

Minutes of the Agenda meeting of the Township Committee of the Township of Commercial held on January 17, 2023, 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 Miller	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 in full compliance of the Open Public Meeting Act.

Mayor Vizzard - Barney, Riverfront consultant isn't here so we will go right to the Engineers report.

Nick DiCosmo –  
Miller Bridge & Sluice – Getting ready to upload to the Dot. Will still need to file for a flood hazard area permit for the bridge. That will be done shortly.

Cobb & Brown Streets – Punch list stuff should be complete. I confirmed with Pam that 1<sup>st</sup> payment will be issued this week and that job will be complete.

Committeeman Jamison – Are they going to seal the driveways where they made the cuts.

Nick DiCosmo – Clint and I looked into that, we never actually specified to do that in any of our jobs and we never have in any previous jobs.

Committeeman Jamison – So you just leave it? I don't like that.

Nick DiCosmo – Going forward we will add that to the jobs. It would be a battle to get them to come back.

Clint Miller – I just want to clarify that the roadway was sealed, it's just the driveway aprons were not. It should be done. Where the new pavement met the old pavement, it was sealed. I do have a good rubber sealer and I'm going to go down with the guys and take care of it. I think there is only about a dozen because some are concrete.

Nick DiCosmo- Yock Wock & High – Working on design. Expecting springtime construction.

Mill & overlay of Main St. – The County is still trying to figure out what of their DOT funds to use to cover their portion of the funds we are requesting from them for the shared service agreement. The DOT is asking him to provide breakdowns of their fee. We are moving forward it's just been slow going.

2023 State Aid application- We were awarded the North Avenue pedestrian improvements job. We requested \$365,000 for the whole project which is 1 ½ miles of sidewalk from the school up to around the ballfields, we got \$291,000. Maybe by the next meeting, we can figure out how we want to approach that. We can do phase one with this funding and stretch it out as far as we can go. Since we got well over half of what was requested, we can just finish it up next year with a second phase.

Gas Co. repairs in Laurel Lake – On hold until spring. The remainder of that mill and pave. I'll follow up throughout the winter.

2023 Local Freight Impact Fund, Strawberry Avenue – Everything has been submitted, resolution and all.

2023 Local Recreation Improvement – The resolution is on for this week's approval. I will be submitting for the Mauricetown Riverfront Park. I have an estimate, the complete project cost is \$706,000. \$614,000 of that is construction which would be to replace the entire bulkhead, the railings, the sidewalks going around it and to reconstruct the parking lot. The engineering for the grant I went high on just so we can hopefully get more money. Depending on what we end up getting for that, don't forget we still have the \$50,000 from last year. If we don't get the full funding, we'll have to see how we want to approach that. We may need to look at bonding the remaining funding to maybe get this done sooner than later.

Clint Miller – Yes because it's a serious situation down there.

Committeeman Klaudi – Asked for a copy of the estimate. He is going to speak to Doug Alberich with the County.

Mayor Vizzard- Do you have a projected date for when work will begin on the bridge.

Nick DiCosmo- That should also be a spring construction. I basically have confirmation that everything I have prepared to submit to the DOT. They unofficially approved it. The only thing that may take it a little longer is a general permit we now need to go for the bridge, the flood hazard area permit, we have to re-notice people who have already been noticed but they say we have to because this is a different permit. That has a public comment period of like 15 or 30 days. That's really the only clock we have to run out. This project along with Yock Wock and Main Street, I would hope will be complete by this time next year or sooner like fall.

Clint Miller – I want to talk about something with the park. I don't know if it is feasible, Nick will have to speak to it but I think it would be in our interest to look into vinyl sheet goods instead of steel. Steel is so expensive.

Nick DiCosmo- I'll have to talk to my structural guys about that.

Clint Miller- I've seen where some of this vinyl is up to an inch ½ thick. I've seen parks with it, vinyl is final and its not something we should have to worry about down the road. The stuff down there is only 25 years old.

Mayor Vizzard- That's something that can be driven down, right?

Clint Miller- Yes, all the time, big jobs too.

Committeeman Klaudi- I'm all for that.

Nick DiCosmo- It will just be a matter of can it support the parking lot. I'll talk to my structural team and see what we can do. As you can see a sheet pile bulkhead is expensive. We went that route just to replace in kind what is there.

Clint Miller – Do you think it would be a big problem with DEP to shorten that parking lot, like bring it more into the shore line.

Nick DiCosmo – I don't think that would be a problem at all, it's when you go further out that's the problem.

Clint Miller- I just think where it's out in the river it takes a pounding. We may have an issue with the electrical.

Mayor Vizzard- It could be reconstructing the foundation.

Nick DiCosmo- Its something we can look into.

Mayor Vizzard- Asked Clint Miller how he made out at the Peek of the Moon. Is it all repaired?

Clint Miller- No we have a couple things we still need to do out there, but we don't have anything leaking out there.

Mayor Vizzard continued with correspondence.

Correspondence from Tony Stanzione regarding membership of the Cumberland Development Corp. Cost for 2023 membership for Commercial Township is \$3,122.00 per year with quarterly installments of \$780.50.

Mayor Vizzard- Do we want to keep this on the agenda? I say keep it on.

Committeeman Klaudi- yes, I say keep it on.

Received an e-mail from Natalya of Mobile House Investment. She would like to know if the Committee will consider doing a second lien assignment. No property was identified for the assignment.

Mayor Vizzard- Do we want to allow, deny or get more info?

Committeeman Klaudi- I'd like to see what she does with the previous lien she purchased.

Mayor Vizzard and Committeeman Jamison agreed with that. Mayor Vizzard told the clerk they will deny that for now, they want to see what she does with the other assignment.

Natalya would also like to purchase township owned property at 254 Fern Rd. The township demoed a home there in April 2022. The property is 116X200, buildable by size. Natalya is offering \$2,500 for the property. If accepted as a minimum bid, land sale would be March 16, 2023.

Mayor Vizzard- Do we want to accept this minimum bid?

Committeeman Klaudi said he was good leaving that on. Committeeman Jamison said he was good with it.

Mayor Vizzard- That one we will accept. Hopefully we get bidders.

Clint Miller- That's why I asked. I believe the adjoining owner is Larry Brown and I know he was interested in that.

Clerk- Then he would be notified.

Tom Seeley- Any further problems with the squatter, Swain?

Clerk- Clint had the police out there today.

Clint Miller- Yes, he was back in there again. His mother, his dog. Swain said he was done and wasn't going to fight it anymore. That's what he says anyway. I went by there early this morning and saw lights on.

Clerk- passed out a few pictures from the morning at this property at 312 Olive Rd.

Discussion continued as to the events at the property and the police response. Also, findings at the property include a stolen electric meter and the complications of having a dog on the property. Ultimately, the squatter was not arrested. The squatter and his mother willfully vacated the property and was given one week to get a storage trailer off the property. Public works secured the structure with ply wood.

Clint Miller- Continued to explain there was also a camper that was moved onto the property. A man was living in the camper with 23 cats. The camper was removed, The man wants his cats so he has one week to get the cats out. There are three houses in a row here we will be tearing down. We will apply for derelict housing and do a demo hearing.

Committeeman Klaudi – Michael B., the neighbor that initially complained about these three properties contacted him today. He is interested in purchasing them.

Mayor Vizzard- The final correspondence is from Matthew Robinson, attorney representing Frank Carpino. Mr. Carpino is in the process of purchasing 1410 E. Buckshutem Road, with the intent to utilize the property for a cannabis business. Request is for a resolution of support so they can proceed with formal application with the state.

Committeeman Jamison asked for clarification on the property.

The clerk said it's the old restaurant.

Mayor Vizzard- Do we have any objections to giving him a resolution of support?

The committee agreed to give support with a resolution.

Mayor Vizzard moved to Resolutions.

- Resolution 2023-19 Approving carry over of Vacation and Personal days
- Resolution 2023-20 Approving membership in the Cumberland Development Corporation
- Resolution 2023-21 Approving Five Year Sandmining Permitting License for Covia Solutions for Block 182, Lot 1, Block 200, Lots 3, 4, 5, 5.01, 6, known as phase 5, 6, and 6A mining site.
- Resolution 2023-22 List of Uncollectable Taxes
- Resolution 2023-23 Authorizing Assignment
- Resolution 2023-24 Budget Line-item Transfers
- Resolution 2023-25 Resolution of Support from Local Governing Body Authorizing the FY 2023 Local Recreation Improvement Grant (LRIG) Application funded by the New Jersey Department of Community Affairs

Committeeman Jamison – I want to say something about the first resolution, resolution 2023-19. Didn't we talk about people carrying over time. We have allowed it in the past because of certain circumstances like for example if we get a big snowstorm, the guys can't use some of

their time or someone got sick in the middle of the year, what have you.

The Clerk- The only person carrying time is Clint. It's 2 ½ vacation and ½ a personal.

Committeeman Jamison- I don't have a problem with it as long as we don't get too carried away with it.

Mayor Vizzard – We have an introduction of Ordinance

Ordinance 2023-614

Calendar Year 2023

Ordinance to Exceed the Municipal Budget Appropriations Limits and to Establish a Cap Bank  
(N.J.S.A. 40A; 4-45.14)

Second reading and adoption is scheduled for February 16, 2023.

Mayor Vizzard asked for reports from Officials.

Committeeman Jamison- Told Clint that the guys did a good job today running that guy out of there and getting those houses boarded up.

Mayor Vizzard and Committeeman Klaudi had no report.

Clint Miller- I want to thank the mayor. We had some problems with the lights in Laurel Lake last month. I wasn't here because I was sick so thank you very much for helping us out. He spent considerable time getting that done and not to mention the work he did on our new sign. I also want to say congratulations on the coming term.

Nick DiCosmo- For the North Avenue pedestrian improvements, I should have a proposal at next month's meeting but what is everyone's thoughts on phasing that. The original plan was to start at the school and end at the ballfields so we will have an asphalt pathway from the school and up to the ballfields. Is that what you still want to see?

Mayor Vizzard- I think I would like it to be the opposite. Start at the ballfield, put the path around the ballfield. I'd like to have a plan drawn up so we can invite residents to look at it. I don't want to put a walking path in front of someone's house.

Clint Miller- What side of the street do you think that will be on. Walt Eckert's side?

Mayor Vizzard- That's what I'm thinking and crossing over at the ballfields.

Clint Miller- Walt's yard is small. It might be something to think about.

Nick DiCosmo- We will probably put the crossover at the intersection. That's going to involve some coordination with the county. There will be a discussion on the safest way to do

that. Maybe that can turn into a four way or maybe not but there will be discussion on the safest way to do that.

Clint Miller- We tried to get the county to make that a four way before.

Nick DiCosmo- They did just make the intersection at Buckshutem a four way, maybe they would lean towards doing it now.

Clint Miller- Asked the committee if they received any complaints from residents on Highland? He has received several calls about truck traffic. It's gotten bad again on that stretch of Highland. He believes GPS is giving the trucks bad instructions. The county has adequate signage.

Briefly the discussion continued as to the route the trucks are utilizing. Where the signage is and suggestions for improving the situation.

Nick DiCosmo- Another item to mention is when speaking to the county about the pedestrian path, they don't typically get involved in construction of sidewalks but what they are willing to do is re-surface North Avenue and do all new striping where we do this project.

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

Respectfully submitted,

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Heather Miller, Township Clerk