

**Minutes of the Regular Meeting of the Township Committee of the Township of Commercial, held on June 18, 2020 at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ**

**Those present:**

<b>Mike Vizzard</b>	<b>Mayor</b>
<b>Fletcher Jamison</b>	<b>Committeeman</b>
<b>Hannah E. Nichols</b>	<b>Township Clerk</b>
<b>Heather Sparks</b>	<b>Deputy Clerk</b>

<b>Call Ins.</b>	<b>Thomas Seeley</b>	<b>Solicitor</b>
	<b>Edward Dennis</b>	<b>Engineer</b>

<b>Absent:</b>	<b>Ryan Broughton</b>	<b>Committeeman</b>
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Mayor Vizzard 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 said the meeting is open to the public but we have also set it up for via telecommunications with call in numbers on our website.

Mayor asked for everyone to stand for the Flag Salute and Lord's Prayer.

Mayor Vizzard said that State Police are not present and he called upon Ed Dennis, Engineer, for any report.

Mr. Dennis said he didn't have a lot to report that we got approval for the extension on High Street and that they are ready to go out for bid in July, but he feels that another joint meeting should be held with business and residents that own property on the roads that are considered for reconstruction.

Mayor Vizzard asked if engineer had contacted the South Jersey Gas Company and coordinated the project with them because they have started their preliminary work.

Mr. Dennis said their project will be done underground and will not hinder the Riverfront Project at all. He said that they are ready to go out to bid for Red Fern Drive.

Committeeman Jamison said there is one resident on Red Fern North that drives a very long tractor trailer that he comes in on South Red Fern and he is tearing up the road when he comes around the curve on the back portion of Red Fern and he feels we need to do something because we do not want to tear up a brand new road.

Mayor Vizzard said Liz Hernandez, Administrator, Board of Elections, that Commercial Township will have one polling place available for voters that are handicapped and voters who want to vote provisional ballots. He said residents must go to the Mauricetown Fire Hall, 9544 Noble Street, Mauricetown. He said all registered voters can vote by mail if Absentee Ballot is used for the July 7<sup>th</sup> Primary Election. Mayor Vizzard stated that a Ballot Box will be installed at the Township Hall for any voters that do not want to put their ballot in the mail.

Mayor Vizzard said 2020 Census Forms are being delivered to resident's homes. He said if no one at home, form is left on doorknob. He hopes that everyone fills out the form and puts it in the mail.

Mayor Vizzard said committee has received word that township can tear down Dagastine's Friendly Gas Station building. Department of Environmental Protection said township does not need any permit from the state, they do ask that the dirt in front of the station not be disturbed due to additional sampling for testing.

Mayor Vizzard said we have resolutions for consideration.

#### **RESOLUTION 2020-64**

**Resolution Establishing CS Regional Court Administrator Patricia Turkali  
As A Signer On The Commercial Township Municipal Court Bank Account**

**WHEREAS, The Committee of the Township of Commercial has approved joining the CS Regional Curt System as of July 1, 2020; and**

**WHEREAS, the Commercial Township Municipal Court Clerk, Maryann Sheppard will be retiring as of June 30, 2020 and will be unable to process the June 2020 Commercial Township Municipal Court Reports and corresponding checks.**

**NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Commercial Township, Cumberland County, New Jersey authorizes Patricia Turkali as a signer on the Commercial Township Municipal Court Bank Account.**

#### **RESOLUTION 2020-65**

**Approving Lallis Liquor License For 2020-2021**

**BE IT RESOLVED by the Township Committee of the Township of Commercial that the following Plenary Distribution Liquor License be renewed for period commencing July 1, 2020 thru June 30, 2021.**

**Liquor Warehouse Corp (Lallis Liquors)  
1428 E. Buckshutem Road  
Commercial Township, NJ 08332  
License Number : 0602-44-010-002**

**RESOLUTION 2020-66**

**Approving Mauricetown Gunning Club Liquor License For 2020-2021**

**BE IT RESOLVED** by the Township Committee of the Township of Commercial that the following Club Liquor License be renewed for period commencing July 1, 2020 thru June 30, 2021.

**Mauricetown Gunning Club Inc.  
1245 Whitehead Road  
Commercial Township, NJ 08332  
License Number: 0602-31-005-001**

**RESOLUTION 2020-67**

**Authorizing Specifications for Demolition of Properties Deemed As Health  
And Safety Hazards By Construction Officials and Accepting Proposals For Demolition**

**WHEREAS**, there are numerous facilities, houses, mobile homes, that have been abandoned in the township; and

**WHEREAS**, many of the facilities, houses, mobile homes have deteriorated to a point whereby they have become a health and safety hazard to the community and need to be demolished; and

**WHEREAS**, Commercial Township Committee adopted Ordinance #2014-555 Vacant Property Registration in which owners of vacant property must register and pay a Registration fee and those fees are designated for the demolition of facilities, houses, mobile homes which are unfit for human habitation; therefore

**BE IT RESOLVED** by the Township Committee of the Township of Commercial that the clerk is hereby authorized to advertise and solicit bids for properties that have been determined by the Committee to be demolished; and

**BE IT FURTHER RESOLVED** that funding will come from the Vacant Properties Registration Funds in accordance with Ordinance 2014-555.

**RESOLUTION 2020-68**  
**Chapter 159 Budget Insertion**  
**Clean Communities Funding \$16,235.71**

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Commercial hereby requests the Director of Local Government Services to approve the insertion of the following items of revenue in the budget year 2020 in the sum of \$16,235.71 which item is now available as revenue from:

**FY 2019 - 2020 CLEAN COMMUNITIES FUND**

**BE IT FURTHER RESOLVED** that like sum of \$16,235.71 be and the same is hereby Appropriated under the captions of:

**FY 2019 – 2020 CLEAN COMMUNITIES FUND**

**BE IT FURTHER RESOLVED** that the above is a result of monies totaling \$16,235.71 from the 2020 Clean Communities Fund.

**BE IT FURTHER RESOLVED** that the Township's Chief Financial Officer will submit this Chapter 159 electronically on the Division of Local Government Services website.

**RESOLUTION 2020-69**  
**Authorizing Tax Collector To Process Third Quarter "Estimated" Tax Bills Due**  
**August 1, 2020**

**WHEREAS**, in light of the disruption caused by the coronavirus outbreak, the State delayed the adoption of the State Fiscal Year 2021 Budget to September 30, 2020; and

**WHEREAS**, the Division of Local Government Services (DLGS) cannot certify State Aid allocations to municipal budgets until State Aid Appropriations are known; and

**WHEREAS**, the DLGS cannot approve municipal budgets and the County Board of Taxation cannot certify taxes until long after the June 30 2020 deadline to process third quarter tax bills due August 1., 2020; and

**WHEREAS**, without a 2020 Certified Tax Rate, the Tax Collector cannot process the final 2020 Tax Levy; and

**WHEREAS**, the DLGS "strongly recommends" under Local Finance Notice 2020-07 "that municipalities prepare to issue estimated property tax bills for 2020;" and

**WHEREAS**, the Tax Collector, in consultation with the Chief Financial Officer, computed and certified an estimated Tax Levy necessary to bill third quarter taxes due August 1, 2020;

**WHEREAS**, after calculating the estimated rates based off the adopted budgets from the County, Local School, Municipal and Fire Districts the general tax rate is anticipated to be as follows per \$100.00 of assessed valuation:

Base Rate:	\$2,460
District 1:	\$0.270
District 2:	\$0.354
District 3:	\$0.352

**WHEREAS**, the estimated tax levy is anticipated to be \$7,689,332.79 which is equal to state statute. As required by statute, the tax collector has received written permission from the Department of Local Government Services to use the increased rates since the increase is a verifiable County increase; and

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Township of Commercial, in the County of Cumberland and State of New Jersey on this 18<sup>th</sup> of June 2020, rescinds Resolution 2020-61 adopted May 21, 2020 and authorizes the Tax Collector to process estimated tax bills for the third quarterly installment of 2020 taxes using the rates specified above; and

**BE IT FURTHER RESOLVED** that, the third quarterly installment of 2020 taxes shall not be subject to interest until the later of August 10, 2020 or the twenty-fifth (25) calendar day after specifying the date on which interest may begin to accrue.

**COMMERCIAL TOWNSHIP  
RESOLUTION 2020-70**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR  
GRANT FUNDING AND THE EXECUTION OF A GRANT CONTRACT WITH  
THE NEW JERSEY DEPARTMENT OF TRANSPORTATION UNDER THE  
FISCAL YEAR 2021 MUNICIPAL AID PROGRAM FOR THE  
RECONSTRUCTION OF KERON DRIVE AND PARSON'S LANE (PRIORITY 1)**

**WHEREAS**, there is a need for roadway and drainage improvements within the Township of Commercial; and

**WHEREAS**, funds for roadway and drainage improvements are available to the Township of Commercial under the New Jersey Department of Transportation Municipal Aid Program; and

**WHEREAS**, an application must be filed with the New Jersey Department of Transportation in order to be considered for said funding.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Committee of the Township of Commercial formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the firm of Remington & Vernick Engineers is hereby authorized to submit an electronic grant application identified as MA-2021-Reconstruction of Keron Drive and Pa-00494 to the New Jersey Department of Transportation on behalf of the Township of Commercial.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Commercial and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as true copy of the Resolution adopted by the Mayor and Committee of the Township of Commercial on this 18<sup>TH</sup> day of June.

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**COMMERCIAL TOWNSHIP  
RESOLUTION 2020-71**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR  
GRANT FUNDING AND THE EXECUTION OF A GRANT CONTRACT WITH  
THE NEW JERSEY DEPARTMENT OF TRANSPORTATION UNDER THE  
FISCAL YEAR 2021 MUNICIPAL AID PROGRAM FOR THE  
RECONSTRUCTION OF MILBOURNE DRIVE AND DENNIS LANE (PRIORITY 2)**

**WHEREAS**, there is a need for roadway and drainage improvements within the Township of Commercial; and

**WHEREAS**, funds for roadway and drainage improvements are available to the Township of Commercial under the New Jersey Department of Transportation Municipal Aid Program; and

**WHEREAS**, an application must be filed with the New Jersey Department of Transportation in order to be considered for said funding.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Committee of the Township of Commercial formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the firm of Remington & Vernick Engineers is hereby authorized to submit an electronic grant application identified as MA-2021-Reconstruction of Milbourne Drive an-00495 to the New Jersey Department of Transportation on behalf of the Township of Commercial.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Commercial and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as true copy of the Resolution adopted by the Mayor and Committee of the Township of Commercial on this 18<sup>th</sup> day of June.

Mayor Vizzard asked for a motion on the foregoing resolutions.

Committeeman Jamison made motion to adopt Resolution 2020-64 thru 2020-71.

Mayor Vizzard seconded the motion.

Roll call vote unanimous of the members of the township committee present at this meeting.

Mayor asked for reports and Solicitor Seeley stated that he had sent certified letters to Mr. Raymond White, 104 St. Clair Avenue, Mercerville, NJ 08619, regarding Block 48, Lots 6082, 140X100 and the fact that Mr. White owned the property since July 2017, never paid taxes on it and never recorded the deed until September 2019 after the township had a deed of foreclosure and final judgement filed prior to his quitclaim deed. Mr. Seeley said he asked Mr. White to contact his office immediately as this property is in great disrepair and the township wants to clarify any title issues that may exist. He said Mr. White did contact his office and said that he had tools in the garage that he would like to get out and that was all he stated at that time. He said he would reach out to him again.

Mayor said he has been talking with Leslie and foreclosures.

Mr. Seeley said they have been having trouble with the title companies, first off we have a list of 25 properties and their statement is it's not worth their time and don't bring them to them again. He said Danielle does the foreclosures and does a good job.

Mayor Vizzard asked how long will it take, a week, next week when will we get them changed over.

Committeeman Jamison said he had helped Mr. Stormes at the foodbank and that the cars were as far as you could see lined up. That everybody wore masks and food bags were placed in the trunks.

Mayor made motion to open meeting to the public. Committeeman Jamison seconded the motion.

Mrs. Kathy Hudoka said that there are three trailer that were boarded up and now these have all been broken into. Grass is very high, properties are an eyesore. There are other properties that are next to people that try to maintain their properties and what's next door looks terrible.

Mayor Vizzard asked Mrs. Hudoka if she could get the addresses of the properties that she was describing and turn them over to Steve. Mayor Vizzard said he is sure that Steve has already sent violation notices to some of them. Mayor said the boat gets under by skin and I'd like to see us be able to get that out of there. He said we all do all that we can.

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

Committeeman Jamison made motion and Mayor Vizzard seconded, meeting adjourned.

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Hannah E. Nichols, Township Clerk



