

Minutes of the Regular Meeting of the Township Committee of the Township of Commercial, held October 15, 2020 at 6:00 p.m. in the Township Hall, 1768 Main Street, Port Norris, N.J.

Those present:

Mike Vizzard	Mayor Via Telephone
Fletcher Jamison	Deputy Mayor
Ryan Broughton	Committeeman]
Thomas Seeley	Solicitor
Edward Dennis	Engineer
Hannah E. Nichols	Township Clerk
Heather Sparks	Deputy Clerk
Clint Miller	Public Works Supervisor

Deputy Mayor, Fletcher Jamison, 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.

Deputy Mayor, Jamison asked everyone to stand and join in the Flag Salute and Lord's Prayer.

Deputy Mayor said we do not have the state police present. He called upon Barney Hollinger, Riverfront Consultant for report.

Mr. Hollinger said on a conference call today, that he was informed that pilot funding has been pulled. He said he and Bayshore Council talked with John Knoop, from county, about the replacing of the bridges on Miller and Berry Avenue.

Mr. Edward Dennis, said he talked with Doug Whitaker, from the county and that the bridges are not on their radar at this time.

Mr. Hollinger said John Knoop said they would want to talk with Mayor and Ed Dennis, look at the bridges and put in for a grant for the bridges.

Mr. Dennis asked Mr. Hollinger would he want him to talk with John Knoop and discuss a possible grant they could apply for or if we have to, we'd apply for the grant, they are accepting applications and we could apply for a grant to do the bridges.

Mr. Hollinger asked Mr. Dennis if he had reviewed the revised map.

Mr. Dennis said we have a lot going on in our office right now, but let me get through this workshop and I'll review it.

Mayor Vizzard was on landline and said he was having difficulty hearing and could Mr. Hollinger speak a little louder.

Mr. Hollinger said regarding the state plan, he and mayor had received a copy of their budget, there is a meeting on Monday and Tuesday, this upcoming week, I believe it is for Commercial and Maurice River Township to see how stuff is going. I questioned about the lines needing to be changed. Megan said she would leave it up to the mayor. Barney said they are minor, they can be fixed.

Mr. Hollinger said regarding Army Corp and their 301 Plan, there will be a meeting on December 21st 2020 to start the study and it will end sometime in 2021. He said this is a feasibility study, I believe cost is ten to twenty million to study flooding in Commercial Township and Maurice River Township. He said the study will be diking the Peek Of The Moon to stop flooding, so we won't know anything for some time. He said he wondered if the sluice gate could be included.

Mayor Vizzard, asked Mr. Hollinger to repeat.

Mr. Hollinger said I asked if sluice gate could be included.

Mr. Dennis stated we could send a letter.

Mr. Hollinger said at this point there is no participation. That's all I have

Deputy Mayor Jamison said we have minutes of previous meetings for consideration:

Minutes of the Agenda Meeting held September 14, 2020
Minutes of the Regular Meeting held September 17, 2020

Clerk, Hannah Nichols, said correction will be made to minutes of September 14th, where Committeeman Broughton was listed as absent.

Mayor Vizzard made motion to approve Agenda meeting minutes of September 14th and regular meeting minutes of September 17th.

Committeeman Broughton seconded and unanimous roll call vote taken.

Deputy Mayor Jamison said we have the Bill List for the month of October.

Committeeman Broughton made motion to approve and Deputy Mayor Jamison seconded with unanimous roll call vote.

Deputy Mayor Jamison called on Mr. Edward Dennis, Engineer, for his report.

Mr. Dennis said regarding Red Fern Drive the base coat has been put down and the contractor wants to give it time to settle. It will be paved the same time we do the riverfront paving. He said the cavate is almost complete. Mr. Dennis said on the Riverfront Roadway Improvement Project, contractor working on drainage and for the past couple of months we have been in contact with the DEP to allow us to use some of the funds not needed for this project to repave Ogden Avenue from Main Street to Miller Avenue.. Finally, this past week we got that approval and a proposal was sent to the township in the amount of \$45,000 for engineering services and I see there is a resolution on the agenda for approval this evening. Mr. Dennis said, there is possibility that township would have to fund \$20,000 of the \$45,000.

Mr. Barney Hollinger asked Mr. Dennis if he knew that there is a lot of water coming in around areas that guide rails were installed. He said he feels there will be plenty of water, it could create a tide issue and what about the septic system at the State Police Marine Facility, this could create Septic problems.

Mr. Dennis said he didn't think that it will.

Hannah Nichols, Clerk said Pam, chief financial officer has certified the funding for the additional engineering work with the inclusion of Ogden Road but, the resolution states that the money will be taken from the grant funds. Mrs. Nichols said she would call Pam on Friday. She told the committee that they could approve the resolution contingent on the CFO certifying \$20,000 from municipal funds.

Mr. Dennis said that he would contact Pam Humphries, there is a chance that the grant will cover all of it.

Deputy Mayor Jamison said do we want to approve contingent on Pam's certification.

Mayor Vizzard made motion to approve the \$45,000.

Committeeman Broughton second. Roll call vote unanimous.

Deputy Mayor Jamison said Mayor Vizzard has written a letter to the Chief Financial Officer for the County of Cumberland, Gerald Seneski, requesting that he present the letter to the Cumberland County Freeholders that when they prepare their budget that they be mindful and conservative in their annual Budget increases and understand the impact these increases may have on the Taxpayers of Cumberland County.

Deputy Mayor and Committeeman Broughton were in agreement with the letter, that next years municipal, county and state budgets need to be mindful of the taxpayers and voted to send the letter.

Deputy Mayor Jamison said the letter from Remington & Vernick regarding the increase in engineering fees for Ogden Avenue have been discussed and approved.

Deputy Mayor Jamison said committee has received a memo from Pamela Humphries, Chief Financial Officer, that the State of New Jersey as of October 1st has taken back the \$40,000 Garden State Trust Fund of year 2020. Since the increased amount was already budgeted in the 2020 budget, the consequences of a potential revenue shortfall could occur. For the Township of Commercial the sudden loss of \$40,000 in Revenue is a substantial jolt to the Budget. This will have to be included in 2021 Municipal Budget.

On the committee's agenda for August, I provided information that an Animal Control Class was being offered at Cumberland County College. Mayor Vizzard said he thought it would be a good idea if we could find someone willing to take the course. Steve Desario, as Code Enforcement Officer, has offered to take the class, cost is \$929. Mr. Desario will pay fee in accordance with Policy and Procedure Manual once class completed and certificate issued he can file for reimbursement.

Deputy Mayor Jamison asked committee's feeling regarding the matter and Committeeman Broughton made a motion to approve, Mayor Vizzard seconded the motion and a unanimous roll call vote taken.

Deputy Mayor Jamison said that Pam Humphries has issued copies of the Best Practices questionnaire to the committee for their review. The responses to the questions are evaluated by the state of New Jersey which determines the amount of state aid a municipality will get. Report must be submitted by second of November.

Deputy Mayor Jamison said the committee has received a Public Notice from the US Army Corps of Engineers regarding soliciting comments and recommendations from the public concerning issuance of a Department of the Army Permit for work at Basket Flats, Block 268, Lot 9 and the second is Northwest Reach Block 316, Lots 44 & 45.

Deputy Mayor Jamison said we have a Bond Ordinance for second reading and public hearing. He said the ordinance is for the purchasing of road equipment for the public works.

BOND ORDINANCE 2020-603

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS
IN AND BY THE TOWNSHIP OF COMMERCIAL, IN THE COUNTY OF
CUMBERLAND, NEW JERSEY, APPROPRIATING "\$400,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$380,000 BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE PART OF THE COST THEREOF**

Deputy Mayor Jamison asked for motion to open meeting to the public and Committeeman Broughton made motion and Mayor Vizzard seconded.

Mr. Ronald Sutton said he is always in favor of the proper road equipment for public works. He asked what is being purchased.

Deputy Mayor said a dump truck and a frontend loader.

Mr. Sutton said he would hope that the committee keeps the current frontend loader for use on the riverbanks instead of putting the equipment up for auction. He said you could put it up for sale now and probably get \$58,000/\$60,000 but you could keep it for ten years just for the riverbanks and sell it and you'd still get \$18,000 to \$20,000 for it. You are getting a new one because this one has rusted in some areas from the salt water. The engine is good, it runs great, why sell it when you can make good use out of it and not have to use the new one in the saltwater to get corroded.

Deputy Mayor Jamison said that is something for the supervisor to determine.

Mr. Clint Miller, Road Supervisor, said he would give the matter some thought before making a decision.

Deputy Mayor Jamison asked for additional comments from the public and being none asked for a motion to close the public portion and to adopt the ordinance.

Committeeman Broughton made motion to adopt ordinance and Mayor Vizzard seconded with a unanimous roll call vote.

Deputy Mayor Jamison said we have the following resolutions for consideration.

**RESOLUTION 2020-91
Authorizing Electronic Tax Sale**

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sale pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services; and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/Real Auction.com to conduct electronic tax sales; and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Township of Commercial, New Jersey, that the Tax Collector is hereby authorized to participate in an electronic tax sale and submit the same to the Director of the Division of Local Government Services if necessary.

RESOLUTION 2020-92

**Authorizing The Transfer Of Overpayment To Other Tax Years
Or Refund Of Overpayment To Owner, Payer Or Their Representative**

WHEREAS, it was discovered after downloading the 2020 MOD IV, receiving a County Board of Taxation appeal judgment and/or during the preparation of the tax bills that there were several overpayments existing on numerous line items. The overpayments were created due to reduction in the tax assessment, the recent Homestead Credit Benefit, combining of lots, change in lot number, removal of assessment approved deduction of pursuant to a successful appeal filed with the County Board of Taxation lowering said assessments, and

WHEREAS, pursuant to statute, said overpayments will need to be refunded to the owner, person who made payment or their representative. With said overpayments exceeding \$10.00, approval from the Commercial Township Committee is required before action is to be taken, and

THEREFORE, BE IT RESOLVED, that Leslie Kraus, Tax Collector for Commercial Township is authorized to submit a voucher for refund of existing overpayments along with interest pursuant to statute, when required, as listed below. It is further requested that the Certified Financial Officer be authorize4d to refund as indicted by voucher.

Block	Lot	Owner	Year	Amount	Reason
155	224	House of Change	2020	\$363.30	Tax Appeal
214	13	Paraclete A Christian Camp	2020	\$371.68	Tax Appeal
206	6	Moore, Jeffrey & Clair	2020/2021	\$2780.02	Tax Appeal

RESOLUTION 2020-93

**Approving Contract Richard E. Pierson Materials Corporation
For Cold Patch AT \$121.98 Per Ton Under the Cumberland County
Purchasing System Identification #181-CCCCPS**

WHEREAS, the Cumberland County Purchasing Office solicits bids and quotes on various products that are beneficial to the county and municipalities; and

WHEREAS, Cumberland County Purchasing obtained quotes for VOC-Compliant Cold

Patch and Richard E. Pierson Materials Corporation was the lowest bidder at \$121.98 Per Ton which is available to municipalities; therefore

BE IT RESOLVED that the Township Committee approves a contract with Richard E. Pierson Materials Corporation at the cost of \$121.98 Per Ton of VOC-Compliant Cold Patch for the Commercial Township Public Works Department.

RESOLUTION 2020-94

Accepting Proposal of Remington & Vernick Engineers Of \$45,000 For Engineering Services The Inclusion of Ogden Avenue In The Port Norris Riverfront Roadway Improvements Funds.

WHEREAS, Ogden Avenue, Port Norris, has gotten approval from the New Jersey Department of Transportation to be included in the Port Norris Riverfront Roadway Improvement Project; and

WHEREAS, additional engineering services will be required, reconstruction and elevation of the road, new beam guide rail, if required, field survey, design and bid coordination with contractor; therefore

BE IT RESOLVED by Township Committee of the Township of Commercial that proposal of \$45,000 Engineering fees for the inclusion of Ogden Road into the Port Norris Riverfront Roadway Improvement Project bringing total of engineering costs to \$280,000.00 is approved; and

BE IT FURTHER RESOLVED, that certification of the Chief Financial Officer of funding for this additional engineering services has been certified from the following accounts:

2020 NJDOT Port Norris Riverfront Impact Grant	G-02-41-862-000
Present Balance In Account:	\$ 451,595.50
Total Amount of Engineering Certified:	\$ 45,000.00(Not To Exceed)
Remaining Balance In Account	\$ 406,595.50

RESOLUTION 2020-95
Discharge Of Mortgage Block 254, Lot 3

WHEREAS, a Bayshore Housing Grant was issued to Bernard Lloyd Deckman at 6706 Chestnut Street, Port Norris, in the amount of \$12,400 on September 26, 2001; and

WHEREAS, a mortgage was made to secure payment of \$6,200 with the Cumberland County Clerk's Office on July 16, 2004 in Mortgage Book 3386 on page 258; and

WHEREAS, Mr. Deckman is deceased and Mrs. Joanne Deckman wants to pay the 50% fifty percent payback on this grant of \$6,200 and the governing body of the Township is willing to waive all interest up to the date of October 15, 2020 of \$9,000 plus, therefore

BE IT RESOLVED by the Township Committee of the Township of Commercial that Committee will accept \$6,200 payback on initial grant and waive all interest accrued from September 26, 2001 to October 15, 2020.

Deputy Mayor Jamison asked for a motion on Resolutions 2020-91 thru 2020-95.

Committeeman Broughton made motion to adopt Resolutions 2020-91 thru 2020-95 and Mayor Vizzard seconded the motion with a unanimous roll call vote.

Deputy Mayor Jamison asked for reports from the committee and being none asked for a motion to open the meeting to the public.

Committeeman Broughton made motion and Deputy Mayor seconded.

Mr. Peter Heath said he is concerned with the Ames house on Milbourne having so many cats living around the property and that he is afraid for the kids that hang around the area.

Deputy Mayor Jamison said the township does not own the property, the owner has been notified that something must be done but he lives in Colorado. We will turn the matter over to Code Enforcement Officer. He is out of the office next week but when he returns, we will send him out there.

Mayor asked for motion to close public portion and to adjourn meeting. So moved.

Hannah E. Nichols, Township Clerk