

Minutes of Agenda Meeting of the Township Committee of the Township of Commercial, held on March 14, 2016 at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ

Those present:

Ronald L. Sutton	Deputy Mayor
Fletcher Jamison	Committeeman
Thomas Seeley	Solicitor
Hannah E. Nichols	Township Clerk

Committeeman Ronald Sutton called the meeting to order with the announcement that the meeting had been advertised in the annual notice of meetings and that a special advertisement was in two local newspapers that business would be conducted and that the meeting was being electronically recorded and being held in full compliance of the Open Public Meeting Act.

Committeeman Sutton asked Clerk, Hannah Nichols to read the following correspondence.

Mrs. Nichols said we have a letter from Judson Moore which reads:

"I hereby resign my position of committeeperson of Commercial Township effective March 12, 2016 as per our phone conversation."

Committeeman Sutton asked for motion to accept resignation.

Committeeman Jamison said I make motion to accept his resignation.

Committeeman Sutton seconded the motion. Roll call vote: Deputy Mayor Sutton, Yes
Committeeman Jamison, Yes.

Mr. Seeley told the public that with the unexpected resignation of Mayor Judson Moore, that the committee was going to have to go into an executive session to discuss between ourselves coming somewhat unexpected we need to be able to go into executive session but not in anyway that we create any questions within the community but we need to deal with that decision now, so will someone make a motion to go into executive session.

Committeeman Sutton made motion to go into executive session.

Committeeman Jamison seconded the motion and the following roll call vote taken:

Deputy Mayor Sutton	Yes
Committeeman Jamison	Yes

Committeeman Sutton stated that I make a motion to reconvene the regular township agenda meeting of March 14, 2016.

Committeeman Jamison seconded the motion and roll call vote unanimous by members present.

Committeeman Sutton said I would like to call on Mr. Seeley to give a summation of our executive session to the public.

Mr. Seeley said we have received a resignation from Mayor Moore as you are aware and we had to discuss how it is that we are going about filling that position and also we discussed who would be taking over certain positions. The New Jersey Statute is very clear on how it is the governing body needs to replace somebody who needs to resign or passes away

prior to their end of term. Mr. Moore's term was to end this year and the fact that the primary election is coming up might have something to do with our decision to appoint somebody at this time. He said at this time he would like to ask for nomination for new mayor.

Committeeman Jamison made a motion to nominate Ron Sutton.

Committeeman Sutton seconded the motion. Roll call vote:

Committeeman Jamison	Yes
Committeeman Sutton	Yes
One Seat Vacant	

Mr. Seeley gave Mr. Ronald L. Sutton, Sr., the Oath of Office and swore him in as Mayor of Commercial Township effective as of March 14, 2016.

Mr. Seeley said with that I'll turn the meeting over to Mayor Sutton.

Mayor Sutton asked for motion for Deputy Mayor and nominated Fletcher Jamison,

Committeeman Jamison seconded the motion with the following roll call vote:

Mayor Sutton	Yes
Deputy Mayor Jamison	Yes
One Seat Vacant	

Mayor Sutton said Pam Humphries, Chief Financial Officer is preparing 2016 Municipal Budget and she wants to know if there are any capital improvement items that committee wants to insert. Mayor said only one he had was to finish the decorative lights on Highland Street in Haleyville.

Mr. Edward Dennis, Engineer said he has mentioned for the past couple of meetings about putting some money in capital for roads, now would be the time.

Deputy Mayor Jamison stated that he wanted to put monies in the budget for portion of Lakeshore Drive.

Mr. Dennis said we just need to come up with a figure for the budget at this time we don't need to know which road. Mr. Dennis said at one of the meetings I informed the committee that the cost of one mile of road is \$350,000. He said he would get an estimate on Lakeshore.

Mayor Sutton said we will be introducing the 2016 Municipal Budget on the 17th. our regular meeting.

Mayor Sutton called on Ed Dennis, Engineer for his report.

Mr. Dennis said the only update for this evening is the update on the township wide solar project. He said we did get a structural report for the road garage, that there would need to be some extra bracing in there, and I talked with him that this project was not to cost the township any out of pocket on anything and I talked with him on the phone and he agreed to go with the program. He'll get estimates on what it is going to cost and he'll get back to us on how he is going to do that and we'll have to review what he is going to do to that building. Also Tom will have to review it according to the liability standpoint, who is responsible for what once to go and do the work over there. The good news is that they are moving along. He said we are still working on the easement plan for the drainage over on Beech Road. He told the clerk he would forward two ordinances for the Thursday. Mr. Dennis said note: his wife and he will be flying out to California on March 30th and his wife is going to be on Wheel of Fortune and my second update is that Fletcher is going to be an uncle because my wife and I are expecting

our first child in December. He said they will fill on March 31st and the airing of the Wheel of Fortune program will be sometime in May.

Mayor Sutton asked for Solicitor's report.

Mr. Seeley said this has been a pretty busy month, he has met with representative of the Cambria Solar company and he said he was not sure who was going to take on the cost of the engineering and legal expenses.

Mr. Dennis said they are.

Mr. Seeley said we have the Beech Road easement and Ed will be here to meet with the State Police on the Balister Window Project on March 29th, and then we'll do an onsite inspection at the Beech Road Drainage to finalize where the easement will be. Mr. Seeley said Mr. Hiles is willing to work with the township and give us the easement if we give him the property.

Deputy Mayor Jamison said that is what we discussed.

Mr. Dennis said my meeting with the barracks is at 10:00 a.m. so we'll meet at 11:00 on Beech.

Mr. Seeley if you can then get back to me with a legal description I'll be able to draw up the easement and the deeds.

Mayor Sutton said we have correspondence. We have a letter from Mints Insurance on the renewal of our volunteer on community projects in the amount of \$247.50. Committee's Decision: Renew and remove from the agenda.

Mayor Sutton said we have a letter from the Commercial Township Fire Companies, requesting a donation for their annual awards banquet on April 23, 2016 to honor their members. Committee's Decision: To donate \$500 and remove from agenda.

Mayor Sutton said we have a letter from the Cumberland County Freeholders inviting the committee to attend their fifth annual Military Honors Event. Each year 50 veterans from Cumberland County are recognized and medals are awarded, it is a great event and very much appreciated, the event is March 24th. Committee's Decision: Each committeeman would respond the event is next Thursday. Remove from the agenda.

Mayor Sutton said we received our 2016 Final Equalization Table and Commercial is still at \$127.70 Percent Market Value. The county has given us decreased of \$61,645,233 which brings us down to 100 percent Market Value. Committee Decision: They did same thing last year, remove from the agenda.

Mayor Sutton said we have received a letter from Commercial Real Estate Services stating that they represent the US Post Office and they are interested in starting negotiations because our current contract expires August 24, 2017. Committee's Decision: Mayor said he reviewed it and that he suggest that it be sent over to Tom for review, Deputy Mayor Jamison agreed and it was removed from the agenda.

Mayor Sutton said we have a letter from Heather Whitaker, who has been working on our new website with Joyce Media of Bridgeton and she feels that we are ready to go live and would like resolution authorizing same. Committee's Decision: Resolution approving for 17th.

Mayor Sutton said our contract with Earthtect will expire December 31, 2016. Township has an option to extend current contract for two years with no increase in fees. Committee said we can rebid for a new three year contract. Mayor Sutton said he would like to look into doing trash collection and recycling in house to see if township couldn't save some money. He

said he has some prices on trucks, he needs to talk to Clint. Deputy Mayor Jamison said, we'll see, I think we need to talk about it. Committee's Decision: Remove from agenda,

Mayor Sutton said we have two ordinances for second reading and public hearing on 17th.

ORDINANCE 2016-573: TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK

ORDINANCE 2016-574: ESTABLISHING A FAIR AND OPEN PROCESS FOR THE AWARD OF PROFESSIONAL SERVICE AGREEMENT

Mayor Sutton said we will have two ordinances for introduction also on the 17th.

FEES FOR UTILITY ROAD OPENINGS

AMENDING FLOOD PREVENTION MANAGEMENT ORDINANCE.

Mayor Sutton said we have several resolutions scheduled for the regular meeting and they are as follow:

Resolution: Five Year Sandmining License for US Silica, 9035 Noble Street, Mauricetown Block 196, Lot 3 and Block 197, Lot 1

Resolution: Designating The Month of June As Gun Safety and Violence Awareness Month

Resolution: Endorsing Fireworks For Bay Day Celebration June 4th

Resolution: Awarding Contract To Schaefer Fireworks In the Amount of \$3,000

Resolution: 2016 Tonnage Grant Application

Resolution: Certifying Submission of Expenditures For Recycling Enhancement Act

Resolution: Sustainable New Jersey, Resertification

Resolution: Discharge of Mortgage of Philomenia Galiyano

Resolution: Approving Township Website with Joyce Media

Resolution: Department Designations For Township Officials

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|-----------------------------|-----------------|
| Mayor | Deputy Mayor |
| Building & Grounds | Clerk's Office |
| Finance & CFO | Municipal Court |
| Construction/Housing/Zoning | Tax Assessor |
| Tax Collector | Public Works |
| Property Maintenance | Animal Control |
| Emergency Management | |

Mayor Sutton said Clint Miller, Public Works Supervisor would like to purchase some storage sheds to house items that are in our hallways. One for township hall and one for senior center. Committee's Decision: That Mr. Miller contact several companies for prices and get back to the committee. Remove from agenda.

Mayor Sutton asked for reports and Committeeman Jamison said it's been a crazy day, I'll do it at the regular meeting. He said I'll make a motion to open the meeting to the public and Mayor Sutton seconded it.

Mayor Sutton asked if anyone had any comments.

Mrs. Carol Hickman said she was concerned with all of the yellow signs that someone has put up all over the roads throughout the township regarding houses for sale. She said township adopted a sign ordinance against it.

Mayor Sutton he turned it over to Dave Dean and he is working on it, he tried calling the numbers on the signs and nobody has called him back. I informed Clint that when the road crew is out there they can start removing them.

Mr. Hickman asked the committee about filling the vacated seat on the committee.

Mr. Seeley said Jud was elected as an Independent, so we need to determine what party are we going to replace him with. Number 2 because it is so close to the primary, we don't just want to stick someone in and the rip them out because it doesn't make a lot of sense. So this isn't just your conventional resignation because a lot of things are coming together. One it is the end of his last term, two there is a primary election that is almost going to happen in a short period of time and three we have to figure out what party he is affiliated with. So you just have to understand, we just received this and I wish I could give you better answers but that is what we are up against. We will keep you guys informed.

Mr. Barney Hollinger said that he has been attending a lot of meetings, but he wanted to bring to the committee attention about seven street lights he had found that were not working and that he reported them to the electric company, he said five were on Ogden, one on Germantown Avenue and one by Rutgers. He said he had been informed that the lights were fixed but that never happened. He said the one by Rutgers because the original pole broke in half, burned, etc., when they replaced the pole they never replaced the light that was on the pole. He said I expect the township has been paying for that light all along but you need to make them put a light back up there. He said they reported to him that all the lights were fixed, he said that was a lie, they never did it and I called them back and told them they never fixed them, now they are fixed all except Rutgers

Deputy Mayor Jamison told Mr. Hollinger that Jud was the big advocate of the lights, he would go out at night and make a list and turn them over to the electric company.

Mr. Hollinger said that he has attended four meetings regarding the riverfront and the river and at those meetings no one was there to represent the township except him. He said there are several meetings going on the township should be involved in. He said he would like to see Maurice River and Commercial get together and do a working riverfront from the Mauricetown Bridge to the Mouth of the River. There are a lot of different things that the township can do there are federal funds out there through many of these programs. One thing that this would give you is a plan for your waterfront whether it is going to be flood control which we definitely need, a building plan on what you're going to do down there, raise the road all of this kind of stuff, and that has to deal with your master plan which needs review this year.

Mayor Sutton asked do they notify you of these meetings because I haven't seen anything on them other than Juddy had told us that he had been attending them.

Mr. Hollinger said there is a big one that takes place in Dennis Township and that is the Bayshore Council, this is something that Van Drew put together to try and draw interest in the Bayshore which includes Cape May County, Cumberland County, Salem and all municipalities have a seat and they are trying to bring that forward and there is a lot of stuff coming out of those meetings. He said he attended a meeting with FEMA guy and that each municipality was to send a list of projects to the county and there are so many millions of dollars that are available.

Mr. Dennis said it is a pre-application Mitigation Program, he said the township could probably submit four or five projects and I actually spoke to Ryan about that program today.

He said the projects have to be submitted in June so we have some time, what I'll do because we already have a lot of information put together because of when hurricane Sandy hit, there was a big push for projects so we put together a lot of project descriptions, remember when that whole contingent came down here and we went out there and put all that project description information which is readily available, so we can easily turn it in to the state and what they'll do is determine which ones they want to do and the state actually submits the application to FEMA for us. So they review all of the projects submitted pick out the best projects and they apply.

Mr. Hollinger said he said it has to be submitted to Trenton.

Mr. Dennis said that's right but it still has to go a FEMA review process.

Mr. Hollinger said he did act like it had to.

Mr. Dennis said I'll check with him and make sure we're talking about the same program.

Mr. Hollinger said the other thing that he had was money for something called living shorelines and they are looking for projects, Basket Flats would be a good one, the township ought to look into it, here's grant money.

Deputy Mayor Jamison asked Ed Dennis if he could follow up on it.

Mr. Hollinger said another thing out there is Army Corp is involved in a program where anything that had water from hurricane Sandy there is money out there to raise the buildings such as the fire house which had water in it. He said I'm going to give this to John, if he attended those meetings he should have this and know all of this that is going on. He said this was on a Saturday but it was a great presentation. He said one other thing is the municipal wharf, that they are unloading down there at night and the light there just doesn't get it and there needs to be another light on the other side.

Mr. Dennis said normally we would just have Atlantic City Electric come out and you just pay for the cost of that and the light and they install it.

Mr. Hollinger said you can submit these lights right through your phone, that's what he did on some of them. He said he feels the township is losing out big time because there's lots going on especially now with this hurricane, there are lot of projects, one of them is federal which takes about seven years to get the funding. He said there's money for Maurice River and there's money for Commercial.

Mr. Dennis said that's with the Army Corp. so that's good

Mr. Hollinger said there's other things out there, but you guys need to get involved, there's money out there for us and you guys need to get on top of it. Nobody attended these meeting representing Commercial Township and you're going to lose out and then you'll loose all of your ratables is what is going to happen.

Mayor Sutton said he has not seen any correspondence come across his desk, he asked Deputy Mayor Jamison and he confirmed he had not either.

Mr. Hollinger said you need a plan for the development of the waterfront, where you going to push the water, how you going to stop the water, raise the road so people can build their property up. There needs to be a plan strictly for the riverfront.

Mr. Dennis said we did what we could with the small grants that we got, we raised a portion of the road down there, we did the sluice gate, you're talking about huge projects if you do it right, you're going to need millions of dollars and remember these are all private

properties too, we would need cooperation from the private property owners to get in there to do bulkheads and do whatever it takes to shore things up and I know the property owners but your right is a lot of money out there and I'll check into these programs.

Mr. Hollinger said the Shoreline Project would be out there on the PSEG property by the mouth of the river. We have to stop that out there.

Mr. Dennis said you can do shoreline instead of bulkhead, we're doing them down in Atlantic City and Brigatine right now.

Mrs. Debbie Hollinger asked the committee about Empowerment Money, did we get the money back when they tore down the Millville Garden, did it ever come back to the township.

Mayor Sutton said not to his knowledge and Deputy Mayor Jamison said not to his knowledge either.

Mrs. Hollinger said this was a lot of money and they got a large share because of people in the empowerment zone.

Mr. Hollinger said he thought that it was DCA money, Millville, Bridgeton, Vineland and Port Norris and it was money for rehabilitation of houses that were in foreclosure.

Mrs. Carol Hickman said he sits on Empowerment Board and she believes the money was paid back. She said it was paid back in separate payments.

Mr. Hollinger said the money that you are talking about came from the race track.

Mr. Seeley asked Carol Hickman for a contact person and a number.

Mrs. Nichols, Clerk asked Debbie Hollinger if it was the Chamber of Commerce putting up the money for the fireworks for Bay Day. She confirmed.

Mayor Sutton asked for additional comments being none asked for a motion to adjourn. and Deputy Mayor Jamison seconded to close the public portion and to adjourn the meeting.

Hannah E. Nichols, Township Clerk