

Minutes of the Regular meeting of the Township Committee of the Township of Commercial held on September 15, 2022, at 6:00 P.M., at the Township Hall at 1768 Main St. Port Norris, NJ

Those Present:

Mike Vizzard	Mayor
Fletcher Jamison	Deputy Mayor
Joseph Klaudi	Committeeman
Thomas Seeley	Solicitor
Heather Sparks	Township Clerk
Clint Miller	Public Works Supervisor
Nick DiCosmo	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 Vizzard asked that attendees join him in the flag salute and the Lord's Prayer.

Mayor Vizzard made an announcement. We are trying to go paperless, so we are trying to do this electronically. You can see on the screen is our agenda. We are having some difficulties with my computer so I'm doing it from my phone, but the Committee feels if we can stop printing so much paper and do it electronically, that will be a savings to the township. Please bear with us.

Mayor said next is Officials Reports. I do not see the State Police here, but I want you all to know, I called them an hour ago and they said they were coming. For now, Barney Hollinger will give his report.

Barney Hollinger – Barney said he missed a couple meetings over the summer. Two things that stand out from over the summer. He happened to be down at his dock this summer and there was a fire alarm going off at the Bayshore Center. What stood out is nobody had a key. He called 911 and they tried everything to get in. Finally, Terri came in and got it opened. Luckily it was just a malfunction of the alarm. There used to be something called a “knock Box”. Maybe someone can talk to the fire department about putting in the boxes. Thank goodness there wasn't a fire, they would have had to kick the door in. It really opened my eyes.

Mayor Vizzard said so the Bayshore Center would have to put the “knock box” in.

Mr. Hollinger said you would have to pass an ordinance. The key would be specifically for the Fire Department.

Mayor said so the fire department would require that, not the township.

Mr. Hollinger said but it would be your ordinance.

Mayor Vizzard said there is already an ordinance for that. The fire departments have the right to put a box on any commercial place. That's something the fire department would need to enforce with the commercial property owners.

Mr. Hollinger said the other thing is there was a fire, after the barge thing, there was a boat on fire, and they came to the public wharf and fought the fire from the wharf. Had that been at night, there is

not lighting down there. I don't know if that is something that could fall under the transportation fund to pay for it, it is a township wharf.

Mayor Vizzard said I don't know that a transportation fund would pay for that but I'm sure there must be some other grant that would pay for it.

Nick DiCosmo said It may fall under local freight or maybe municipal aid, but we need to weigh the options of looking into that and not doing a road.

Mr. Hollinger said the sand company is still getting sand all over the road down there and it's getting deeper. The other thing is the spotted lantern fly. I don't know about the rest of the township, but they are in Port Norris, It's not a good thing.

Mayor Vizzard said, I see the State Police is here so we will move on to their report.

Officer introduced himself as Sargent Black, the new station commander for the Port Norris Barracks. His boss is Jack Blizzard, and he is away so he was sent in. Sgt. Black is new to the position, and this is new to him.

Mayor Vizzard said we would like for you present at every one of our township meetings. It would be the Thursday night meetings, the 3<sup>rd</sup> Thursday of the month that we would request the State Police be present to give a report on thefts and whatever else may be going on in the township to let people know what's going on.

Sgt. Black said Well there hasn't been anything out of the ordinary or why I say that I mean that goes against a trend. General thefts and break-ins. Sgt Black spoke to the Detective Sargent this afternoon and there was nothing that jumps off the page. He is willing to listen to any complaints or issues and he will take it back to the detectives. Traffic-wise, of course we have the trucks, the speeding issue with the trucks. The LT addressed that last month, mostly positive. A couple people got tickets that weren't to thrilled about it, locals but our stance is that we send troopers down there to do a job. They are not going to differentiate between local and non-local. If they witness a violation, they are going to do something about it. It may ruffle a few feathers but there isn't a whole lot we can do about that. We feel like if we get the troopers down here, it will slow the trucks down and the traffic slowed down. We haven't heard complaints in the past 2-3 weeks, that is positive. I don't know how often we have to do that detail to keep the complaints down. I will send officers down here to specifically target speeders.

Mayor Vizzard said if you hang around long enough, when we get to the public, maybe the public would have questions for you. I have had complaints about trucks going through Mauricetown, down Front Street. I addressed that with the County, and they have put up an electronic sign right over the bridge to stop them but if you could help us stop them and stop the trucks from going through there, that would be a help. That would satisfy a lot of the residents in Mauricetown. We get a lot of complaints about the trucks speeding in Port Norris all the time. We are going to talk about a reconstruction project we have planned here on Main St. to help slow the trucks down, but we will request that you have your people out here to help us keep these trucks slowed down. We aren't saying cars can go, we are in full agreement with you. We just want you help keeping the speeds down in Port Norris. And help us with the trucks in Mauricetown. Right now, the county has electronic signs put permanent signs will be placed once they are made. And I would request that we have a state trooper every month.

Sgt. Black said like I said, I'm new to this position, I plan to be here for a while. I have two years left with the state police and I'd like to finish in Port Norris.

Mayor Vizzard said that was great, we want you here and thanked the officer for his time.

Mayor Vizzard said next, we have Robert Welch of the OEM. He is on Zoom.

Mr. Welch said he had just a couple things. He wanted to check the status of the resolution for the Hazard Mitigation Plan.

Mayor said we do not have a resolution for that yet, doesn't mean there won't be, but we need to do a little investigating first. I did get your e-mail on that, but we can't do that right now.

Mr. Welch said the other thing was the restoration and recovery from FEMA.

Mayor asked if that came from Brian at the County?

Mr. Welch said yes.

Mayor said again this is something else we cannot address at this time. We need to look it over, review and possible address at our next meeting. It can't be done at this meeting.

Mr. Welch thanked the committee.

Mayor said next on the agenda we have a guest from the Apostolic Lighthouse Church on Battle Lane to discuss the purchase of property at block 16 lots 4206 and 4210 known as 227 and 235 Fern Rd.

Anthony Elliot Jr. introduced himself, he is the assistant pastor at the church. He read a letter that was typed to the committee.

*"The Beacon of hope church was purchased and remodeled in 2017 with it's first service being Christmas Eve. In the last 5 years, it has truly been a Beacon of Hope for Laurel Lake. It has provided multiple food basket giveaways, especially around the holidays. We recently did a book bag giveaway where we gave away 70 book bags full of school supplies. A shoe giveaway, a jacket giveaway, for the cold months. We have also hosted multiple revival services, season festivals and fund-raising events. In 2019 we started a night especially geared to the youth which is held every Friday at 7:00 pm. On youth night, we have a time of devotion where the word of God is presented to our youth. The word of God is followed by an activity with life lessons incorporated and we always end the night with a snack. In addition, we hold weekly church services where we frequently have a meal after the service. This year, we held our first public Baptism, it was actually last month. There was two that got Baptized in Laurel Lake. Over the last five years, we have grown to love the people of Laurel Lake, we have always had a vision to serve this community and our vision is growing. Currently, we have a small building with a sanctuary and one bathroom. We would love to expand our building and our property to provide more for the community. We want a larger sanctuary so we can fit more people for our worship service. We would also like to build another room so we can start having Sunday School. Once we have more space, we would also like to start a food and clothing pantry. We are currently in the works to provide grief and addiction counseling. With the extra property, in addition to a larger building, we would also like to start a community garden, a basketball court, and playground for the youth. Our grand vision at the Beacon of Hope is to obtain the entire block. We have contacted other landowners that have vacant lots and are brainstorming with them regarding their attention and ours. With the property we currently have, the vision is constricted. But we know God has great things in store, and we truly hope you will help us obtain this vision."*

Mr. Elliott continued, at the end of the street, there is three lots owned by Earl and Arlene Wenzel which are adjacent to the lots in question. My Dad was able to have a conversation with them just a few days ago about purchasing it. I'm going to read you the conversation.

*"They visited their lake property in August and asked the Lord for his will and purpose for the land. As they drove by, he said look at the church, it's a sign he said, and his wife said, it's called the Beacon of Hope, with a Lighthouse, which he is a huge collector of lighthouses. After a 26-minute conversation with the couple, we set a meeting for next week to talk about the possibility of purchasing their land as well. We also asked the Wentzel's permission to have this conversation at the meeting and they said yes. We prayed together in Jesus's name, Pastors wife said I hope this all works out for you."*

Mayor Vizzard asks the committee if they had any questions, there were none. Mayor said the committee and I are all for having places that children can go and have a park, have a church. The problem we are going to have with this that these properties could become taxable properties to the township, now knowing that the church is not taxable, we are going to tell the people of Laurel Lake, you are going to have to foot the bill for them because they are a church. So, what we would like to know is how soon can you do that and are you going to dedicate these properties to the kids and Laurel Lake and make sure they have a place to go and not have fraud with the people of Laurel Lake that you are not going to do what you say you're going to do. That's what we want to know, that you are actually going to do that. These properties are not currently taxable but that doesn't mean they couldn't become taxable. We are not against letting you do what you need to do for the people of Laurel Lake. We are asking you to declare tonight, in front of these people, that you are going to do what you say you're going to do.

Solicitor asked if there was a bid for these properties.

Clerk spoke saying that there is of \$400 for each of the properties. So, \$800 for both.

Mayor stated that it would need to be sold by auction by law. We don't have a problem with what you are doing, we just want to make sure you do what you say.

Mr. Elliot said 100%, that is our intention. It is a poor community, a lot of people put a stigma on churches because your there to make money but there is no money to be made there. We are 100% for the people. A lot of us are from the area, my dad grew up in Millville, it's always been a burden of his and that is our intent. We started the Friday night thing and that has been going on for years now. We have had as many as 25 kids there.

Mayor thanked Mr. Elliott.

Mayor moved on to approval of meeting minutes for previous meetings of the agenda meeting of August 15, 2022, Regular meeting of August 18, 2022, and the meeting of executive session dated August 18<sup>th</sup>. Mayor asked for a motion and second for approval.

Motion made by Committeeman Klaudi and seconded by Committeeman Jamison. Roll call, all were in favor.

Mayor asked for consideration to approve the bill list for the month of September as prepared by the Chief Financial officer.

Motion was made by Committeeman Jamison and was seconded by Committeeman Klaudi. Roll call, all were in favor.

Mayor Vizzard asked Nick DiCosmo to present the Engineers report.

1. The Port Norris riverfront roads Improvement job, He talked to Pam, and she was going to contact someone at the DOT. It looks like there was a hiccup on their end, unfortunately, another delay but we should be getting that money shortly.
2. Positive news for the Port Norris Riverfront phase III. The bridge replacement and the tide gate replacement. The county is going to allow us to use their wetland mitigation bank over by the Mauretown bridge to cover the wetland disturbance for replacing the bridge and I have confirmed with DEP, we do not need to go above and beyond to do additional calculations to proof we are not going to cost new flooding concerns with the new bridge so we will be able to streamline the process now. Just waiting to confirm just what exactly they want to see for the flood gates.

Mayor said they were concerned with repairing the tide gate and putting in a new bridge was going to cause flooding.

Mr. DiCosmo said yes. Because we are located in a flood hazard area and that triggers additional permitting.

3. Reconstruction of Brown Street, contract was awarded to APS. They are going to begin drainage work the first week in October. We should be paving by the 1<sup>st</sup> week in November.
4. Reconstruction of Yock Wock and High Street is in design.
5. The mill and overlay of Main Street are also in design. Hopefully will get confirmation from the county next week on working out our interlocal agreement and then we should be able to get that signed. Cumberland County should be contributing the amount of \$400,000 to the mill and overlay of Main St. in addition to the \$900,000 dollar grant we received from the state.
6. Nick has some promising news on the Mauricetown Park. He was able to get in contact with a gentleman from OEM today. Spoke to him about the BRICK grants and the flood mitigation grants. These grants just opened; their deadline is somewhere around the end of the year. There is an unprecedented amount of funding this year. There is a cost benefits analysis that is required for all of these grants. That will probably be our greatest hurdle. There are two things that need to happen now. One being adding the project to the County Mitigation Plan and the other, we will have to see about the cost analysis and whether it will work in our favor. I'm waiting on some information from Ed Newbacker, he is the contact for the OEM for Cumberland County. He is going to send him information and contacts to reach out to, to review the benefit cost analysis for this specific park. It seems there is a social vulnerability index that scores high with the benefits cost analysis. It just so happens that Commercial Township is very high on the social vulnerability index chart, one of the highest in the whole state. Which is good news for the cost benefit analysis.

Mayor said all you have to do is ask the residents of Mauricetown, they want this park.

Nick said the initial problem was the bulkhead is only really protecting the park, which is valuable but maybe not from an infrastructure standpoint. But it is a historic

town, and we have this social vulnerability thing going for us. It looks good but I'm going to keep investigating this.

Mayor said as far as Main St., are we adding anything to that project to help with speeding?

Nick said we will look into a couple different options. We can do lane narrowing, bump outs along the intersections. Once we get the interlocal agreement situated, we can dig into that more as part of the design. Signage is cheap and inexpensive.

Mayor Vizzard thanked Nick.

Mayor went over correspondence –

1. Correspondence from Tri-County Sportsman Motorcycle Club Inc., asking for permission to use existing trails and roads for the 2022 Tri-County Sportsman National Dual Sport Hammer Run taking place on November 5 and 6<sup>th</sup>. Insurance coverage has been provided.

Motion was made by Committeeman Klaudi to accept and was seconded by Committeeman Jamison.

2. Cumberland County is asking for a letter of support for the Cumberland and Salem Counties application to the Middle Mile Grant (MMG) Program. This program will extend the much-needed high-speed broadband access into some of the most underserved sections of the two counties.

Mayor indicated this was discussed a meeting he was attending last night with the Cumberland Development Corporation. Hopewell Township is on board with all this at taking the lead. I think we need to follow their lead. I think this grant is just trying to improve the broadband service from Comcast throughout the entire township. The outlying areas of the township may be harder to get until we get infrastructure done. The Middle Mile part is the middle of the county. Our township is at the southern part of the county so it won't be as good as we hope but we will be there.

Motion was made by Committeeman Klaudi to participate and was seconded by Committeeman Jamison.

3. Correspondence from John C. Hickman. Would like to purchase township owned adjoining property. Property of interest is 2314 Cobb St. Block 228, Lot 8. Mr. Hickman is offering \$4,000 for the purchase of the lot. Lot size is 212 X 130.3. If accepted, sale would be in October.

Mayor asked for a motion to accept with understanding this property will be advertised to the public.

Motion was made by Committeeman Jamison to accept and was seconded by Committeeman Klaudi.

Solicitor Seeley asked if there would be any restrictions such as structures, they want torn down.

The committee agreed there was none.

4. Request from an employee that I think at this time we should just table. There is a situation that came up before it came to this committee and the proper procedures were not followed so I do not want to address this matter at this time.

Resolutions –

**TOWNSHIP OF COMMERCIAL  
COUNTY OF CUMBERLAND  
STATE OF NEW JERSEY  
RESOLUTION 2022-90**

**RESOLUTION OF PREFERENCE FOR APPROVAL OF CANNABIS  
MANUFACTURING LICENSE FOR PIGMENT HOLDINGS, LLC, BY STATE OF  
NEW JERSEY CANNABIS REGULATORY COMMISSION**

**WHEREAS**, Pigment Holdings, LLC, is a New Jersey limited liability company that is registered and authorized to conduct business in the State of New Jersey; and

**WHEREAS**, Pigment Holdings, LLC, previously met with Commercial Township and discussed their intention to apply to the State of New Jersey for a cannabis manufacturing license at property located within the boundaries of Commercial Township; and

**WHEREAS**, Commercial Township has authorized the type of cannabis manufacturing license that is being sought by Pigment Holdings, LLC; and

**WHEREAS**, the issuance of a cannabis manufacturing license to Pigment Holdings, LLC, will not exceed any limit on the number of cannabis manufacturing licenses allowed by Commercial Township; and

**WHEREAS**, the property that will be owned and utilized by Pigment Holdings, LLC, for a manufacturing facility within the borders of Commercial Township, and located at 1862 Main Street, Port Norris, New Jersey 08349 (Block 202, Lot 19.01 on Official Tax Map of Township of Commercial, County of Cumberland, State of New Jersey), is properly zoned for such use and will not require the granting of any zoning variances or zoning changes in order for the cannabis manufacturing facility to be operational.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of Commercial Township hereby demonstrates its preferences for approval by the State of New Jersey Cannabis Regulatory Commission of the application for a cannabis manufacturing license that is to be filled by Pigment Holdings, LLC.

**TOWNSHIP OF COMMERCIAL  
COUNTY OF CUMBERLAND**

**STATE OF NEW JERSEY  
RESOLUTION 2022-91**

**RESOLUTION OF PREFERENCE FOR APPROVAL OF CANNABIS CULTIVATION  
LICENSE FOR PIGMENT HOLDINGS, LLC, BY STATE OF NEW JERSEY  
CANNABIS REGULATORY COMMISSION**

**WHEREAS**, Pigment Holdings, LLC, is a New Jersey limited liability company that is registered and authorized to conduct business in the State of New Jersey; and

**WHEREAS**, Pigment Holdings, LLC, previously met with Commercial Township and discussed their intention to apply to the State of New Jersey for a cannabis cultivation license at property located within the boundaries of Commercial Township; and

**WHEREAS**, Commercial Township has authorized the type of cannabis cultivation license that is being sought by Pigment Holdings, LLC; and

**WHEREAS**, the issuance of a cannabis cultivation license to Pigment Holdings, LLC, will not exceed any limit on the number of cannabis cultivation licenses allowed by Commercial Township; and

**WHEREAS**, the property that will be owned and utilized by Pigment Holdings, LLC, for a cultivation facility within the borders of Commercial Township, and located at 1862 Main Street, Port Norris, New Jersey 08349 (Block 202, Lot 19.01 on Official Tax Map of Township of Commercial, County of Cumberland, State of New Jersey), is properly zoned for such use and will not require the granting of any zoning variances or zoning changes in order for the cannabis cultivation facility to be operational.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of Commercial Township hereby demonstrates its preferences for approval by the State of New Jersey Cannabis Regulatory Commission of the application for a cannabis cultivation license that is to be filled by Pigment Holdings, LLC.

**RESOLUTION 2022-92**

**AUTHORIZING THE TRANSFER OF OVERPAYMENT TO  
OTHER TAX YEARS OR REFUND OF OVERPAYMENT TO OWNER,  
PAYER OR OTHER REPRESENTATIVE**

**WHEREAS**, it was discovered after downloading the 2022 MOD IV, receiving a County Board of Taxation appeal judgement and/or during the preparation of the tax bills that there were several overpayments existing on numerous line items. The overpayments were created due to reductions in the tax assessments, the recent HOMESTEAD Credit Benefit, combining of lots, change in lot numbers, removal of assessment, approved deduction, duplicate payment or pursuant to a successful appeal with the County Board of Taxation lowering said assessments, and



WHEREAS, pursuant to statute, said overpayments will need to be refunded to the owner, person who made payment or their representative. With said overpayments exceeding \$10.00, approval from the Commercial Township Committee is required before action is to be taken, and

THEREFORE, BE IT RESOLVED, that Leslie Kraus, Tax Collector for Commercial Township is authorized to submit a voucher for refund of existing overpayments along with interest pursuant to statute, when required, as listed below. It is further requested that the Certified Financial Officer be authorized to refund as indicated by voucher.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Year</u>	<u>Amount</u>	<u>Reason</u>
78	1575	Russell & Helen Stormes	2022	\$860.23	Exempt Vet Refund Corelogic
20	3757	Bonnie Messler	2022	\$798.35	3 <sup>rd</sup> Qtr Paid Twice Refund Corelogic
85	8976	Thomas Buono Jr.	2022	\$263.14	3 <sup>rd</sup> Qtr Paid Twice Refund Corelogic
119	9622	Wayne & Sylvia William	2022	\$22.25	3 <sup>rd</sup> Qtr Paid Twice Refund Corelogic
220	8	Zachary Miller	2022	\$793.31	3 <sup>rd</sup> Qtr Paid Twice Refund Corelogic
222	5	Joseph Zieminski	2022	\$1,047.63	3 <sup>rd</sup> Qtr Paid Twice Refund Corelogic

**Resolution 93 – Tabled**

**RESOLUTION 2022-94**

**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**

WHEREAS, The Cumberland County Cooperative Contract Pricing System # 181-CCCCPS went out to bid for VOC-Compliant High Performance Cold Patch; and

WHEREAS, Commercial Township is a member of the Co-op and reaps the benefits of the county pricing in the purchasing of VOC-Compliant High Performance Cold Patch; therefore

**BE IT RESOLVED** by the Township Committee of the Township of Commercial that a contract is awarded to Richard E. Pierson Materials Corporation for VOC-Compliant High Performance Cold Patch effective September 1, 2022, through August 31, 2023.

**RESOLUTION 2022-95**

**Authorizing the Execution of a Shared Service Agreement with Cumberland County, Office on Aging for Supporting a Senior Nutrition Project at the Commercial Township Senior Center Effective October 1, 2022, until September 30, 2025**

**WHEREAS**, the Cumberland County Office of Aging and the Township of Commercial desire to enter into a Shared Service Agreement for the purpose of supporting a senior nutrition project at the site of the Commercial Township Senior Center; and

**WHEREAS**, the parties are authorized pursuant to the Uniformed Shared Service Services Consolidation Act, N.J.S.A. 40A:65.1, et seq. to enter into a shared service agreement with any other local unit to provide or receive any service that each local unit can perform; and

**WHEREAS**, Cumberland County agrees to provide congregate meals, 52 weeks a year except County Holidays and unforeseen circumstances; and

**WHEREAS**, the Township will assign staff to oversee the daily operations of the program. Assigned staff will receive supervision from the Cumberland Nutrition Program staff in the activities related to the safe handling and serving of the meals, reservation system, completion of reports, and client information

**WHEREAS**, the term of this Shared Service Agreement will take effect upon the adoption of a reciprocal resolution authorizing its execution by Cumberland County. Upon such authorization the agreement will be effective October 1, 2022, until September 30, 2025.

**WHEREAS**, in consideration of mutual promises, agreements and other considerations made by and between the parties, agree to fulfill requirements as set forth in the Shared Service Agreement.

**NOW, THEREFORE, BE IT RESOLVED** The Township of Commercial authorizes Cumberland County to execute and deliver the attached Shared Service Agreement and to perform such actions which they deem to be necessary to affect the terms of the Shared Service Agreement; and

**THEREFORE, BE IT FURTHER RESOLVED**, The Municipal Clerk for the Township of Commercial, are hereby authorized, empowered, and directed to, pursuant to N.J.S.A. 40A:65-4 (3) (b), file a certified true copy of this resolution and the referenced Shared Service Agreement with the New Jersey Department of Community Affairs, Division of Local Governmental Services, 101 South Broad Street, Trenton, New Jersey 08625 upon its adoption.

**RESOLUTION 2022-96**

**Approval of Closing of Memorial Avenue from Main Street to Yock Wock Road for Events of Community Day on October 1, 2022**

**WHEREAS**, October 1, 2022 the Commercial Township Recreation Committee will by host to 2<sup>nd</sup> annual Community Day Event; and

**WHEREAS**, in order to accommodate the participating vendors, food trucks, activities, Memorial Avenue will be closed to thru traffic from Main Street to Yock Wock Road.

**BE IT RESOLVED** by the Township Committee of Township of Commercial that for the safety of the public to enjoy activities of the Commercial township Community Day on October 1, 2022, the aforementioned closure is approved.

### **CERTIFICATION**

I, Heather Sparks, Clerk of the Township of Commercial hereby certify that the foregoing resolutions were duly adopted by the Township Committee at their meeting held on September 15, 2022, at the Township Hall, 1768 Main Street in Port Norris, NJ.

---

Heather Sparks, Township Clerk

Mayor said that Resolution 93 was something that the committee still need to review. Resolution 95, the county several years ago, the supplemental Nutrition Assistance Program at the senior center, they took care of that. With the onslaught of Covid, the county hasn't been able to do that, so they want the township to take over and offer this nutrition assistance program to the seniors. They would off-set the cost of that and pay the township for that cost. They have approached it as a shared service. I think it is a good thing for the township to do.

Then, as far as closing Memorial Avenue, that is for our Commercial Township Community Day. There will be cars parked along the road for the car show.

Mayor asked for a motion to approve resolutions 2022-90 thru 2022-96 with exception of resolution 2022-93 which is being tabled. A motion was made by committeeman Klaudi and seconded by committeeman Jamison. Roll call, all were in favor.

Reports of officials –

Committeeman Jamison had nothing to report.

Committeeman Klaudi had nothing to report.

Mayor Vizzard said one thing I want to bring up to the public is there is a problem with the Laurel Lake EMS system. It appears that Inspira has notified them that they will no longer be funding them in the year 2024. They will be funded through 2023. So, they have approached me, and we have been trying to figure out what to do. I think with the money that will come from the Cannabis industry in this township, that maybe we should take proceeds and apply then to the Laurel Lake EMS system. Mayor feels that having the EMS in our township is an important thing. We can't wait for Millville to get down here. I feel we need medical emergency services from Laurel Lake. With that said, my only reason for agreeing with that is the proceeds we can get from the cannabis industry would be enough to cover that. I feel like we should not allow a tax burden on our residents. It is going to be quiet a bit of money.

At this point, I would like to pursue this being funded by the cannabis proceeds without having a tax increase to our residents. There is a lot of work to do and things to talk about, but I wanted to let everyone know this is what I'm doing. I feel like we need to do what we can to make this happen for Laurel Lake.

Mayor asked for a motion to open the meeting to the public. Committeeman Jamison made the motion and was seconded by Committeeman Klaudi.

Bill Henderson, Port Norris – He had an issue with a dead tree limb that fell in the driveway. Is there a problem with the township that I cut that open, cleaned off the branch at the edge of the tree, cleaned it up, it was late in the day, and it was when I came home. Is that an issue with the township that I did that?

Mayor Vizzard said you need to understand I know the tree you are talking about, and I know the situation you're talking about but, was it your tree?

Mr. Henderson said he did find out that it was a Coke truck that backed into it and that is why it was lying in the driveway.

Mayor said but I need to go back to the original questions. Was it your tree?

Mr. Henderson – No.

Mayor said yes, there is an issue with that. The township should have been notified and the township employees should have been notified about the tree.

Mr. Henderson said OK, then can I address the rest of the dead tree now.

Mayor said yes, the township employees to be made aware of it and it would then be the township employees' responsibility. If it's a paper road, paved road, dirt road or whatever, doesn't matter, it's still township property and that needs to be addressed with the township.

Solicitor Seeley said just so you know, as far as a liability standpoint, if he got hurt doing that on township property.

Mr. Henderson said He understands but it was late at night, and he just didn't think anything of it. It was a dead limb laying in his driveway.

Mayor Vizzard said he understands that, but it should have been reported to the township.

Holly Arthur, Port Norris – Owner of Buddy Row BBQ and Mickey D's Soul Food. She was in the offices prior and applied for a vendor's license and also applied for Community Day. Ms. Arthur is asking to have a "Customer Appreciation Day" and have the 1600 block of Main St. shut off. I was here last month but I didn't realize I needed to put my request in writing. I have done that now and I know it is short notice. I would like to do it this coming Sunday, September the 18<sup>th</sup>. Ms. Arthur asked if she could read her request. The mayor said yes then he has some questions.

*"Mickey D's Soul food and Buddy Rows BBQ LLC, business proposal, customer appreciation day. To the Commercial Township Members Board meeting, being held tonight at 6pm. I Holly Arthur, the owner of said company, propose to seek permission to have a customer appreciation day on Sunday, September 18<sup>th</sup>, 2022. I am requesting, if possible, to block off the entire 1600 block of Main Street here in Port Norris. The hours of operation would be from 2pm until 8pm. We want to show our appreciation to our valued customers and potential customers. The itinerary would consist of the mobile food truck, light music, games and a water slide. If there is something we need to change to meet the criteria, please*

*advise to my e-mail, listed her phone number, it is with sincere gratitude that we anticipate your approval for this event. May it be deemed, in your meeting by the board, that you will honor and accept our proposal to have a Customer Appreciation Day.”*

Mayor said, I just want a better understanding of where you want to have this.

Ms. Arthur said Main Street between Church and Bacon.

Mayor said so you're asking us to close Main Street?

Ms. Arthur said yes, just that block.

Mayor said, it is a county road. We can't authorize you to close a county road. If you want to, you can ask the county to close the road. You have to send something over to the county commissioners and they will address that, but we don't have jurisdiction on that road. Now if you want to close anything behind that road toward bacon or something we don't have a problem with that, but we can't authorize closing Main St.

Ms. Arthur said it was worth a shot.

Mayor said you can call and ask the county, but it may be too short a notice. After the meeting I'll give you a number to call and I will also call.

Ms. Arthur thanked Mayor Vizzard for being so kind and thanked the committee for their time and consideration.

Mayor asked if there was anyone else that wanted to address the State Police.

Stan & Debbie Swenson, 419 Robin Rd. – His complaint is about the four wheelers, what can we do about them? Debbie Swenson said it is not just random four wheelers. There are a few that go from one address to another address, back and forth past our house. She has a 92-year-old mother, and they are going by at all hours. Mr. Swenson said lately, they have been running with a baby on their lap.

Mayor Vizzard said he totally agrees that that is a problem. I will tell you, it's not just in Commercial Township.

Mr. Swenson said right now we have a camper right on the corner of Robin and Doris. Right now, we are in a drought. They have an open campfire. It just stays there. Ms. Swenson said they don't work, and they are a problem for the whole neighborhood. Mr. Swenson said and they cuss us. I'm tired of being cussed at.

Mayor asked if they called the state police about the fire.

Mr. Swenson said no. One night they did call the police; they came out and they got the guy, but they just told him to go home. As soon as they leave, they are right back at it.

Mayor said I can tell you many other townships are having the same problem and the state police are aware of it. When this happens, you need to call the state police.

Ms. Swenson said, and we do, and they tell them to park the bike and they will but as soon as the police go around the corner, they are right back at it.

Sgt Black said he is unaware of any trooper stopping a bike and just telling them to park the bike. If that occurs, I need to know about it. That is not how it is supposed to be handled. You're talking about a vehicle that would be unregistered, uninsured.

Ms. Swenson said yes. And they ride with no lights and go right through stop streets.

Sgt Black said the problem with four wheelers, and you will find this in any jurisdiction, is the liability in pursuing a four-wheeler or anything resembling a pursuit. That four-wheeler crashes or the driver is ejected....

Mr. Swenson said but we have pictures.

Sgt Black said the rules of evidence exist for traffic situations just like they do for criminals. If you had evidence of who was driving and when, you could even sign a motor vehicle ticket, we call it information and relief. The trooper would fill out a summons for careless or reckless driving and would list you as a witness. The problem with that is you have to appear in court. A lot of people aren't willing to do that because of the time involved and the potential backlash.

Ms. Swenson said these people are on drugs, all hours of the night. And what they do when they are going back in forth is shop peoples' yards.

Mayor Vizzard said, what the trooper is telling you, is if you are willing to sign a complaint against them and go to court, you are doing a service to the township.

Mayor said this is why I requested that the state police be here. I want people to come here and explain these things to us because we are not the law. We can't do anything about it. We need the state police to hear this kind of stuff.

Mayor said this is a legitimate complaint and the trooper has heard it. We understand.

Sgt. Black said also remember that the barracks are open 24 hours. There is always a staff sergeant that will hear you out. They will send someone out even if it's 2 o'clock in the morning.

The Swenson's thanked the committee and Sgt. Black.

Warren Wiederhold, 102 Olive Road – Cannabis is legal in the state but is it necessary for everybody else to have to inhale it when it's coming out of someone's house.

Solicitor Seeley said if they have a medical card or they purchased it legally, unfortunately... I work in center city Bridgeton; I smell marijuana all day long. The thing is if they bought it legally, and they are in their home, unfortunately, there isn't really anything you can do.

Mayor said, he would like to smell it so he understands his question.

Sgt Black said this is a new dilemma in the state or anywhere it's been legalized. The situation is going to evolve. Enough people are going to be irritated by the smell everywhere that it will probably be addressed in the future but right now, to be honest, there isn't a whole lot we can do.

Mr. Wiederhold asked what has the committee done with the zoning officer?

Mayor Vizzard said he is still employed. That's all I'm going to say for now.

Mr. Wiederhold said there is still bamboo growing at 129 Palm and it is getting huge. There is an ordinance. He is supposed to be fined for not removing it. He was told to get rid of it by Mr. Dean. That's how far back this goes.

Mr. Wiederhold continued to explain what he knows of the bamboo ordinance.

Sharon Wiederhold – She was at the last meeting; we were talking about the zoning officer. Her sister is the person who had a neighbor put a fence on her property. She paid \$800 to have a survey done. The zoning officer was given the paperwork. He never got back to her. She had to call three times. Now he says he sent letters, but he isn't responding, and he is telling her she needs to call the police. I want to know if this is his job or does, she really need to call the police.

Solicitor Seeley said this isn't a police matter. It's civil. As an attorney, if you brought this to me, I would have to take them to court.

Ms. Wiederhold said so what is this supposed letter that the zoning officer is sending? He said he sent a letter to them telling him the fence is on her property and he needs to move it.

Mayor Vizzard said, and he is refusing to move it?

Ms. Wiederhold said, I guess.

Solicitor Seeley said then you would need to press charges and take him to court. Superior court. It's a small claims issue.

Ms. Wiederhold asked if there is a way to see if he really is sending these letters.

Committeeman Klaudi asked if she knew when he said he sent the letters.

Ms. Wiederhold said he told her he sent two this month. I don't believe he is doing it.

Mayor Vizzard said it is duly noted and we will look into it. If we look into it and the letters were sent but the guy is refusing to do it, we will make sure citations were sent and you will have to take him to court.

Committeeman Klaudi said I know he said he cited them before but if he isn't complying, he needs to continue to cite him.

Ms. Wiederhold asked Sgt Black, there used to be a number you can call where you stay anonymous, do they still have that?

Sgt. Black said we don't deal with that back at the station level. You're talking about the tip line. There is a statewide tip line.

Debbie Hollinger, Temperance St., Port Norris- 1779 Main St. the house across the street from the Methodist church. There is a generator running constantly. The only time it isn't running is when she goes to get gas. We have seen DYFS there, she disappears for a couple days. I told code enforcement about all the crap in their back yard, couches, mattresses, its just a mess. He said he was going to look into it. This giving them 30 days, and another 30 day, and another 30 days is getting old. Nothing ever gets done.

Mayor said Committeeman Klaudi will look into it.

Mrs. Hollinger said she has another one. The old parsonage. She believes it is 1781-1783 Main St. This guy Joseph Zieminski is from Deptford, he owns the house. The people living there, it looks like Holly Manor. They just sit on there porch all day, smoking their cigarettes, sitting on the phone, letting the grass grow super tall. It's an eye sore coming into town.

Mayor said so what is your complaint?

Mrs. Hollinger said they don't cut the grass. It looks like a boarding home. Code Enforcement told her if the person who owns it is living in it, then it is a rental. Then let's go up to North Ave. just past the Horseman's house. I believe is 1851 but it doesn't have a number on the house. The property owner that had that house died. This guy has been living there totally fixing the place up. He has a back porch he put on, a fence, four buildings in the back with electric to them. If he isn't the owner, then he can't get permits, correct.

Mayor said and what part of that bothers you.

Mrs. Hollinger said what bothers me is that I have to get permits for everything I do because I'm a law-abiding citizen. Half this town isn't doing it, it's not being enforced.

Mayor said that isn't true. It has been enforced but he hasn't done anything about it. It has nothing to do with code enforcement. That is the construction department. The construction department has addressed that.

Mrs. Hollinger asked ok so what has happened.

Mayor Vizzard said nothing. There is nothing anyone can do about it other than fining him.

Mrs. Hollinger said I understand this isn't your fault.

Mayor said so coming to us and complaining about it is nothing new. We have known about this.

Mrs. Hollinger said then why do I have to get permits.

Mayor said everyone has to get permits. If they don't get them, they get fined.

Mrs. Hollinger said we have squatters everywhere. I know they aren't all being addressed. It's irritating.

Mayor Vizzard said it's more irritating to me than it is you. What irritates me is that you come here and complain to us for something you know we can't do anything about. We do try. You always come here with a complaint, and it has nothing to do with you. You're just mad that you think they are getting away with something that you can't.

Solicitor Seeley continued by explaining the lengthy process of getting squatters out. It would require an ejectment hearing. He works all over the county and the squatters are a serious issue, he has never seen anything like it.

Committeeman Klaudi said you eject them from one property, and they move next door.

Mrs. Hollinger said it's just unfair to the law-abiding citizens. I have squatters walking across my back property all the time.

Mr. Seeley said it is completely unfair but with the way the system is set up, it's not set up for Laurel Lake, it's set up for the whole state.



Mrs. Hollinger, so I'm just not supposed to say anything about it.

Solicitor Seeley said you are right to express your concern, but do you really want us to spend all the taxpayer's money on going after these squatters.

Mrs. Hollinger, I guess that's what I needed to hear, your hands are tied.

Solicitor Seeley continued to explain to complications of removing squatters.

Mrs. Hollinger said I'm sorry I can't ride around town with blinders on.

Solicitor Seeley said It's not your fault, it's the system and unfortunately, where you live.

Mayor Vizzard said and I'm sure the troopers have heard it too, but they can't do anything about it either.

Mrs. Hollinger said I don't even call the state police about the speeding trucks anymore.

May Vizzard said I believe the trucks have slowed down a lot.

Mrs. Hollinger said not on my end.

Mayor Vizzard said the word has gotten out. As far as the guy on North Ave., we still need to find out why he is still there. He doesn't own that house. The guy who did passed away. He feels as if he owns the house. I believe this guy needs to be brought up to date. Somebody needs to press charges.

Solicitor Seeley said do you want him out?

Mayor said I'm not concerned with him getting out, I want him to get permits.

Debbie Hollinger said she heard that he said if he got thrown out, he would burn the place down.

Mayor Vizzard said he did say that I know it for a fact. What he needs to do is go to court to find out how he can legally obtain the house. I will tell you one thing; he is not paying the taxes on this house.

Committeeman Jamison said when he talked to him, he was told he had another 30 days. Apparently, the inspector keeps telling him he has 30 days.

Mayor Vizzard said this is what's going to happen with this house. We are going to end up foreclosing on the house. This guy thinks he owns the house, he is going to burn the house down. He put all this money into a house he doesn't own and hasn't paid the taxes on, and the township is going to have to foreclose on him.

Mrs. Hollinger said I don't have any problem with the committee. I don't want you to think I'm here to beat you up.

Mayor said then why do you keep coming here and blaming us.

Mrs. Hollinger said I'm not blaming you guys; I'm blaming the housing/code enforcement. I know your doing the best you can.

Mayor said I would like it if you would show that. Instead of coming here blaming us.

Mrs. Hollinger said next time I'll come in and give you a cheer. Honestly though, I may have come in here strong but I'm just so frustrated.

Mayor said and we are too.

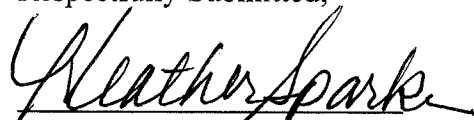
With no one else from the public, the mayor asked for a motion to close the meeting to the public. Motion was made by Committeeman Jamison and seconded by Committeeman Klaudi.

Mayor said additional considerations –

Community Day is scheduled for Saturday, October 1<sup>st</sup>, 2022, here at the township hall from 12 to 5pm. There will also be a community yard sale October 8<sup>th</sup> at the Charles Sheppard Community Building

Mayor Vizzard asked for a motion to adjourn. Motion was made by committeeman Klaudi and seconded by committeeman Jamison.

Respectfully Submitted,



Heather Sparks, Township Clerk