

Minutes of the Regular meeting of the Township Committee of the Township of Commercial held on December 19, 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
Heather Sparks	Deputy Clerk

Those Absent:

Hannah Nichols	Township Clerk
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Mayor Vizzard 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 Vizzard asked that attendees join him in the flag salute and the Lord's Prayer.

Mayor said We have no State Police Present.

Mayor said we have the minutes of the Agenda Meeting, November 18, 2019 And Minutes of Regular Meeting, November 21, 2019 and Minutes of a closed Personnel Meeting, November 21, 2019. Do I have a motion to approve? Committeeman Broughton made a motion and was seconded by Committeeman Jamison, Roll Call, all were in favor.

Mayor said we have the bill list for consideration of bills received for the month of December as prepared by the Chief Financial Officer. Do I have a motion to approve the bill list? Committeeman Broughton made the motion and was seconded by Committeeman Jamison, Roll call, all were in favor.

Mayor asked Ed Dennis for the Engineers report.

Mr. Dennis said we really have no change from Monday night. The highlights are we received \$305,070.00 2020 state aid program for Red Fern Dr. We haven't heard anything more on the second phase of the Local Freight Impact Fund but on the first phase we are moving ahead, and we are working with the County on improvements to the bridges. On the Whittier, Iris and Magnolia project I do have a note here that we were able to pave an additional 630 feet working with the contractor and stay within budget. Other than that, no changes since Monday.

Committeeman Broughton asked Mr. Dennis if he has heard anything on the Sluice Gate. Mr. Dennis said he has not. He will follow up again on that.

Mayor asked Mr. Dennis if he knows when the meeting will be to go over the punch list for Whittier, Iris, Magnolia. Mr. Dennis said he has not but as soon as he knows, he will let him know.

Mayor said we have correspondence

Mayor said, we have a letter from Cumberland County Department of Planning requesting the committee pass a resolution in support of the Chando Farm, Block 214 lot 21, 78 acres to sell its redevelopment rights through the Farmland Preservation Program. This has already been approved by the Cumberland County Agriculture Development Board and the State Agriculture Development Committee. In Order for the State and County to allocate funds for easement purchase, a resolution will be required by the Township.

Mayor said I believe we have this resolution on for tonight.

Mayor said we also have the 2020 contract from South Jersey Regional Animal Shelter for services. Cost is \$24,835.00 paid monthly at \$2,069.59. There is an increase with part of that reason being last years contract was for 10 months and this year will be for 12 months.

Mayor said that is also a resolution on for tonight.

RESOLUTION 2019- 111

BUDGET LINE-ITEM TRANSFERS

BE IT RESOLVED by the Township Committee of the Township of Commercial that the following budgetary transfers be made to avoid over-expenditure in the 2016 Municipal Budget as requested by the Chief Financial Officer.

Line-Item From:	Amount
Natural Gas	2,000.00
Gas/Diesel	4,000.00
Sluice Gate O/E	2,000.00
Library O/E	490.00
Telephone	1,700.00
Total	10,190

Line-Item To:	Amount
Legal Services	8,000.00
Senior Center O/E	340.00
Social Security	1,700.00
Community Food Bank	150.00
Total	10,190

RESOLUTION 2019-112

A RESOLUTION GRANTING FINAL APPROVAL OF THE CHANDO APPLICATION TO SELL DEVELOPMENT EASEMENT

WHEREAS, the County of Cumberland submitted a Planning Incentive Grant (PIG) Application to the State Agriculture Development Committee pursuant to the State Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., the Planning Incentive Grant Program, N.J.S.A. 4:1C-43.1 et seq., and the regulations thereunder; and

WHEREAS, the application provided for the proposed acquisition of a Development Easement on the Property owned by James Chando and Linda Fritz-Chando on Strawberry Avenue, and known as Commercial Township block 214, lot 21; and

WHEREAS, the State Agriculture Development Committee certified the fair market value of the aforementioned development easement pursuant to N.J.A.C 2:76-7.14 at \$2,000.00 per acre. Which has been accepted by the applicant; and

WHEREAS, the estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on estimated 78 net acres), subject to the actual acreage to be covered by the development easement per the final survey which conforms to the farmland preservation program requirements:

State Agriculture Development Committee (\$1,500.00/per acre: 75.00%)	\$117,000.00
County of Cumberland (\$ 500.00/per acre: 25.00%)	\$39,000.00

NOW, THEREFORE, BE IT RESOLVED by the township Committee of the Township of Commercial in the County of Cumberland that the Township Committee gives final approval to the proposed acquisition of a development easement to be held by the County of Cumberland, State of New Jersey, on approximately 78 acres pursuant to the County's Planning Incentive Grant application subject to the following:

1. The conveyance of a development easement which shall provide for the following:
 - a. One (1) Non-severable 1-acre exception;
 - b. No non-agricultural uses;
 - c. No Dwelling Unit on area under easement;
 - d. No Residual Dwelling Site Opportunities;

IT IS FURTHER RESOLVED that this resolution be sent to the Cumberland County Agriculture Development Board and to the State Agriculture Development Committee for their final approval;

FINAL APPROVAL and ACCEPTANCE of this application is contingent upon the approval and acceptance of the County of Cumberland and the State Agriculture Development Committee.

Mike Vizzard, Mayor

RESOLUTION 2019-113

AWARDING CONTRACT TO SOUTH JERSEY REGIONAL ANIMAL SHELTER FOR 2020 IN THE AMOUNT OF \$24,835.00

BE IT RESOLVED by the Township Committee of the Township of Commercial that a contract is awarded to South Jersey Regional Animal Shelter for sheltering services of animals that have been received by the commercial Township Animal Control Officer during the year of 2020 in the amount of \$24,835.00 for a twelve-month period.

CERTIFICATION

I, Hannah E. Nichols, Clerk of the Township of Commercial do hereby certify that the foregoing resolution was duly adopted by the Township Committee at a regular meeting at the Municipal Hall, 1768 Main St., Port Norris, NJ 08349 on December 19, 2019 6:00pm.

Hannah E. Nichols, Clerk

Mayor Vizzard asked for a motion to approve Resolutions 2019-109 through 2019-113

Committeeman Jamison said he makes a motion to pass Resolutions 109 through 113

Committeeman Broughton said, Second

Deputy Clerk, roll call, Committeeman Broughton said no to Resolution 111 and yes to Resolutions 109, 110, 112 and 113

Committeeman Jamison, yes

Mayor Vizzard, yes

Mayor asked for reports from officials.

Mayor said he had two things, last night we had our first annual house lighting contest for Commercial township through the Recreation Committee. I was not a judge, but we had three winners, one in each district, Laurel Lake, Mauricetown/Haleyville and Port Norris. I don't know who they are but I think we had nine entries. I think it went well.

Committeeman Broughton said, I would like to have those address, I'd like to see them.

Deputy Clerk said she could get them for him.

Solicitor Seeley said I would just like to say that Heather has done a nice job with Hannah being out. She has been very responsive when I have needed anything. Just want to give her a shout out.

Mayor Vizzard said I would also like to say, I believe the computers are finally working well and back in order.

Solicitor Seeley asked if the former computer company was out.

Mayor Vizzard said yes.

Committeeman Broughton asked what happened.

Mayor Vizzard said we did away with the computer company we had. We had to hire someone temporarily to get things strengthened out which they did and now we are out getting pricing to take care of the computers in the future.

Committeeman Broughton asked if they were the ones that were the caretakers of the original upgrades.

Mayor Vizzard said, the original upgrades are the people we got rid of. We paid them and they did what they were supposed to but just couldn't get everything operating sufficiently.

Mr. Seeley said I know these guys were down for some time. I couldn't even e-mail them

Mayor Vizzard said it was over a week, so we brought in someone new to figure it out and they did that.

Mayor Vizzard said I also want to give kudos to Pam Humphries. We did everything we could to give the guy every opportunity to make everything right and he just couldn't. We had enough, we had to get them fixed.

Mayor Vizzard asked for a motion to open to the public.

Committeeman Jamison said I make that motion. Committeeman Broughton seconded.

Mayor Vizzard said having a second, the meeting is open to the public.

Jestin Smith, 1207 Front St. Mauricetown spoke. He said he could hardly hear anything that was said. I thought I heard you say that the funding for the animal is going up.

Mayor Vizzard said yes, the funding for the animal shelter is going up.

Mr. Smith said I know a lot of people in town have called about these cats. There are cats all over the place.

Mayor Vizzard said that doesn't have anything to do with the animal shelters. That's just where we have to take the animals to. It is a yearly contract we have.

Mr. Smith asked what we can do with these cats.

Mayor Vizzard said if you were here last month, you would already know that we have hired a new animal control officer. That will start on January 1st.

Mr. Smith said ok. Another thing is behind my house at 1207 Stable lane is now up for a tax sale. Is that take place in January?

Mr. Seeley said if you think its up for tax sale...

Mr. Smith said I went on-line, and it says it is.

Mr. Seeley said ok what you can do is write a letter to the clerk that says I am an adjunct property owner and interested in purchasing that property.

Mr. Smith said I am not interested in buying the property.

Deputy Clerk said, I think he is saying there is a tax sale lien.

Mr. Smith said I want to know what the responsibility of the Township if no one buys the thing because its an eye sore.

Mr. Seeley said if someone is paying taxes on it, there isn't anything we can do.

Mr. Smith said they haven't, I have checked.

Mr. Seeley said no offense to you, but we have properties where taxes haven't been paid for 10 years.

Mr. Smith said you're kidding.

Mr. Seeley said no, if you look at these small properties, we have in Laurel Lake people haven't paid taxes on, we could do many foreclosures and still not get caught up.

Mr. Smith said ok now I'm talking about something else. Senator Sweeney is lifting the Cap. Do you guys know how that is going to affect the Township?

Mayor Vizzard said not at the moment

Mr. Smith said okay, well thank you for your time.

Mr. Seeley said thank you sir.

Mayor Vizzard said okay seeing as we have no one else from the public. Can I get a motion to close to the public?

Committeeman Jamison said I'll make the motion. Committeeman Broughton seconded.

Mayor Vizzard asked if there were any other considerations.

Mayor Vizzard said Heather Sparks is working on the 2020 calendar but that has been delayed due to the computer issues. Hopefully that's back on track.

Mayor also said that the re-organization meeting will be held January 6th at 6pm.

Mayor asked if there was anything else and being none, asked for motion to adjourn. Motion was moved.


Heather Sparks, Deputy Clerk