

Minutes of the Regular Township Committee Meeting of the Township of Commercial held on Thursday, May 16, 2019 at the Township Hall, 1768 Main Street, Port Norris, NJ

Those in attendance:

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

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

Mayor Vizzard asked everyone to stand and join the committee in the Flag Salute and Lord's Prayer.

Mayor Vizzard said state police are not present this evening so we'll call upon Lisa Agnesino, Closing Coordinator for property known as Block 78, Lots 1545, size 190.37X84 145 Point Breeze Drive, Laurel Lake. There is a \$14,000 Vacant Property Registration Lien that Ms. Agnesino was prepared to ask the committee to waive the fee because the present owner was not aware of the Lien and he was only going to sell the property for \$13,000.

Solicitor Seeley said this property had an outside lien holder, who after two years filed for foreclosure. He said I would hope that he did a title search on the property before he foreclosed. He suggested that the committee not make any decisions this evening regarding the request. To leave the \$14,000 against the property intact at this point, fee should be paid in full.

Mayor Vizzard said he agreed and Committeeman Jamison and Committeeman Broughton agreed.

Mayor Vizzard said we have minutes and Bill List for May 2019 for consideration:

Minutes of Special Meeting March 28, 2019
Minutes of Agenda Meeting April 13, 2019
Minutes of Regular Meeting April 18, 2019
Minutes of Open Executive Session Meeting of April 4, 2019

Mayor asked for motion and Committeeman Jamison made motion to approve minutes and Committeeman Broughton seconded the motion with a unanimous roll call vote.

Mayor asked if he could have a motion on the bill list for May 2019 as prepared by CFO, and Committeeman Broughton made motion to adopt and Committeeman Jamison seconded with a unanimous roll call vote.

Mayor Vizzard asked Ed Dennis, Engineer, for his monthly report.

Mr. Dennis said he had contacted Verizon to see if there was any movement on the cell tower. He was informed that nothing is scheduled for 2019, possibly 2020. He said ,he would contact Ted Bettenhausen, the original person who brought this to our attention to see if he's aware of someone else we should contact at Verizon. He also said he was going to e-mail the Atlantic City Electric Company in regards to the infrastructure of the riverfront from the meeting we had with them, at that time, they said they were going to do a study.

Mr. Dennis also said he was going to contact Downe Township and to see what was going on and if project could be extended over to our side. Mr. Dennis said he has heard nothing regarding our Freight Impact Fund application and NJDOT State Aid are now taking applications under the Municipal Aid Program for 2020, the applications have to be filed by July 19, 2019. Mr. Dennis said township received a NJDOT grant for Whittier Drive, Iris Road and Magnolia Drive, Laurel Lake in the amount of \$291,164.00, design is in progress. He said on the Port Norris Drainage Improvement Grant there has been some issues with trees that have had to be removed and with South Jersey Gas Lines, construction is scheduled to start on May 20, 2019. Mr. Dennis said on the Laurel Lake Drainage Improvements Phase III, that project is complete and being closed out.

Mayor Vizzard said we received notification from Atlantic County Municipal Joint Insurance Fund that it is time for our renewal and Paul Miola would like to do a presentation to inform the committee of the additional coverage that has been adopted. We have invited Mr. Miola to attend out June 20th regular meeting.

Mayor Vizzard said the committee accepted a bid of \$400 from Alvin Newcomb for Block 213, Lot 20 size 344X158 with 79.2 road frontage. Mr. Newcomb said he wants to demolish and combine property with adjoining property with trailer.

Mayor Vizzard said the committee is concerned because of what Mr. Newcomb has done with the previous properties he has purchased, putting used vehicles on each of the lots. His son was supposed to fix up the house on the Blizzard property and that has never happened. He asked Mr. Newcomb what is his time period for demolition of the pink house. Mayor Vizzard said the committee discussed this issue and we will give you (90) ninety days. Mayor said all of this is subject to you being the highest bidder at the land sale which will take place at the June 20th regular township meeting. This will be advertised and adjoining owners notified.

Mayor Vizzard said the land sale Block 50, Lots 6420, 6421, 40X100 has been postponed due to an error on the tax map and tax records. This sale will be re-advertised and certified letters, return receipts and regular mail will be resent. Sale will take place on June 20th at 6:00 P.M.

Clerk said discrepancy is between the owners of adjoining lots between Downing and Pacitti. This matter has been taken to tax assessor.

This was brought to the committee's attention by Mrs. Carol Hickman, whose daughter had tried to buy the lots some years back and couldn't because she did not own the property, she rented. Owners were not interested in the property.

Mayor Vizzard said the township's Center Designation expires July 2020, clerk obtained the renewal requirements from the state and we asked Ed Dennis, Engineer to review those requirements in order to retain Center Designation and could a lot of what is required be done in house.

Mr. Dennis said clerk has provided necessary documentation of what the state will want, she asked if some of it could be done in house. Some of the requirements are basic Plan Endorsements a lot of meetings, some components will require professional assistance because it calls for self assessment but is the type the municipality has consistent with the state plan. He asked do we have the ability to request a waiver from the state, we don't need self assessment and in another way it makes it less formal. Mr. Dennis said if you can get a waiver on the self assessment you can probably do a lot in house, however I've gone through this before you'll have to assign someone to this project who can have a lot of meetings, taking notes, more meetings with public questions public hearing and more meetings, news paper advertisements. So it's the matter assigning the project to someone who has all the time to figure it out. He said you can, if you want us to do the self assessment, hand that off. Try to get a waiver and it comes down to a staff and what is needed.

Mayor Vizzard said I know Center Designation allows us to get grants. My question is, I don't know what type of grants it allows you to get after you don't have it.

Mr. Dennis said it does allow us to get permits and the rules may be more restrictive if you didn't have but you have center designation in this very rural area.

Mayor Vizzard asked did it help us get the grants.

Mr. Dennis said if we didn't have center designation when we did landfill redevelopment, we wouldn't have gotten approved.

Mayor said, so, answer is, you really don't know until you go after the grant.

Mayor said we have resolutions for consideration.

RESOLUTION 2019-59

**Approving Bond Anticipation Note With Newfield National Bank
2.5 Per Cent Interest.**

WHEREAS, the Commercial Township Bond Anticipation Note was due April 25, 2019 and

WHEREAS, the Chief Financial Officer obtained quotes for the renewal of the note in the amount of \$891,550.00;

THEREFORE BE IT RESOLVED BY THE Township Committee of the Township of Commercial that the Bond Anticipation be awarded to Newfield National Bank with interest rate of 2.5% Percent with the note in the amount of \$891,500.00 and interest in the amount of \$22,226.34 due as of April 24, 2020.

RESOLUTION 2019-60

**Authorizing Remington & Vernick Engineers To Prepare Design,
Advertise and Accept Bids For The NJDOT Grant For Improvements
To Whittier Drive, Iris Road, and Magnolia Drive**

WHEREAS, Commercial Township was awarded a NJDOT Grant for the improvements to Whittier Drive, Iris Road and Magnolia Drive in Laurel Lake in the amount \$291,164 and the Township Committee would like to see this project move forward; therefore

BE IT RESOLVED, that engineering cost would be as follows:

Total Amount of Engineering Services	<u>\$23,000.00</u>
Line Item: G-02-41-856-000	\$23,000.00
2019 NJDOT Grant Match	
Present Balance In Account	\$23,000.00
Total Amount of Construction Services	<u>\$23,000.00</u>
Line Item : G-02-41-855-000	\$23,000.00
2019 NJDOT Grant	
Present Balance in Account	\$23,000.00
Amount Certified: Total Not To Exceed	\$46,000.00

RESOLUTION 2019-61
Requesting Change In Title Text or Amount of Appropriation
Pursuant To NJS 40A:4-85

WHEREAS, NJS 40A:4-87 provided that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Township Committee of the Township of Commercial will receive funding of \$291,164.00 from the State of New Jersey Department of Transportation with a Township match of \$23,000 for engineering services and wishes to amend its 2019 Budget to include this amount as revenue; and

WHEREAS, NJS 40A:4-85 provides that the Director of the Division of Local Government Services may, at the request of, or with the consent of, the governing body of any county or municipality, make such correction of the title, text, or amount of any appropriation appearing in the budget as may be necessary to make said item of appropriation available for the purpose or purposes required for the needs of any county or municipality,

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the provision of NJS 40A:4-85 the Township of Commercial hereby requests the Director of the Division of Local Government Services to make the following correction in the 2019 budget by reducing the appropriation for Matching Fund by \$23,000.00 and increasing the appropriation for 2019 NJDOT Grant-Matching Funds for Engineer Services in the amount of \$23,000.00.

BE IT FURTHER RESOLVED that the foregoing change, is in the opinion of the governing body, warranted and authorized by the statute referred to above, and is necessary for the orderly operation by the Township of Commercial for the reasons set forth:

\$23,000 in this line item is for Grant related Engineering Services as par of 2019 NJDOT Grant in the amount of \$291,164.00

BE IT FURTHER RESOLVED that the sum total of \$23,000.00 is hereby appropriated under the caption of:

State of New Jersey, Department of Transportation, 2k019 Municipal Aid Program, Match.....\$23,000.00

BE IT FURTHER RESOLVED, that the Township Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval.

Mayor Vizzard asked for motion on resolutions and Committeeman Jamison made motion and Committeeman Broughton seconded with a unanimous roll call vote.

Mayor said on FEMA what can we do to reduce flood insurance.

Mr. Dennis said right now nothing and that's across the board. There are some basic stuff you can do on wet sites, mailers, e-mails, meetings, that could get you 500 points which represents 5% reduction. Once you do that you can do more complicated stuff to get more points. Mr. Dennis said last month we had Mr. Donahue from Port Norris ask about FEMA and the changing of their maps, some areas that were not in flood zone are now in flood zones and have to carry flood insurance. Mr. Dennis said FEMA is not changing their official

flood maps, what FEMA is doing is setting insurance rates. He said there are private insurance companies that offer flood insurance that are popping up and you should get a quote from FEMA and a private insurance company that provides flood insurance and it's possible you might get a lower rate based on your home. Mr. Dennis said FEMA is already underfunded but they are hiring more suffocated individuals to determine what the rates are going to be, more detailed, where exactly is your home, is it in good shape, is the land in a flood zone. The rates will be more specific in 2020.

Mayor thanked Mr. Dennis and asked for reports of officials.

Committeeman Broughton said that the Code Enforcement Officer issued 47 violation notices and that were sent to owners of rental properties that are delinquent in their rental registration fees and that they have until May 31st to comply.

Mayor Vizzard said he just wanted to invite everyone to the Veterans Park Services on Saturday, May 18, 2019 at 11:00 A.M. He said that all veterans should be honored.

Mayor asked for motion to open the meeting to the public and motion was moved and seconded.

Mrs. Jean Morris asked if the township had any grant money she needs to update her septic system and she called and was told to contact Maurice River to see if there was any Bayshore Housing money left. She said Maurice River told her that the township had not applied for grant money since 2007. She said we are a poor community and we need these grants.

Solicitor Seeley asked her if she had tried the Federal Government. He said the Bayshore Funding has been dispersed and the only money left is what has been repaid and Maurice River gets that.

Mrs. Moore said she did contact the Federal Government and she could get a loan at one (1%) percent interest but she is not interested in a loan she wants a grant. She can't afford to pay back a loan when it is more than she is bring in.

Clerk said Bayshore Housing is not a grant, it is a loan and we put a lien against your house, that if you get \$20,000 loan after five years 50% is waived owner is still responsible for \$10,000. If owner dies his heirs are responsible to pay back the \$10,000. This is how the money was supposed to continue to come in, only problem older people die and kids don't want the property, they stop paying the taxes and we end up owning it and we can't sell it because the county health department makes the buyer put in new septic. We had six or seven people pass with Bayshore Housing Loans and we will end up with them and a lien. Kids get mad when township sends family a note to cut the grass because we don't have enough road department employees to cut the 50 or 60 properties that people walk away from or passed on.

Mayor Vizzard asked what type of grant does the township apply for to get monies for grants.

Clerk said Small Cities Block Grants and if we go after money for rehabilitation from Small Cities you probably will not get a grant for roads. Main Street Port Norris was a Small Cities Block grant.

Mayor Vizzard said he would look into it.

Mr. Frank Donahue said he wanted to thank Mr. Dennis for looking into the FEMA Flood Maps and the suggestions he gave the committee on how we might adopt some items that will decrease the flood insurance.

Mayor asked for additional comments and being none asked for motion to close public portion and to adjourn the meeting.

Motion made and seconded, meeting adjourned.

Hannah E. Nichols, Township Clerk