get them off so people can't move into them. We shouldn't sell them with the trailers on them either because they'll do a little bit of work and try to live in them.

Mayor Moore said he has been in contact with Joyce Media, Bridgeton and they will design us a municipal website for \$3,000. Mayor said to adopt a resolution approving same on the agenda tonight.

Mayor said committee has talked about setting up a meeting to inspect all township properties with facilities, houses, trailers, sheds, garages, whatever and make a determination tear down, sell as is, set a price and date.

Committee said this would be early spring.

Mayor said we have several resolutions and same will be read by title only under Resolution 2016-1 Consent Resolution.

RESOLUTION 2016-24 Budget Transfers

BE IT RESOLVED by the Township Committee of the Township of Commercial that the following budgetary transfers be made to avoid over-expenditures in the 2015 Municipal Budget as requested by the Chief Financial Officer

Line-Item	Amount
From:	
Gas & Diesel Expense	3,000
Solid Waste Disposal	10,000
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Total	\$13,000

Line-Item	Amount
To:	
Electric Expense	3,000
Building & Grounds	10,000
Total	\$13,000

RESOLUTION 2016-25 Approving Laurel Lake Triathlon Run and Bike Run July 30, 2016 Starting 7:30 A.M.

BE IT RESOLVED by the Township Committee of the Township of Commercial that approval is awarded to Laurel Lake Triathlon In Honor of William Laubengeyer to conduct two part event with a Bike Course and a Run Course with route being on Cumberland County Roads and Commercial Township Roads, which route for both events is attached.

BE IT FURTHER RESOLVED that application has been filed with the City of Millville, and The sponsor is DQ Events, L.L.P.O.A, a certificate of insurance has been provided, therefore BE IT FURTHER RESOLVED that the Commercial Township Committee approves the Laurel Lake Triathlon event and route to be held July 30, 2016, starting at 7:30 A.M.

BE IT FURTHER RESOLVED that the application and certificate of insurance will be forwarded to the director of Cumberland County Public Works for consideration.

RESOLUTION 2016-26 Authorizing Acting Construction Official

WHEREAS, the Township of Commercial presently employees David Dean as its Construction Code official, Building Subcode Official and Building Inspector; and

WHEREAS, THERE ARE TIMES THAT Mr Dean is unavailable due to vacation, sick time or other valid reasons; and

WHEREAS, Gordon Gross is a licensed Building Subcode official and a licensed Building Inspector who is available to fill in for Mr. Dean, The Construction Official/Building Subcode for the Township of Commercial.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Commercial that in the event the Township of Commercial's Building Subcode Official and Building Inspector is unavailable to perform his duties and responsibilities due to any of the above listed reasons, Gordon Gross shall be authorized to perform such duties in the absence of the aforementioned official. This authorization shall be valid as long as Mr. Gross holds all the appropriate licenses required to perform the duties of Construction official, Building Subcode Official and Building Inspector or until such time as this authorization is withdrawn by appropriate resolutions.

RESOLUTION 2016-27

BE IT RESOLVED that an executive session will be held immediately following the regular meeting to discuss personnel.

RESOLUTION 2016-28 Contract to Joyce Media For Website

BE IT RESOLVED by the Township Committee of the Township of Commercial that a contract be awarded to Joyce Media of Bridgeton, New Jersey to design Commercial Township Website in the amount of \$3,000.

Mayor Moore asked for a motion to approve resolutions.

Committeeman Sutton made motion to adopt resolutions 24 thru 28 and Committeeman Jamison second with a unanimous roll call vote.

Mayor asked for reports he said he had attended several meetings but that he wanted to bring up something with Carol Hickman regarding item in Bens Column that Carol recommended that people should contact him regarding cat issues.

Mrs. Hickman said she did not put anything in Ben's Column but that he does a lot with facebook and sometimes takes comments that people make on facebook and uses it in his column.

Mayor Moore said he wanted Carol to know that he has received two pieces of correspondence and he believes they came from statement in paper because they are regarding cat colonies and the program trap, neuter, release. He said his first letter is from Joann Baglio who is in favor of the cat colonies and that the committee should commend the people that provide comes and care to the cats and the mayor said he does commend them for the humanitarian support they give to the feral cats. He said he also has a letter from Alaska that is totally against the TNR program, that individuals are not doing the cats any favor nor are they thinking about the diseases that are carried and the possibility of harm that can be done to the children in playing in the area where the diseased cats roam. He said he believes that this man's grandchildren are residents of Laurel Lake. He said so there are two versions regarding the TNR program, one for and one against. He said he is not for cat colonies and at this time we do not have an ordinance that supports it.

Carol Hickman said everyone is aware of her feelings and she feels that a great service is being done with the TNR Program, that many, many cats have been spayed/neutered through the PetSmart grant. Carol said many of the feral cats that have been done are being cared for and fed by the residents. She said she would like to use the Community Center to hold meetings regarding the cat issues but in speaking with Cindy she could not afford the fee and the certificate of insurance.

Clerk said that possibly some arrangement could be made since Commercial Township has the PetSmart Grant and Carol was made by resolution as its coordinator, administrator, so maybe she would qualify under our PetSmart Grant to use the facility as officer of the grant under township insurance she would ask Bob Conner.

Mayor said his church is interested in having church services at the Haleyville Community Center, he said most of the people attending would be from Commercial Township but Cindy had called him in regards to rental fee and certificate of insurance. Mayor said he told Cindy to follow the rental procedures and require insurance.

Mayor told committee that a meeting was being held regarding funding needed to secure the mouth of the river. He said he would let them know the date if they would like to attend.

Committeeman Sutton said this has been a lost cause for twenty years.

Mayor said he knows but we have to do something and this is the first step of a seven year process.

Mayor asked for motion to open meeting to public and it was so moved.

Mayor asked Mike Vizzard what he thought about the meeting.

.Mr. Vizzard said he didn't understand everything that went on about the storm.

Mayor asked for additional comments and being none asked for motion to close public portion and to adjourn meeting and to go into executive session to discuss personnel.

Mayor asked for motion to reconvene regular meeting and called upon Mr. Seeley to summarize the issues.

Mr. Seeley stated that this executive session was strictly to discuss personnel issues regarding Mr. Dean being assaulted and potential problems and possible increases of responsibilities for Cindy Tawes.

Mayor called upon Clint Miller regarding Laurel Lake Community Center.

Mr. Miller said I want to point this out and I tried to do it tonight on the Laurel Lake Community Building. We waited and waited on Leahe who said she was going to pay for concrete, she was going to get the carpet, I've waited on that, I've waited on money, on all kinds of things and I didn't want to say it tonight because I wanted to say it while we were alone. She has been doing this the entire time that she has been here and I think she will have a good program but I will not have her bashing me because that building is not done, it is as much as her fault as anybody else and now she has a problem with you wanting to have church services there and if she didn't tell you that, then I will. She was supposed to pay for concrete, she was supposed to pay for carpet and she was to give us money toward the building and then she calls me yesterday and said come up and meet me at the building at a certain time. I had a foot snow storm coming and I wasn't going anywhere. I get calls all day and night because they don't know who to use the alarm over there. So this building not getting finished is as much her fault as mine. About six weeks ago I told you about Mike's mom being very sick and dying and she needed his attention and he had to take some time off and I was not going to turn my back on him at that time. His mother has passed and he is back on the job and he has found that we have termite issues, rafters are rotted away, he is replacing everything as he goes, I don't know what the bill is going to cost, that's more money. I don't want anyone to think that Mike is doing a lousy job up there.

Committeeman Sutton said we bought the building we have put all this money into the building and she plans the dedication when none of us can attend, she has proven that she is not truthful in everything that she says.

Mayor Moore said I attend the functions at school and different children affairs and there is a need for Leahe's programs.

Mr. Miller said he knows there is a need and she has proven they work at the Haleyville Family Success Center but she thinks the building is entirely hers and she's going to build offices all around.

Committeeman Sutton said she keeps adding items to the list, tear off the wallpaper, tear out the cabinets, build walls. She keeps wanting to add and we don't have anymore money to put into at this time. We've spent \$160,000 so far and tonight we have two pages of work and items that need to be brought and apparently you approved some of the items, where we going to get the money.

Mayor Moore said this is your department Ron, you need to take control of it, have you met with her and discussed.

Committeeman Sutton said I called and called, left numbers for her to get back to me and she never has.

Mayor Moore then you should set up a meeting with her to see what is still needed and who is going to pay, or how much is it going to cost. He said why hasn't the bathroom door been put on.

Mr. Miller said because it had to be specially ordered and it will take six to eight weeks to get here from Canada. It was bought to match the door on the men's room but it has to be made to meet ADA requirements. He told mayor that Leahe is not happy about the church services and the mayor should check this out with her. He also said that she said she never asked for it

Committeeman Sutton said this paper said tear out cabinets, who said we wanted the cabinets torn out.

Mayor said Ron you are building and grounds and I suggest that instead of guessing that you setup a meeting with Leahe and Clint to discuss these items on these two pages she gave

Mayor asked for additional and being none adjourned the meeting.

Hannah E. Nichols, Township Clerk

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	01/18/16		CASA-HOUSE OF PAYROLL	PAYROLL 1/08/16	0pen	136.75	0.00	
	01/18/16		COMPUTERS & NETWORKS UNLIMITED		0pen	960.00	0.00	
	01/18/16		DE LAGE LANDEN	JAN 2016 LEASE - SAVIN COPIER	0pen	240.00	0.00	
1,000	01/18/16		R & G JANITORIAL SERVICE		0pen	1,155.00	0.00	
	01/18/16		SEELEY LAW OFFICE, LLC	LEGAL - RETAINER JAN 2016	Open	1,166.66	0.00	
	01/18/16		SEELEY LAW OFFICE, LLC	LEGAL SERVICES - DEC 2015	Open	1,980.98	0.00	
	01/18/16		W.B. MASON CO., INC.	OFFICE SUPPLIES - FINANCE	0pen	191.24	0.00	
	01/18/16		SIR SPEEDY	OFFICE SUPPLIES - CLERKS OFC	Open	225.00	0.00	
	01/18/16		MAX COMMUNICATIONS, INC.	PHONE SERVICES 1/14/16-2/13/16		445.49	0.00	
6-00027	01/18/16	06631	COMCAST	COMMUNITY CTR PHONE JAN 2016	Open	142.45	0.00	
	01/18/16		COMCAST		Open	68.00	0.00	
6-00029	01/18/16	06631	COMCAST		Open	64.85	0.00	
6-00030	01/18/16	06631	COMCAST	ADM PHONE/INTNET 1/5/16-2/4/16		303.06	0.00	
	01/18/16		WELLS FARGO REAL ESTATE	REFUND OF OVERPYMT TAXES	Open	250.00	0.00	
	01/19/16		TRI-COUNTY ANIMAL CONTROL, LLC	ANTMAL CONTROL JAN 2016	Open	1,200.00	0.00	
6-00033	01/19/16	48209	SOUTH JERSEY MEDIA GROUP	LEGAL ADS - DEC. 2015	Open	164.53	0.00	
6-00034	01/19/16	48209	SOUTH JERSEY MEDIA GROUP		Open	192.78	0.00	
6-00035	01/19/16	05202	CASA-HOUSE OF PAYROLL		Open	107.25	0.00	
	01/20/16		CUMB. CO. IMPROVEMENT AUTH.		Open	1,354.17	0.00	
	01/20/16		SIR SPEEDY		Open Open	50.00	0.00	
	01/20/16		CASA-HOUSE OF PAYROLL		•	273.50		
	01/20/16				Open Open	11,99	0.00	
	01/20/16				Open Open		0.00	
	01/20/16			•	Open	55.22	0.00	
	01/20/16				Open	376.25	0.00	
	01/20/16			SHOP SUPPLIES FOR SNOW PLOWING TAXES DUE COUNTY 2/2016		1,247.93	0.00	
	01/20/16				Open Open	645,468.93	0.00	
-00045	01/20/16	03018	BEATTY & SON HEATING & COOLING		Open .	660.00	0.00	
	01/20/16				Open	110.00	0.00	
	01/20/16		BEATTY & SON HEATING & COOLING	EQUIPMENT REPAIR	Open	216.28	0.00	
	01/20/16		CM MUTTE ELECTRICAL CONTRACTOR	HEATER REPAIR - SK CIR	Open .	529.00	0.00	
	01/20/16		GM WHITE ELECTRICAL CONTRACTOR	BATTATAG KENATKS	0pen	1,618.57	0.00	
	01/20/16		BEATTY & SON HEATING & COOLING		0pen	310.00	0.00	
	01/20/16		BRIAN ROSENBERGER	TEMPORARY TAX ASSESSOR 1/2016	Open	2,164.44	0.00	
7 00034	01/20/10	00010	COMMERCIAL TWP. BOARD OF ED.	SKD QIK SCHOOL TAXES 2/1/2016	0pen	504,772.00	0.00	
tal Pur	chase Ord	ers:	84 Total P.O. Line Items:	O Total List Amount; 1,248,	485 38	Total Void Amo	ıntı	0.0

ADDITIONS TO BILL LIST 1/21/2016

PO#	PO DATE	VENDOR#	VENDOR NAME	PO DESCRIPTION	AMOUNT
15-00921	12/22/2015	14711	Franckle Masonry	Level Floor at Spring Garden Building	15,350.00
15-00941	12/29/2015	.07234	Cumberland County Health Dept.	Penalty	500.00
15-00940	12/29/2015	31234	Maurice River Diner	Employees Holiday Luncheon	264.19
	12/31/2015		Postmaster	Postage Clerk's Office	1000.00,

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TOWNSHIP OF COMMERCIAL Bill List By P.O. Number

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Totals by Year-Fu Fund Description		Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	42,673.54	0.00	42,673.54	0.00	0.00	42,673.54
CURRENT FUND	6-01	1,200,386.52	0.00	1,200,386.52	0.00	0.00	1,200,386.52
STATE & FEDERAL G	G-02	5,425.32	0:00	5,425.32	0.00	0.00	5,425.32
Total Of All	Funds:	1,248,485.38	0.00	1,248,485.38	0.00	0.00	1,248,485.38