

Minutes of the Agenda meeting of the Township Committee of the Township of Commercial held on July 18, 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

Those Absent:	Edward Dennis	Engineer
	Clint Miller	Public Works Supervisor

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 – There was a Bayshore cancel meeting on June 16<sup>th</sup>. The Maurice River channel dredging will award a contract in September for a late fall for them to start in Heislerville.

The state plan – Megan Wren said we are in good shape and should know something in September.

The map status, they are still holding meetings. More things DEP wants done.

Basket Flats – Barney provided a brief description of progress of Basket Flats project.

Mr. Hollinger attended an OEM meeting on July 1<sup>st</sup> concerning the barge fire. The port security committee is looking to secure a fireboat to be stationed at Fortescue. The fire started in Delaware and crossed the channel into NJ. Philadelphia fire department refused to come. That fire boat was bought with Homeland Security money, and they are supposed to respond. NY, Wilmington Delaware, and Ocean City Maryland fire boats all came down.

Mr. Hollinger spoke to OEM and the shellfish office. We are going to come up with a plan to keep boats out of the leased shellfish lands. The equipment will tear your boat up. The plan will show the locations of all this stuff.

Mr. Hollinger described some of the damage caused by the recent barge collision at the waterfront.

Mr. Hollinger asked if Tom could look at an ordinance for the sand on all the roads. On June 24<sup>th</sup>, he was driving his jeep and just as he was getting to the entrance of the sand barging operation, a truck came out of the driveway and never stopped. It forced him to go over into the meadow. He put the brakes on, slid on all that sand and ended up in the meadow at the side of the road. At the time the truck stopped, but Barney was able to back up and leave. Later after cooling down, Barney returned to the company and spoke to guy down there and told him what happened, but he said there wasn't anything he could do.

Mayor Vizzard said he was supposed to fix that road up and get it cleaned up, which he did patch it, so it isn't as bumpy, but the trucks come right out of there and they have holes in the tailgates, sand coming right out. They don't stop.

Mr. Hollinger said we need to do something about this. He spoke to Clint and Chris. Barney asked Chris to take the side arm mower and take down all the frag at the gate. Its all grown up, you can't see the trucks coming out. Chris did knock it down, but this guy needs to be made to keep the sight triangle clear.

Mayor Vizzard said they need to be made to put a stop sign up and the trucks need to pull out of there Safely.

Mr. Hollinger said that following Monday, he did have somebody down there cleaning up the road, but they did a terrible job.

Mayor Vizzard said they have verbally told him; they were going to have street sweepers come down every two weeks and I know they haven't done it, but I want you to know they told me they were going to do it.

Mr. Hollinger said if Tom puts that ordinance together about cleaning the roads in front of your property, they can be held responsible.

Mayor Vizzard asked Mr. Seeley to send them a letter about getting those roads cleaned.

Clerk will send address to solicitor.

Mr. Hollinger asked if in the infrastructure money, is there money in there for the electric company to upgrade their lines down on the waterfront. We are one storm from having these poles come down.

Mayor Vizzard and Engineer Nick DiCosmo said No. Not in they way Mr. Hollinger is suggesting.

The meeting moved on to the Engineers report.

Nick DiCosmo – DOT received our revised documents for Port Norris roadway improvements job but unfortunate, they also said they are very busy right now reviewing state aid applications. He's been trying to push them to get this job closed out.

Nick checked with Pam to see if she got disbursements for the final on Keron and Parsons. That was closed out 2 months ago. Nick said if Pam hasn't received anything, he will follow up.

Nick submitted all the additional information Army Corp requested for review for the Port Norris Riverfront Project, phase III. They confirmed we do not need an Army Corp. permit for the bridge, so we are only going to the Army Corp. for the tide gate. That is in review now. DEP is making us get wetlands permit and a flood hazard area permit. It's been challenging. There is going to be some mitigation involved in that because we are widening the bridge. We

are encroaching on some wetlands but thankfully, it is a county bridge. We can make payments to a mitigation bank, and he can't see it being more than a few thousand dollars. I don't see why the county won't pick that up.

Reconstruction of Brown Street- Bid opening is tomorrow, we had 3 companies pick up packets. Hopefully we can award on Thursday.

Reconstruction of Yock Wock and High- The survey and the road course are complete. Working on base plans then will get started on design.

The survey for the mill and overlay of Main Street is still pending. We did complete the road course and he worked on an updated cost estimate. He will need to get that to Doug at the County to get another shared service agreement.

The Mauricetown Riverfront Park- We got the inspection report. As you are all aware, it was not a great result. In the report they state somewhere around \$350,000 for repairs. He can't see it being any less than that.

Mayor confirmed, this is just for the repairs of the bulkhead, not to replace the bulkhead.

Nick said yes. In the report it states there is significant structural damage. Nick does not feel that it is cost effective to spend something like \$350,000 or \$400,000 to put a band aid on something that will last maybe 10 years. With what we have seen there, I feel it would be a waste of money. Nick did a quick cost estimate to do a new bulkhead with site restorations, sidewalk, railing, and everything would be just shy of \$700,000. It would then be done right. A typical lifespan for something like that would be 20+ years. Nick shared this estimate with Mayor Vizzard. Nick does not feel that it would be cost effective to do the repair. With that being said, there is no funding that is available that he is aware of but will keep his eyes open.

Mayor Vizzard said that he spoke to Jerry Velazquez from the Authority and asked him if there was any funding available. He told him it would be something like \$600,000. He is going to look into it and feels he may be able to help us. It may have to be a bond the township can do. Mayor wants to make sure the bulkhead was repaired. Mayor stated there is something on tonight's agenda from the Weaver Group for the purchase of tower lease for \$675,000. He was thinking of maybe selling for \$800,000 to fund this but the more he thinks of it, it is taking away a rate from the township residents. We need Cumberland County to come thru and help us. I don't want to let that park go. I think Mauricetown deserves to have that park.

Nick DiCosmo said I think we need to explore the bond option and loop in Pam on the situation.

Committeeman Jamison said with the condition of things there, should we shut the park down?

Mayor Vizzard said he didn't think at this point in time we need to shut it down but that may happen in the future.

Committeeman Jamison said if it is as bad as they say it is, something could happen any day now. It is used every day.

Nick DiCosmo- Now that we know the condition. We know now, we have to do something. Do we need to close it in the meantime, I honestly don't know? I can ask more

questions of the company that did the inspection. I can also ask my structural people what they think.

Clerk said that the report suggested the effected area remain closed.

Mayor Vizzard said if we can find the funding right away, then let's fix it. If we can't find funding, we are going to have to close it. We need to make an attempt to find funding.

Nick DiCosmo said if we don't find enough grant funding then I think a bond is the way to go.

Additional discussion ensued about funding options.

Nick DiCosmo said the only other item he has is the 2023 state aid applications are done and submitted. Dennis, Milbourne and Cobb is priority 1 then North Ave, pedestrian path.

Nick also stated that he met with the gas company to address some of the issues on Magnolia and Cherry. They are going to take care of all the items we are concerned with.

Mayor Vizzard expressed concern with the electric company. He believes they hired Henkles and McKoy to do the underground work for the transformers they have put in. I don't think any of that has gone through roadway repairs. I don't believe the gas co. is totally at fault. We have to get Henkles and McKoy involved. Engineer said he would reach out to discuss.

Mayor Vizzard moved on to correspondence.

1. Letter from Competition Dirt Riders, Requesting Parade Permit for their annual motorcycle event which starts at the Mauricetown Fire Hall. The date is August 28, 2022. Their route encompasses all county roads. Resolution on for Thursday.
2. 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. Mr. Eduard will attend Thursday's meeting.
3. Received the underwater inspection report of the Mauricetown Park. Inspection was completed on May 23, 2022. Park is in overall poor condition. Review report for recommendations.
4. Letter from Justin Campbell of 524 Cherry St. He is interested in purchasing township property at 417 Cherry St. Would like to fix up to live in. No dollar amount offered in the letter. Clerk will contact Mr. Campbell to find out what his bid is and will decide on Thursday.
5. Correspondence from the Weaver Group offering to purchase the current cell tower lease in Laurel Lake for a lump sum of \$675,000. We currently receive

\$3,228.41 a month with a 3% increase every July. Remove from Thursday's agenda.

6. Tax collector submitted a foreclosure list with 71 properties for your review. She is requesting the committee authorize Solicitor to start In-Rem foreclosures for the properties listed.

Mayor asked Solicitor Seeley if he felt he could hand this list.

Mr. Seeley new title company says he has a two month return for searches. Foreclosure can't start until we have done the searches.

#### LAND SALES – For Thursday

1. Bid received from Edwin Soto, 452 Petunia Place. Laurel Lake, In the amount of \$1,225.00 for Block 116, Lot 9959, known as 435 Petunia Place., size 120X100, vacant property. Mr. Soto resides on the other side of the street to this property. Mr. Soto has asked about putting a garage or camper on this vacant property. Sale has been advertised and adjoining owners were notified of the sale by certified letter.

The Committee agreed to sell the property but, they will not agree to a temporary trailer/camper on the property and a garage is not permissible. These stipulations would be part of the sale.

2. Bid received from Steven & Susan Chester, 309 Beech Rd. Laurel Lake, in the amount of \$500.00 for two properties, Block 135, Lot 7020, 312 Aster Rd and Lot 7022, 316 Aster Rd. Combined, lot size is 80X100. The Chester's' are adjoining property owners. Sale has been advertised and adjoining owners were notified of the sale by certified letter.

Mayor said next are Resolutions.

1. Resolution 2022-75      Resolution to Cancel State/Federal Grant Balances
2. Resolution 2022-76      Resolution Authorizing Assignment
3. Resolution 2022-77      Resolution to Authorize Township Solicitor to Proceed with In Rem Foreclosure
4. Resolution 2022-78      Governing Body Certification of the Annual Audit
5. Resolution 2022-79      Approving Competition Dirt Riders Annual Motorcycle Parade

6. Resolution 2022-80     Awarding contract for FY2022 Municipal Aid Program  
Reconstruction of Brown Street

Mayor asked for reports of officials.

Committeeman Klaudi said he contact the Sherriff's office. They performed two stings along route 553. They indicated that they performed stops and issued some tickets, but no official report was provided.

Mayor said I just want the residents to know we are trying to do something about the speeding.

Committeeman Jamison has nothing to report.

Mayor Vizzard reported that his hopes with the trooper barracks has fallen thru. They will not be using the current barracks as a training facility. We will need someone else for that building. They are building the new State Police Barracks, but they do not feel they need a training facility. They have a training facility in Hammonton, and they feel the officers can go there. He had an idea that Fish and Game could take that building

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

Respectfully Submitted,

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Heather Sparks, Township Clerk