

Minutes of the Agenda Meeting of the Township Committee of the Township of Commercial, held on May 15, 2017 at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ

Those present:

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

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

Mayor said since engineer is not here we'll call on Jamie Warner from Bayshore.

Ms. Warner said the 25th Annual Bay Day Celebration has been cancelled. Basically reason being they do not have enough volunteers, vendors are declining, last year the shuckers had bloody hands where there were not enough individuals to perform the task. She said that they have discussed the issue thoroughly and there is no solution at this time. She said they are planning several smaller events during the course of the year, they are going to maintain the Farmers Market on second Wednesday of month, and the second Friday event, both of these are well received. She said her purpose is to ask the committee if Bayshore could use the \$4,000 that the township committee had offered for four or five special smaller events during the year.

The committee discussed the issue and stated that they must consider the tax payers of the township and that Bay Day was for anyone that wanted to attend, but special events might not interest or be beneficial to all of the tax payers.

Mayor Sutton told Ms. Warner that they would not give the \$4,000 to them at this time, but she could always come back and present the special event that they might be having and see if the committee felt that they should contribute. He said she would always be welcomed.

Mayor called upon Barney Hollinger, Riverfront Consultant.

Mr. Hollinger said he attended Bayshore council meeting and that the Maurice River is going to be dredged sometime next year at a depth of 7 feet, the council was hoping for 9 feet. He said the council has been recognized as a 301c corp and therefore annual reports will be required and input by the township will be helpful. He said the Meerwald will be making it's run to Trenton, that it is in Bivalve right now. On May 3rd there was an South Jersey Economic meeting and Cumberland County is not on par as other counties. Mr. Hollinger said South Jersey Gas might run a line to the shucking house. He said the Bayshore Chamber will be meeting on Wednesday to determine the date of the fireworks, or if there will be fireworks.

Clerk Hannah Nichols stated that chamber was going to notify her.

Mayor Sutton called on Engineer, Edward Dennis.

Mr. Dennis said an application was filed for State Aid for Laurel Lake Drainage Project Phase III and Reconstruction of Whittier Drive. He said no word as of this meeting. He said Raymond Drive will finally go out to bid and will be awarded in June. He stated ShoreProtection

Bivalve Station Improvements is pending final NJDEP review. On landfill solar, Resource Renewal completed study and solar project not viable at this time; landfill cap proposal to be discussed and finally on the Township Wide Power Purchase Agreement, Phase 1 substantially completed and land acquisition under review for Phase 2 at Township Hall.

Mayor Sutton said we have some correspondence.

Committee received a letter from Herbert Williams 323 Beech Road, Laurel Lake. He wants to know if the township will sell Block 135, Lots 7026 thru 7031, the lots are behind his lots and he wants to increase the size of his property.

Committee discussed that lots do belong to township and at one time the property was used for drainage but since we have put in the Laurel Lake Drainage System from Phase I and II the property no longer has water on it.

Mayor Sutton asked if Mr. Williams had submitted a bid.

Clerk said he had not he just wanted to know if the township is willing to sell.

Committee said they would, Mr. Williams can submit a bid for Thursday night and a land sale date will be scheduled.

Mayor said we have a letter from Edwin Weaver, 5800 Whittier Drive, Laurel Lake. He wants to know if the township would sell Block 135, Lots 7034, thru 7036, 60X100 it adjoins his property. He has solar panels on roof and wants to clear some of trees so panels can get more light.

Committee asked if Mr. Weaver had put in a bid.

Clerk stated he had not, he was inquiring if the township would sell.

Committee said they would have public works check the property out and Mr. Weaver can submit a bid at the regular meeting.

Mayor Sutton said we have a letter from William and Lisa Morrison, 2407 Bacon Street, Port Norris. The Morrison's are complaining about new neighbors with loud vehicles, loud and large parties, loud music, traffic in and out all hours of day and night. He has called state police numerous times, what can be done. Mayor said basically the committee cannot do anything about the complaints, that Mr. Morrison can certainly call the state police, he can sign a complaint under the Noise Ordinance. He said the Morrison's are not present this evening but will be here at the regular meeting. Mayor Sutton said if this is a rental then possibly there are items that can be addressed.

Mayor Sutton said he had Pam Humphries and Heather Sparks look into the costs for an Emergency Preparedness Guide which would be mailed to each household telling the residents what they need to do when a disaster occurs. He said the pamphlet is very informative and that Pam and Heather had checked out an outside firm doing everything or township getting bulk mailing permit. He told the committee there is a savings by going bulk mailing, it is a lot more work on the township side but we will also be able to use the bulk permit for mailing out our yearly calendars. He asked the committee if they would approve this evening so we can get the pamphlets ordered.

A motion was made and seconded and a unanimous roll call vote to approve bulk mailing permit and to purchase Emergency preparedness Guides.

Mayor Sutton said our Environmental Commission has been awarded a grant for the planting of milkweed for food for the Monarch Butterflies in the amount of \$2,000. Mayor said

Pat Smith and Julie Gandy have offered to attend a meeting in Highland Park and pickup the check.

Committee approved the Environmental Commission members going to the award meeting.

Mayor Sutton said that six months ago we granted Carl Biggs permission to install travel trailer on property known 7101 Raymond Drive, Laurel Lake. Mr. Biggs has not accomplished everything and has asked for an extension until July 1st.

Committee discussed issue and said they would approve the extension until July 1st, with a motion, second and unanimous roll call vote.

Mayor Sutton said we have the following resolutions for consideration at the regular meeting.

Resolution: Approving Note With Newfield National Bank In the Amount of \$911,500.00 at 1.25% Interest Cost

Resolution: Affidavit Committee Received and Reviewed 2016 Audit

Resolution: Corrective Action Plan

Mayor Sutton asked for official's reports and being none stated that on Saturday, May 20th 2017 at 9:00 A.M., township will be holding a land sale and for everyone to bring their checkbook.

A motion was made and seconded to open meeting to public.

Mr. Robert Watson, owner of Watson and Son's Construction Company, said he was here for clarity. He said he has bought properties since 1980 at the Commercial Township Land Sales and he noticed that some of the properties listed have demo on them. As a contractor he feels that some of the properties could be brought up to code, there are some that certainly need to be demolished and he agrees with those, but others he feels could be rehabbed and brought up to code. He questioned that township has a small lot for sale which is next to a buildable in size lot, he suggested that they be put together and sold as one property. He said he is interested in 7165 Samuel Drive, he feels this could be brought up to code. Mr. Watson said township has property for sale at Point Lookout, he feels property could be put together if the township would consider vacating a portion of the road it would have a beautiful property for a house.

Mayor questioned about vacating the entire road.

Mr. Watson said he wasn't sure that could be done if there were other property owners in area.

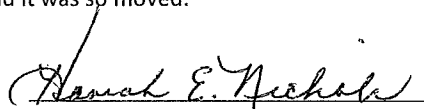
Committee told Mr. Watson to come to the sale, make his purchases and check with the construction official. He will need to present his plans for rehabbing any that township feels need to be demolished.

Solicitor said since it was advertised that way, we must sell it that way. We could be sued if we changed from our advertised listing.

Mr. Gary Hickman asked if adjoining owners did not bid on undersized lot, could someone else bid on it.

Mr. Seeley said we can't sell something to people that they can do nothing with, what we are trying to do is have homeowners increase their property size. So the answer is no.

Mayor Sutton asked for additional comments and being none asked for motion to close the public portion and to adjourn the meeting and it was so moved.


Hannah E. Nichols, Township Clerk