

Minutes of the Agenda meeting of the Township Committee of the Township of Commercial, held on Monday, July 12, 2021 at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ

Those present:

Mike Vizzard	Mayor
Fletcher Jamison	Deputy Mayor
Ryan Broughton	Committeeman
Thomas Seeley	Solicitor
Edward Dennis	Engineer
Hannah E. Nichols	Township Clerk
Heather Sparks	Deputy Township Clerk

Mayor Vizzard presided and called the meeting to order with the announcement that meeting had been advertised, it was being electronically recorded and held in full compliance of the Open Public Meeting Act.

Mayor Vizzard called on Edward Dennis, Engineer, for his report.

Mr. Dennis said a couple of months ago Hannah brought this on the agenda and at that time it sounded like the committee was in favor of doing nothing, that the mayor had been approached and the people did not want to come to Commercial because of no sewage and water, they didn't want wells. Mr. Dennis said he would like to address the Cannabis Regulations regarding the growing/selling in Commercial Township. Mr. Dennis said August 1, 2021 is the deadline for submitting an ordinance and the committee could adopt an ordinance on first reading and submit the adoption at a later date. He said or the committee could do nothing and opt-out but if you do that it is for a period of five years but people could apply to the state and grow or sell in the township and you would not be able to reap any of the benefits and have any say who it is.

Mr. Seeley said I have two municipalities have decided that they do not want anything to do with it and they are going to do nothing. They are thinking that there are only going to be so many municipalities and the surrounding ones will go for it

Mr. Dennis said the problem is if you opt out and do nothing the state law is not going to be super clear. He said you have an Option 1, Opt out and do nothing, or Option 2, establish regulations and adopt them but time is too short for this, or you have the Option to do an ordinance Thursday, prohibiting everything and sending it upon adoption in August but by doing that you can opt back in anytime.

Mayor Vizzard asked the committee what were their thoughts, committee decided to just do nothing. Mayor asked Mr. Seeley if he could find out before Thursday's meeting, if we opt out can we still benefit on the tax revenue and local license fees.

Mayor Vizzard said we have a solicitor's application from Holly Arthur 1598 North Avenue, Port Norris. She would be selling Buddy Rows Bar-B-Que ribs from a food truck.

Mayor Vizzard said to put application on agenda for regular meeting.

Mayor said we have a letter from Competition Dirt Riders for permit to have their annual Parade Permit for their motorcycle event which starts at the Mauricetown Fie Hall on Sunday, August 29, 2021.

Mayor Vizzard said to put on agenda of regular meeting.

Mayor Vizzard said we have an introduction of Ordinance for first reading:

**PROPOSED ORDINANCE
AN ORDINANCE OF THE TOWNSHIP OF COMMERCIAL, COUNTY OF
CUMBERLAND, NEW JERSEY, PROVIDING FOR THE USE OF FUNDS FOR
RECONSTRUCTION OF KERON DRIVE AND PARSON'S LANE AVAILABLAE
IN THE CAPITAL IMPROVEMENT FUND**

BE IT ORDAINED, by the Township Committee of the Township of Commercial, County of Cumberland, New Jersey as follows:

SECTION 1: Supplemental Matching Funds for Reconstruction of Keron Drive & Parson's Lane.

SECTION 2: The total amount of \$20,000.00 is hereby appropriated from the Capital Improvement Fund.

SECTION 3: This Ordinance shall take effect upon publication of notice of final adoption as Provided by law on or about September 8, 2021.

The Chief Financial Officer, Pamela Humphries has verified the following accounts and charges: Funds for certification are therefore being made available and certified against the 2021 introduced grant appropriation entitled:

2021 NJDOT Grant Match: Keron Drive & Parson's Lane		
G-02-41-865-000		\$10,000.00
Present Balance in Account	\$280,000.00	
Remaining Balance in Account	\$270,000.00	
2021 NJDOT Grant Match: Keron Drive & Parsons Lane		
G--02-41-866-000		\$20,000.00
Present Balance in Account	\$ 20,000.00	
Remaining Balance in Account	\$ -0-	

Capital Improvement Fund		
1-04-225-55-000-000		\$20,000.00
Present Balance in Account	\$ 76,110.69	
Remaining Balance in Account	\$ 56,110.69	
To Be Approved through Ordinance		
Total Amount To Be Certified:		\$50,000.00

Mr. Dennis said that he would like to speak with Pam and that he would contact her tomorrow.

Mayor Vizzard said we have the following resolutions for the regular meeting.

Resolution: 73 Approving A Five Year Sand Mining Permit License For Covia Holdings Corporation for Phases 7 & 8 Land Use Board approved this license in November 25, 2020but Heather Whitaker did not forward resolution to committee for the issuance of Five Year Permit with Expiration Date November 25, 2025

Resolution: 74 Governing Body Certification Of The Annual Audit

Resolution: 75 Approving Competition Dirt Riders Annual Parade Route Permit for August 29, 2021

Resolution: 76 Approving Proposal of Remington & Vernick Engineers for Keron Drive And Parsons Lane \$50,000 For Design, Construction Phase Services

Mayor said there had been a discussion on height of weeds and it appears when Commercial Township adopted the New Jersey Property Maintenance Code we amended the ordinance to read ten (10) inches in height. When we upgraded computer system the original ordinance was inserted which said 4 feet. Correction had not been made when ordinance put back into system but Commercial Township's ruling is still 10 inches in height on weeds and grass.

Mayor Vizzard asked for reports from committee.

Committeeman Broughton said regarding the house on Milbourne Drive, violation notices were sent out and finally went to court and owner pleaded guilty and paid fine. Now it appears that a trailer has been put on the property.

Committeeman Jamison said he talked with Steve, Code Enforcement Officer and he talked with the man about the trailer being brought in and the man told him that he no longer owns the property and the new owner brought it in. Mr. Jamison said in checking

there has not been a change of new owner on the deed, so the original owner is still responsible.

Committeeman Broughton asked Mayor Vizzard if he knew anything about broadband internet and he heard small municipalities are not included.

Mayor Vizzard said all municipalities are included but they haven't decided who they are going with yet. They are looking at Verizon and once they decide who they will go with they will go out to all municipalities.

Mayor Vizzard said he would like Ed to contact Verizon if still interested in tower.

Mayor Vizzard said he attended a meeting at Maurice River Township. It was a meeting with Maurice River, Downe and Commercial regarding PACT Flood Plain regulations. They want to raise height of flood plain zone another 20 feet. Mayor said surrounding municipalities have sent letters of disapproval to State DEP.

Mr. Seeley said who did this, where did it come from, I'm going to have to look into this.

Mr. Edward Dennis said it is the same thing with the Oceanfront properties.

Mayor Vizzard said he attended a meeting with the county regarding the cleaning of ditches, a county responsibility. He said municipalities will help but the county needs to take the lead. I'm not sure where they will start but we will help.

Mayor Vizzard said he can't understand why it is so difficult to get the necessary permits to fix the sluice gate. Mayor said other item, why isn't the state maintaining their berms

Committeeman Jamison said he wants to demolish the house North Avenue and Yock Wock Roads and the one on Strawberry Avenue. He said he had talked with Clint and he thinks the road department can handle it and we would need to contact the construction office to get them to file to have the electric lines and gas connections are turned off and that could take a week or so. He said it looks like we can move forward and get it done on the County's Derelict Housing Program and it won't cost us anything.

Mayor Vizzard asked for additional comments and being none asked for motion to adjourn meeting. So moved

Hannah E. Nichols, Township Clerk

