

Minutes of the Agenda meeting of the Township Committee of the Township of Commercial held on November 14, 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

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 Barney Hollinger, Riverfront Consultant for his report.

Mr. Hollinger attended a Bayshore Council meeting on October 20<sup>th</sup>. The Maurice River dredging assessment is being done. There is said to be a report coming out by the December meeting and that's when we should know when the actual dredging will start. Probably late December or early February.

There is something where the Coast Guard wants to remove the buoys in the upper Maurice River.

Mayor said that he received a letter on it and he replied back that there was no sense in putting out boaters at jeopardy. Or put them in undo danger. I told them I was against it.

Mr. Hollinger said it isn't bad from here to the bridge. If you get above the bridge or Spring Garden, it gets really bad. Maurice River is also sending a letter.

Mr. Hollinger said PACT meeting, there was a stakeholder meeting, it was only for the emergency rules. I guess it's going to be pretty bad. It's going to take what is now 10' for elevations and now they are going to 12' and all around ravine areas, inshore stuff. This is for the emergency rules for DEP of the PACT.

Engineer, Nick DiCosmo said he had not heard that.

Mr. Hollinger said they have held two public meetings. They plan to have these rules in place sometime next year. These are new flood requirements within those areas. Where most of this is going to be a problem will be north Jersey with this part of the rule. The second part is really going to affect us. The rule only goes into effect if you do substantial renovations.

Nick DiCosmo said basically what he has seen is that they are requiring you to build a foot above base flood elevation for new construction. In terms of raising the flood base from 10 to 12, that would have to be in revised firm maps from FEMA. I just haven't heard that.

Mr. Hollinger said part of this new rule is there isn't a lot of study with it. It's something they are theorizing based on computer projections.

The discussion briefly continued on the effects of the new ruling.

Mr. Hollinger reported that the basket flats project is done. All materials are out there. Right now, they are just cleaning the property up. They need some major work down there.

Clint Miller asked if he knew what was going on with the repairs.

Mr. Hollinger said he spoke to the owner and the company is either going to repair it or buy it. If they buy it, it would only be from the ramp to the clam house and across the street.

Mayor asked why they would be interested in buying it.

Mr. Hollinger said the company MOUNT is picking up more and more water business. Bulkheading, bridges and things like that. He was told if this company gets a contract for the next stage, they are definitely going to buy it. But now they have damaged the property so badly they almost need a whole new bulkhead all the way down.

Mr. Hollinger continued, ALS, the American Littoral Society had some settling on part of the project with the basket flats, and they needed more money to fix it, they got the money from DEP and now they finished the project up. They are the ones behind getting the funding. They applied for the grant for northwest reach which is going to be a RGGI and NOAH grants. That's for the next stage of the project.

Mayor said we need to find out who is going to repair that bulkhead.

Mr. Hollinger said it's going to be up to Harbor House. They leased the property to the company for this project. Mr. Hollinger said he knows there is an agreement where they are responsible for any damage.

Mayor stated, if the township does decide to buy that for a public boat ramp, there are concerns that it will not be fixed properly.

Clint Miller presented pictures of the damaged bulkhead to the committee.

Mr. Hollinger said that Mr. Reeves never intended to sell the boat ramp. They were only interested in selling from the boat ramp to the clam house. They want the boat ramp and the other side for their own use.

Mr. Hollinger continued to say there was another meeting on the State Plan where the township was approved along with the node that was approved. Another meeting with Rutgers is scheduled for the 29<sup>th</sup>.

Mayor asked for the Engineers report.

Nick DiCosmo – He was finally able to schedule a meeting with DEP on this Wednesday to discuss the permitting requirements for the Miller Ave. bridge. A meeting has been a long time coming to say what do we need to get this permitted. Hopefully the meeting goes well, and we can come up with a plan.

Plan Endorsement – We received our formal endorsement from the state. We have our meeting coming up on November 29<sup>th</sup> at 10:00 am to go over the plan with the grad students.

Reconstruction of Brown St.- They are working on final grading over the next couple of days. Final paving will be the end of this week or next week.

Yock Wock and High St. – Design is ongoing.

Main St. – Nick needs to follow-up with Doug to see where we are at, he was trying to verify some funding so he can work up our agreement.

The mayor said that is for Main Street, that has nothing to do with the Miller Ave. bridge.

Nick said yes that's all set.

Nick said that we have the survey and base plan for Main Street done. We haven't started designing yet but that work won't be done until spring. Over the winter we'll get that design done.

South Jersey Gas work – Nick is still waiting for a schedule from the contractor. He has been following up weekly.

2023 Local Freight Impact Fund – They deployed their truck traffic counter on Strawberry Avenue on Saturday, November 5<sup>th</sup> and we will pick it up on Wednesday and we will assess the counts and prepare our application. They are due in December.

The mayor asked about the sluice gate.

Nick said that is getting permitted along with the bridge. It's just a matter of figuring out the permitting and that will go through. It's the bridge that is holding things up.

The mayor said is there a chance they could approve one over the other?

Nick said It's not a matter of it not getting approved, it's just giving them what they want.

Mayor moved on to correspondence

1. Correspondence from Natalya requesting to purchase municipal tax lien for property at 100 Sandalwood. Block 53, lot 7210. Right now, the lien is valued at just over \$2,000. Natalya was referred to us by Mr. Eduard Gibert Renart.

The clerk stated that last meeting the committee approved the assignment of a lien to Mr. Renart and clerk believes she works for his company. She has this lien and Mr. Renart has just requested information on four additional properties.

2. Request from Bonnie Clendaniel representing the estate of her mother Alice Todd, is requesting that the interest be waived for payoff of a Bayshore Housing Grant her mother had. As of 9/30/22 the payoff would have been \$18,337.71 with \$7,404.21 being interest. The amount increases daily until paid off.

The clerk stated that this was something the committee tabled last month because you wanted her to clarify what exactly she was asking to be waived so she is asking for interest. The principle due is something like \$10,500.

The mayor said the whole problem I have with this is why this was all created and charging all these people interest on the fact that they knew they weren't going to pay these things off so they were charging them interest and here we are allowing them to not pay the interest.

Solicitor Seeley said if you're a banker, it's a no brainer. She's coming because it is part of an estate.

The clerk stated that every time it seems to be a family member who doesn't know anything about it and there are blind sided after a death.

Solicitor Seeley it's no different than credit card debt. Maybe they didn't know mom was going to Macy's every day.

The mayor asked, if we don't waive the interest, then what is going to happen.

Clerk said she would have to pay the whole thing.

Mayor said or pay nothing and walk away.

Clerk said it is a filed mortgage, it will always be there until it's paid.

The mayor said I just don't agree with waiving the interest. They signed the agreement, and they knew there was going to be interest.

Solicitor Seeley suggested inviting Ms. Clendaniel to explain or even if you decided to take a little less but I mean they just want us to wipe off the interest. That interest goes back into the fund for other people.

Mayor said yes that's what she is asking.

Mayor asked the committee what they want to do. He said he personally does not want to waive the interest. These people sign these agreements, and they knew what they were getting into when they signed them and now they want to ask for it to be waived.

Solicitor Seeley said they have to work harder than to just say waive our interest. They have to give us something more. Otherwise, why not waive everybody's interest. Does anyone know the house. Is it worth anything, if it is, the money just comes out of closing.

Mayor said I want to go back and request that she come to the meeting so we can talk to her.

Clerk said she would see if she could come to Thursday's meeting.

3. Memo from Pam Humphries, CFO. Committee is to review the 2022 Best Practices Inventory Questionnaire.

Mayor stated we have until Thursday to do that.

4. Letter from Julie Gandy resigning from the Environmental Commission effective 12/31/22
5. Letter from John Nardone resigning from the Environmental Commission and the Land Use Board effective 12/31/22

Mayor said they are both leaving the township. They are going to move closer to their family.

6. Letter from Katie Dayton requesting to be a member of the Environmental Commission.

Mayor said we will put this all on for Thursday.

Mayor said next are Resolutions.

1. Resolution 2022-100 Authorizing Assignment
2. Resolution 2022-101 Resolution in Opposition to the Reassignment by the New Jersey Department of Environmental Protection of all

Municipalities Currently Designated Tier B Under the  
Municipal Separate Storm Sewer System Permit Program  
to Tier A Designated and Expansion of Tier A Permit  
Conditions

3. Resolution 2022-102 Resolution Reviewing and Approving the Township Fire  
District No. 3 Commissioner Salary for 2023

Mayor said, let's review this. I'm not familiar with this.

Clerk said it is a fairly new requirement for the fire companies. The township did this last year. The next resolution is for district 2. She has not received anything from district 1. Clerk provided full copies of the resolutions for review.

Mayor said I'm not so sure I agree with all this considering the fact that they are asking us to help fund the emergency medical people in district 3. I don't know why we would agree to this.

Clerk stated that the money for the salaries is coming from their budget. I'm not sure why we have to approve, it's a new state requirement.

Committeeman Klaudi said it isn't anything new it's just new that they have to run it by us.

Mayor said but the money is still coming from the taxpayers. The taxpayers still fund this. I think we need to talk to them and find out what all this is about. I do believe the rescue squad has nothing to do with the fire department.

Committeeman Klaudi said this has been going on for the last 35 years I have been involved with them. Just like their elections have to be in line with our elections.

Mayor said ok but it is coming to us now because it has to but if it didn't have to they would still raise the taxes to cover it so this is good, we need to question this. I think we need to have them come to the next meeting.

Committeeman Klaudi the one for Mauricetown, the \$600.00 for the two positions has been that way for years.

Mayor said I wish they would do it for the school board too because I would question that as well.

Clerk said she can look at last years resolutions to see if there is an increase.

4. Resolution 2022-103 Resolution Approving 2023 Annual Compensation for the Commissioners of the Commercial Township Fire District No. 2
5. Resolution 2022-104 Authorizing the Cancellation or Refund of Property Taxes Due to Approval of 100% Disable Veteran's Application
6. Resolution 2022-105 A Resolution Acknowledging Satisfaction in full by Amelia Savage of the Bayshore Housing Program Mortgage Held by Commercial Township and Authorizing the Execution of a Discharge of Mortgage.
7. Resolution 2022-106 Appointing Katie Dayton to the Environmental Commission

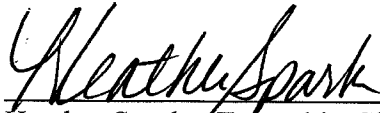
Mayor said we have an introduction of an Ordinance, Ordinance 2022-613

**Ordinance 2022-613**

An Ordinance of the Township of Commercial, County of Cumberland. New Jersey, Providing for the Use of 2022 Budgeted Matching Funds for the 2021 NJDOT Freight Impact Grant for Replacement of Miller Avenue Bridge Now Available in the 2022 Municipal Budget

Mayor asked if the committee had anything else, with nothing asked for a motion and a second to adjourn the meeting.

Respectfully Submitted,



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Heather Sparks, Township Clerk