

**COMMERCIAL TOWNSHIP
AGENDA - REGULAR MEETING
September 19, 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.
- c. Flag Salute & Lord's Prayer

II. OFFICIALS

- State Police
- Robert Welch, OEM

III. MINUTES OF PREVIOUS MEETINGS

Approval of Meeting Minutes:

- Agenda Meeting August
- Regular Meeting August 2024
- Special BRIC Meeting August 28, 2024

IV. BILLS

Bill list for consideration of bills received for the month of September as prepared by the Chief Financial Officer.

V. ENGINEER REPORT- Nick DiCosmo is out on vacation. An engineer's report has been provided to the Committee.

VI. CORRESPONDANCE

1. 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 lease amendment at a lower rate than the current agreement with a one-time sign on bonus of \$12,000. **OR**
 - A perpetual easement or simple land sale purchase that includes a onetime payment of \$641,700 which could also be structured as a set number of annual installments with interest.
2. 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.

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3. 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. _____
4. 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.
5. A request for a Bayshore Housing payoff has been received for 6303 Brown St. Port Norris. The original grant was administered in Maurice River Township in 2001. The heir to the property has sold the home and will settle on 9/23. The heir reached out to Jud Moore who is requesting that the committee waive the interest for this payoff. Total payoff is \$16,852.39. The interest is \$10,883.39.

VII. RESOLUTIONS

1. **Resolution 2024-86** Form of Resolution Requesting Approval of Items of Revenue and Appropriations- Budget Insertion of \$450,000

Approval of Resolution 2024-86

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

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7. **Resolution 2024-92** Resolution Authorizing the Correction of Assessment and Taxes on Block 259, Lot 6
8. **Resolution 2024-93** 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
9. **Resolution 2024-94*** Replacement of Commercial Township CFO
10. **Resolution 2024-96*** Accepting Proposal of Remington & Vernick Engineers for Remaining Professional Engineering Design and Construction Phase Services for the Mill and Overlay of Main Street, Phase 2, in Port Norris, New Jersey
11. **Resolution 2024-97** Resolution Requesting Permission for the Dedication by Rider for Lead Paint Hazard Inspection Proceeds Required by DLGS NJSA 52:270-437.4
12. **Resolution 2024-98** Approval of Closing Memorial Avenue from Main Street to Brown Street for Events of Truck or Treat on October 31, 2024, from 4:00 P.M. to 7:00 P.M.
13. **Resolution 2024-99** Accepting Resignation of Herbert Leary, Fire Official

***Resolution 2024-95 was adopted on 9/16/24 for an Executive Session**

VIII. LAND SALE- Solicitor Seeley to conduct

Adjoining owners have been notified by certified mail. This sale was advertised two times, 9/6/24 & 9/13/24. The minimum bid was accepted at the July 18, 2024, meeting. A deed will be prepared when the balance is paid in full.

- 20% down the night of sale, balance in 30 days
- \$400 fee for legal services
- Opening bid is \$500

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1. Bid received from Kaylynn Goswick in the amount of **\$500** for
 - Block 135 lot 6988 (6988-6990) known as 5801 Magnolia Dr. Lot size is 55X100. An undersized lot.

IX. 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.

Second reading and adoption will be October 17, 2024

X. OPEN MEETING TO THE PUBLIC

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

XI. ADDITIONAL CONSIDERATIONS

1. Commercial Township Recreation Committee will be hosting Truck or Treat again this year at the Municipal Building on October 31, 2024, 4-7 pm

XII. ADJOURN