

Minutes of the Agenda Meeting of the Township Committee of the Township of Commercial held on May 13, 2019 at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ

Those present:

Mike Vizzard	Mayor
Fletcher Jamison	Committeeman
Ryan Broughton	Committeeman
Thomas Seeley	Solicitor
Edward Dennis	Engineer
Hannah E. Nichols	Township Clerk
Heather Sparks	Deputy Clerk

Mayor Vizzard presided and 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.

Mayor Vizzard called upon Barney Hollinger for any report regarding the river.

Mr. Hollinger said that there was a Bayshore Council meeting tomorrow at 2:00 p.m. in Downe Township and next month they will meet in Port Norris on June 7<sup>th</sup> at 9:30 a.m.

Mayor called on Ed Dennis, Engineer, for report.

Mr. Dennis said he has not heard anything regarding Freight Fund Application but he said the NJDOT are accepting applications for year 2020 for Municipal Aid. He said applications have to be filed by July 19<sup>th</sup>, 2019 and township should know in November 2019 what grants will be awarded. He said he and Clint will do an onsite inspection and see what roads the committee will want them to do. He said we can submit two applications as we've done in the past. He said it has been a long time for the state to award like this. We have our current grant Whittier, Iris and Magnolia and by November we will know what roads we will be doing in 2020.

Mayor said this is due to the increased funding, four hundred millions this year. He asked if Mr. Dennis had any information regarding the flood zones.

Mr. Dennis said he does and he will give a report at regular meeting on Thursday.

Mayor asked if Mr. Dennis has ever heard from the electric or gas company since our meeting last year. He said the electric company was very receptive.

Mr. Dennis said he has not heard anything. At the time of the meeting the electric company said they would do a study. The South Jersey Gas didn't react supportively at the time of the meeting. Mr. Dennis said he would reach out to them.

Mayor asked if he was familiar with a project taking place in Downe Township.

Mr. Dennis said he wasn't but he would reach out and see if this is something that could come in Commercial's direction.

Mayor said we have received a letter from Paul Miola, Director of Atlantic County Municipal Joint Insurance requesting a meeting with the committee to provide them with an overview of the benefits and coverage of being a member of JIF. Mayor said he would like to attend our June 20<sup>th</sup> meeting.

Committeeman Jamison and Broughton said they didn't have a problem with that and said for the clerk to notify Mr. Miola.

Mayor Vizzard said we have a letter from Alvin Newcomb who has put a bid of \$400 for Block 213, Lot 20, 1717 North Avenue, Port Norris. Mr. Newcomb said he wants to demolish the building and combine the property with his. Mayor said I'm for getting property back on the tax rolls so I recommend that we accept his bid contingent that he attends the committee's meeting on the 16<sup>th</sup>, I have some questions regarding his properties.

Committeeman Jamison and committeeman Broughton approved the contingency.

Committeeman Jamison said people are concerned with what they are doing with these properties they've purchased from the township. He said so far they have not done anything that they have said they were going to do. The Emerson Blizzard house the boy said he was going to fix it up and live in it. That hasn't happened.

Mayor said he talked with Mr. Newcomb and they don't have the money for the septic system.

Committeeman Broughton said he is hesitant to sell it.

Mike Dobrosky said the code enforcement officer has had numerous problems with them bringing in vehicles, spacing them out, camper pulled up behind hedge.

Committeeman Jamison said they were told exactly what they had to do and they've done nothing.

Mayor said he's not behind in his taxes, they are being paid. So how do we make them do what they say they are going to do.

Solicitor Seeley said this is a land sale if he wins then you stipulate what will be required of him and if he doesn't do it you take him to court. He said he wants to tear house down, give him ninety days to comply, that's it.

Committeeman Jamison said he always has a problem, the people are tired of it.

Zoning Officer, Mike Dobrosky, said if you sell it, then let us know what he has to do.

Mayor said I think we should have him attend the regular meeting to let him know what we feel is acceptable with these properties, when is he fixing them up.

Mayor Vizzard said the clerk has contacted Richard Brown, Office of Planning Advocacy regarding Commercial Township's renewal of Center Designation and asked what will be required of the municipality in renewing our designation. Mayor asked Ed Dennis to review what is required and what will it take to get the renewal and could he get back to us by Thursday's meeting.

Mayor Vizzard said he has read the entire document and I understand what it's about and I also understand the benefit of having it. He said our Master Plan that we have must be compliant with the State Master Plan in order to apply for renewal.

Mr. Dennis said your Master Plan is in compliant, they have to be.

Mayor Vizzard said we have an e-mail from Ed Dennis, that he has reduced the engineering fee for Whittier, Iris and Magnolia Drive Project by \$2,000. Mayor said the committee appreciates the reduction and resolution of approval will be on regular meeting agenda.

Mayor said we have the following on the agenda for regular meeting:

Land Sale: Township received bid of \$200 for Block 50, Lot 6240, 6241, 40X100 from Tracy Riggins. All adjoining owners notified by regular and certified/return receipt mail thirty days prior to sale.

Resolution: Approving Bond Anticipation Note with Newfield Bank at 2.5% Percent Interest

Resolution: Authorizing Remington & Vernick Engineers To Prepare Design Advertise and Solicit Bids for Whittier Drive, Iris Road and Magnolia Drive in the amount of \$46,000. Clerk has certification of funds.

Resolution: Requesting Change In Title, Text Or Amount Of Appropriation Pursuant To NJS 40A:4-85

Mrs. Carol Hickman said that her daughter had wanted to bid on Block 200, Lot 50 before and she wasn't allowed to because she was a renter, not the owner of the adjoining property. She asked who was notified regarding the sale.

Clerk, Hannah Nichols told Mrs. Hickman according to the tax collector and assessor the adjoining owner is Joseph Downing, and Russell D'Ambrosio.

Mrs. Hickman said that Joseph Downing has died, he doesn't own it anymore.

Mrs. Nichols said I can only go by what is in the tax collector's and tax assessor's records for adjoining owners and Mr. Downing is still listed along with Mr. D'Ambrosio.

Mrs. Hickman said someone else inherited the property and that is who is the adjoining owner, their name begins with a "P"

Mrs. Nichols said it is a possibility that they have never had the deed recorded or that it was done after the MOD 4 was put into the system. She said she would check it out with the assessor and maybe the committee should table the land sale until next month.

A motion was made and seconded to table the landsale until June 20<sup>th</sup> meeting.

Mayor Vizzard said he would like to invite everyone to attend the Veterans Memorial Park Ceremony on Saturday, May 18<sup>th</sup>. at 11:00 a.m. The weather is supposed to be good, sunny.

Mayor asked for reports of the committee.

Committeeman Broughton said the code enforcement officer has issued 47 violation notices and that letters have been sent on April 5<sup>th</sup> to owners of rental properties that are delinquent in their rental registration fees and that they have until May 31<sup>st</sup> to comply.

Mayor asked for additional comments and being none asked for motion to adjourn.

Committeeman Jamison made motion to adjourn and Committeeman Broughton seconded.

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Hannah E. Nichols, Township Clerk