

Minutes of the Agenda meeting of the Township Committee of the Township of Commercial held on June 13, 2022, at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ.

Those Present:

Mike Vizzard	Mayor
Fletcher Jamison	Deputy Mayor
Joseph Klaudi	Committeeman
Thomas Seeley	Solicitor
Nick DiCosmo	Engineer
Heather Sparks	Township Clerk
Clint Miller	Public Works Supervisor

Those Absent: Edward Dennis Engineer

Mayor Vizzard presided and 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.

Mayor asked for reports from officials.

Barney Hollinger – Next Bayshore council meeting will be on Thursday. Stone for basket flats is slowly arriving. There was a barge fire in the bay and the subsequent collision with one of the barges that probably did near a million dollars' worth of damage involving 4-5 properties. One boat alone is somewhere about \$250,000 in damage. Barney continued with a brief description of some of the damage caused by the collision. Barney said the barge was going to go out and remove debris off the barge that had the fire. He feels the tug was out to the side of the barge rather than behind. It was North Star Marina's barge. Coast guard is involved. Amongst others, the John C. Peterson which is a boat probably dated back to the 20's was damaged. A lot of restoration had previously been done to that boat.

Mayor Vizzard mentioned there was a fuel spill. Clerk confirmed it was 70 gallons.

Mayor asked for the Engineer's report.

Nick DiCosmo - We are still working through the closeout of the Port Norris Riverfront improvements job. The DOT reviewer is being very difficult and making us split out numbers which we don't normally do. I will need some revised changed orders signed. He sent Pam a new CFO cert and final payment voucher to be signed by her as well. We have never had to do it this way nor have we had any reviewer as for things this way but this reviewer, Tyrell is being difficult. It is unfortunate but we are working through it. Keron and Parsons is done and closed out. Riverfront improvements phase III, he heard from reviewers at Army Corp and DEP. Good news from Army Corp, they are not requiring a permit for Miller Ave. bridge. What they are saying is because there is a small sluice gate at the end of that creek. Since that creek isn't tidally influenced, it is outside of their jurisdiction. It seemed that the Army Corp reviewer didn't seem to believe him when he says that the tide gate is preventing flooding on the roads at the back of

it. He had to spend some time convincing him that it does do that. DEP has flagged us for some wetland disturbances at the bridge which is unfortunate. We may need to do mitigation and bank credits. We are going to put it on the County. It is their bridge. It's going to be a matter of another permit application. The survey is scheduled for reconstruction of High and Yock Wock and the mill and overlay of Main Street for the end of this month. The reconstruction of Brown and Cobb which is now going to be called reconstruction of Brown Street because we decided to pull Cobb out of this phase, and we will do as much of Brown as we can. That has been sent to DOT for their review. As soon as we get that approval, we will go out to bid. Hopefully we can go out to bid and award at next months meeting. Nick followed up to see where the inspection report was for the Mauricetown bulkhead. That has been completed, they said it would take 3-4 weeks for their report so we should be getting that soon. The 2023 state aid applications, I sent the resolutions to Heather, they will be on for approval and adoption on Thursday's meeting. Priority one is going to be reconstruction of Milbourne Lane, Dennis Drive and Cobb Street. Priority 2 is going to be the North Avenue pedestrian safety improvements. We are going to try to get funding to construct that. Asphalt sidewalk, walkway from the school on North Ave. to up to the ballfields and circle around the ballfields. This was the mayor's idea and I think it's a good one. He talked to Doug at the county, they are in support of it. The only question he had, was who would maintain it. Good news on the gas company. He was in contact with their construction supervisor, will meet with them sometime in the near future for Magnolia and Cherry. He said basically what ever we need them to do, they will do. They are going to mill and overlay those sections. He found out they have more work they are going to be doing on Doris Dr. and some other roads but once it is all done, the main plan is to have their contractor come back with half mill and paving all of those roads. He told him he wants to see the plans and anything they are doing. If they are touching half a road, I want half the road mill and paved. He was receptive. He is waiting to get the plans.

Mayor asked about Mauricetown park. What was their initial findings?

Clint Miller said he didn't think it was good.

Nick DiCosmo said she thinks that it is repairable. Its going to be the cost. We will have to wait to see what the report says.

There was a brief discussion on the repairs possibly needed to the bulkhead.

Mayor Vizzard said I know a lot of people want to have the walking path, but should we table it and find monies for the park instead?

Nick DiCosmo said this funding through municipal aid, there really isn't a category that would fall into. That is geared toward transportation.

Clint Miller asked if there was a timeframe for the funding we have for the park.

Nick DiCosmo said it is usually good for two years.

Clint Miller asked Nick what the issue was with DEP.

Nick DiCosmo said in order to widen the bridge to a two lane bridge at Miller Ave, there ends up being 70 square feet of wetlands disturbance. They are making us get wetlands permit because obviously there is wetlands there. There was confusion with it because when we got our jurisdictional determination letter, it indicated that a wetlands permit was not required. They came back and said sorry, the jurisdictional determination letter was wrong and that you don't need a CAFRA permit but we need a wetlands permit. It is a wash on the permit fees. It's just unfortunate from a time aspect.

Clint Miller asked what if we left it as a single lane.

Nick DiCosmo said if we replaced as a single lane bridge, we wouldn't have the permitting, but the county doesn't want to do that. The idea is to make it safer.

Mayor said moving on to correspondence.

Correspondence from the Atlantic County JIF, notifying us we are up for a three-year membership renewal effective, January 1, 2023. Paul Forlenzia will be in attendance and on the agenda for Thursday with a short presentation with an overview of JIF and it's benefits to the members.

Correspondence from Steven & Susan Chester requesting to purchase property at 312 Aster & 316 Aster. Both lots are vacant, size 40 X 92. The Chester's own property on Beech Rd. that is adjoining these lots. They are offering \$500.00 for both lots. The committee agreed to put on the agenda for Thursday.

Correspondence from Eduard Renart, mobile home investor. He is asking the Committee to consider selling some of the municipal tax liens for properties with mobile homes. He intends to fix-up and sell the mobile homes and keep the property for himself.

Clerk said he wants the towns to assign the municipal liens to him and he would need to foreclose to take ownership.

Mayor Vizzard said he wasn't sure but didn't want to make the wrong decision. He would like to have these properties back on the tax rolls, but I don't know what he is going to do.

Clerk said he says he wants to take these properties with mobile homes, fix up the mobile homes, sell them and keep the land for himself but what will he do with these properties, they are undersized. Clerk believes that some of the properties he is interested in are being lived in.

Solicitor Seeley asked what kind of financial disclosures does he have?

Mayor said he would like to table it and have him come to a meeting and stand here to explain what his intents are.

Clerk said she would contact him and ask him to come to next months meeting.

Correspondence from Edwin Soto requesting to purchase property at 435 Petunia Place. Public Works just did a demolition at this property last week. This property is now vacant. Mr. Soto has offered \$1,225.00 for the property. This property is not adjoining his property but is across the street. He is interested in possibly putting a shed or garage on the property.

There was discussion that you cannot have a property with just a shed or garage that isn't adjoining your current property. Mr. Soto would need to understand he would not be able to put a structure on the property.

Mayor said we have land sales for Thursday - Bid received from Keri Hiles, 353 Beech Rd. Laurel Lake, In the amount of \$200 for Block 135, Lot 7034, known as Aster Rd., size 60X100, vacant property. Mrs. Hiles is an adjoining owner. Sale has been advertised and adjoining owners were notified of the sale by certified letter.

Mayor said we also have a bid from Fletcher Jamison, 6307 Brown St. Port Norris in the amount of \$500.00 for Block 225, Lot 27, known as 2522 Ogden Ave, Port Norris. Size is 109X174. Lot would be considered buildable by size. Sale has been advertised and adjoining owners were notified by certified letter of the sale.

Mayor said next are Resolutions.

1. Resolution 2022-64 Clean Communities Budget Insertion \$17,447.61
2. Resolution 2022-65 Approving Lalli's Liquor License for 2022-2023
3. Resolution 2022-66 Approving Mauricetown Gunning Club Liquor License 2022-2023
4. Resolution 2022-67 Approving Bayshore Center at Bivalve Inc. Club Liquor License 2022-2023
5. Resolution 2022-68 Authorizing vacating Final Judgement and Default and Dismissing complaint on Block 107, Lot 8483, Weldon, Gary W. Sr., & Lora J.
6. Resolution 2022-69 Acknowledge Receipt of Payment in Full on Behalf of Hershel Garrison of the Bayshore Housing Program Mortgage Held by the Township and Authorizing the Execution of the Discharge of Mortgage Regarding Same
7. Resolution 2022-70 Resolution Opposing NJDEP's Proposed Coastal Regulations
8. Resolution 2022-71 Resolution Authorizing the Execution of a Contract Renewing Membership in the Atlantic County Municipal Joint Insurance Fund

9. Resolution 2022-72 Resolution requesting speed limit be reduced on County Road 553 between Dragston Road and Strawberry Avenue from 45 mph to 35 mph.
10. Resolution 2022-73 A Resolution Authorizing the Submission of an Application for Grant Funding and Execution of a Grant Contract with The New Jersey Department of Transportation Under the Fiscal Year 2023 Municipal Aid Program for the Reconstruction of Milbourne Drive, Dennis Lane, and Cobb Street (Priority 1)
11. Resolution 2022-74 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 2023 Municipal Aid Program for the North Avenue Pedestrian Safety Improvements (Priority 2)

Mayor said I want to go back to resolution 72. He spoke with the county about reducing that speed limit from 45 to 35. It probably is not going to happen. But we are going to send a letter requesting it anyway and make them turn us down. He has explained to me that the speed was set by resolution by the county. You can't just go out there and change it. You have to have a resolution to change it and the only way they would have a resolution is if they do counts and surveys and see if it justifies but they will not do that because it does not meet the density requirements for a 35-mph zone anyway.

Mayor asked for reports of officials.

Committeeman Jamison said we took care of the place on Petunia; the guys did a great job. There were a lot of needles. I'm thankful that we were able to get that cleaned up, so I want to thank the road department, they did a great job. The Laurel Lake station will be our next venture.

Solicitor Seeley said He just wants to say he appreciates all the cooperation he had from the committee.

Committeeman Klaudi said it was quite a task getting rid of that guy.

Solicitor Seeley said if you didn't see it, you wouldn't believe how difficult it was getting the judge to kick him out.

Clint Miller said he cannot believe the number of needles that were up there.

Solicitor Seeley just reiterated that he was appreciative to the committee for their time in getting this guy out.

Committeeman Jamison said Laurel station is next, based on the pictures I've seen, and the committee has seen, it is just a disaster waiting to happen.

Committeeman Klaudi just wanted to reiterate what Mr. Jamison said.

Mayor Vizzard said he had a couple things. He received a call from a Mauricetown resident that said our trash company put recycle items in the regular trash truck. He called the owner of the trash company and he acknowledged that yes that did happen and that it would not happen again. He hired a new employee. He said the driver was just going down the road and wasn't paying attention that the employee in the back was just dumping every can in the back. He said it got separated before it went to the landfill.

Clint Miller said that Bob Webster is the supervisor, and he has been out for health reasons. He is a huge asset to that company.

Clerk reiterated that when Mr. Webster is there, they don't have any calls but since he has been out, we are getting calls.

Committeeman Klaudi said he had a call that was just the opposite. They had cardboard in their regular trash, and they didn't take it.

Clerk stated that she also received a call on that, and they did go back and get it.

Mayor Vizzard said he received something else, A group named Weaver Group is interested in buying the tower.

Clerk indicated that she had not received that correspondence.

Mayor Vizzard said they are offering \$675,000 for the tower in Laurel Lake. We have always turned this down because it has always been an asset to the township to get the monthly payments.

Mayor said his last update is on the State Police Barracks. The Authority sent him an e-mail. The project is moving along. The pre application has been submitted to the USDA, it is under review. Architect has provided an updated schematic design the state police is currently reviewing. Engineer has been engaged to survey the property and that is underway. Next step would be to discuss property transfer, lease details etc. and potential lease of the existing facility.

Clint Miller said when they have design plans, he would really like to see it. One thing that would be beneficial to everyone, we need to push them to utilize the Bypass side. It would help the community feel better. Mr. Miller asked about the size of the property.

Clerk stated she couldn't recall but that it was discussed in the past about only giving a portion of the property.

Mayor Vizzard said there will not be an exit going out to Highland. It will all be on the Bypass.

Joe Klaudi said it is about 7 ½ acres.

Mayor said last discussed they are going to re-do the parking lot, take all the curbs out of the parking lot. They are going to utilized that for parking along with another parking lot they are going to build at the new facility, and they intend on leasing both buildings.

With nothing further, Mayor asked for a motion and a second to adjourn the meeting.

Respectfully Submitted,

  
Heather Sparks, Township Clerk