

**COMMERCIAL TOWNSHIP
AGENDA FOR THE WORKSHOP MEETING
August 12, 2024, 6:00PM**

I. MEETING TO ORDER

- a. Mayor Sutton calls meeting to order.
- b. Announcement, meeting has been advertised, electronically recorded, and held in compliance with the Open Public Meetings Act.

II. OFFICIALS

- Barney Hollinger, Riverfront consultant
- Robert Welch, OEM

III. ENGINEER REPORT, Nick DiCosmo

IV. CORRESPONDANCE

1. Correspondence from Whitestrand Consulting LLC on behalf of Long Branch Mayor Joe Mancini, requesting the committee submit a letter to BPU opposing offshore energy projects.
2. Correspondence from Nextier on behalf of American Tower. They are looking to negotiate an amendment to the current lease of tower property at 5402 Battle Ln. The current lease agreement figures are attached along with their proposal. They are offering the following:
 - a) A lease amendment at a lower rate than the current agreement with a one-time sign on bonus of \$12,000. OR
 - b) A perpetual easement or simple land sale purchase that includes a one-time payment of \$641,700 which could also be structured as a set number of annual installments with interest.
3. Letter from Kevin Nocon with a land sale purchase request. He would like to purchase 3 lots owned by the township on Beaver Road to make a one buildable lot of 140x100. Block 139, lots 7902, 7904, 7907. He is offering \$5,000 as a starting bid. If accepted, the land sale would be held on November 21, 2024.
4. Letter from Brian O'Neill with a land sale request. He would like to purchase township owned property at 428 Opal Rd, block 116, lot 9933 which is an undersized lot of 40x100. He is offering \$800 as a starting bid. He is the adjoining owner of 422 Opal Rd. He would like to combine the two lots to make one buildable lot. If accepted, the land sale would be November 21, 2024.
5. Proposal from Remington & Vernick to provide engineering design and construction phase services for the Mill & Overlay of Main Street-Phase II. The proposal is for the remaining engineering services in the amount of

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\$135,000. \$60,000 of those costs will be covered by the County through the Shared Service Agreement.

6. E-mail received from Maurice River Township requesting to enter into a Shared Service Agreement for the use of Roll Off Truck and Driver. They are working on a project to place a Cumberland County Library branch in Maurice River Township. The prospective site will require the removal of a building and transportation of debris to the Improvement Authority.
7. Received an e-mail from Derek Leary informing the township that his father, Herb Leary who is the current Fire Official, has resigned. He is having health issues and cannot continue in the position. Derik can perform the inspections until a replacement is found. Derik and Bill White are attempting to find a replacement. I have no update if one has been found. Does the Committee want to proceed with advertising the position.

V. LAND SALE- On Thursday's Regular Meeting

1. Block 135, lot 6988 known as 5801 Magnolia Dr. Lot is undersized at 55x100. The starting offer accepted on July 18, 2024, was for \$500. The offering bidder is an adjoining property owner.

VI. RESOLUTIONS-

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| 1. Resolution 2024-86 | Resolution Authorizing the Correction of Assessment and Taxes on Block 206, Lot 20 |
| 2. Resolution 2024-87 | Resolution Authorizing the Correction of Assessment and Taxes on Block 53, Lot 7 |
| 3. Resolution 2024-88 | Authorizing the Transfer of Overpayment to Other Tax Years or Refund of Overpayment to Owner, Payer or Their Representative |
| 4. Resolution 2024-89 | Authorizing the Cancellation or Refund of Property Taxes Due to Approval of 100% Disable Veteran's Application |
| 5. Resolution 2024-90 | Authorize Electronic Tax Sale |
| 6. Resolution 2024-91 | Resolution Authorizing the Correction of Assessment and Taxes on Block 259, Lot 6 |

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- 7. Resolution 2024-92** Awarding Richard E. Pierson Materials Corporation for Supplying and Delivering VOC-Compliant High Performance Cold Patch as a Member of Cumberland County Cooperative Pricing System # 181-CCCCPS

- 8. Resolution 2024-93** Replacement of Commercial Township CFO

- 9. Resolution 2024-94** A Resolution Requesting Permission for the Dedication By Rider for Lead Abatement Grant

- 10. Resolution 2024-95** Executive Session

VII. ORDINANCES FOR INTRODUCTION-

**Township Of Commercial
ORDINANCE 2024-636**

An Ordinance for Adoption of the Floodplain Management Regulations of the Township of Commercial Code of Ordinances to Repeal Chapter 184 to Adopt a New Chapter 184; to Adopt Flood Hazard Maps; Designate a Floodplain Administrator; and Providing for Severability and an Effective Date.

VIII. PUBLIC PORTION

Anyone who would like to address the Committee, please go to the podium, state your name, and address your concerns.

IX. EXECUTIVE SESSION

Mr. Seeley to provide summary of executive session

X. REPORTS OF OFFICIALS

XI. MEETING ADJOURNED