

Minutes of the Agenda meeting of the Township Committee of the Township of Commercial held on September 18, 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 called on Barney Hollinger, Riverfront Consultant, for his-report.

Barney Hollinger- The node status is in place. The only real thing that we know is that you are now allowed 35% impervious cover instead of 80% cover. That's for the node along the riverfront. The Maurice River dredging project has been approved. Barnegat bay dredging is supposed to start by the end of the month. The Mayor, Barney and Nick DiCosmo attended a meeting in MRT concerning BRIC. The consensus was that not much was accomplished.

Mayor stated that Robert Welch was not in attendance to give a report.

Mayor Vizzard- Called for the Engineers report.

Nick DiCosmo- Riverfront Road Project phase III- Bridge plans and specs are completed. Nick will send it to the county for review tomorrow. He hopes to get the tide gate finished by the end of September. He will send it as a joint package to DOT for review. He does not anticipate any comments from the county.

Re-construction of Yock Wock & High- Construction has begun. All the pipe work is completed as of today. Now letting the trenches settle. There will be grouting work on some of the existing pipes in areas where they did not want to rip the road up. That will be completed by the end of the week. Will allow the trenches to settle for a week then they will begin grinding and reclaiming the run. They were able to figure out the mystery of the pipe at Brown and High. There was a brief discussion as to the runoff and function of the pipe found at Brown and High. It was determined that the pipe will be grouted off and serves no purpose. This was resolved when the drainage was done on Brown St.

Mill & overlay of Main St. – Still working on Main St., just about done

Mauricetown Riverfront Park- Clint Miller had a thought to replace the bulkhead at the Mauricetown park with a living shoreline with a rock stabilized bank. Nick thinks it is a great idea and thinks that it will be cheaper than a new bulkhead. A brief discussion continued as to the possibilities of pursuing this direction. Nick will reach out to some contacts and gather more information.

2023 Local Freight Impact Fund- Will be opening soon. Need ideas for where counters can be deployed. Would need to be where accurate counts could be obtained to file for this year. Clint Miller suggested Strawberry Ave. and that the only other place would be North Ave. Barney Hollinger suggested Berry Ave because it's sinking. Clint Miller doesn't think we would get the truck counts there. A brief discussion ensued on a location and what the best option was for the needed truck counts. Mayor Vizzard suggested Noble St. and asked what can be done to improve the trucking situation there for the routing of the sand trucks. Nick was going to check to see if that would be a feasible project for this grant. It is a County Road and only a portion of the road is used for trucking. Clint Miller said that the County is ultimately responsible for the signage on that road. No road was identified for the project at this time, it will be discussed again next month.

Local Aid infrastructure for Milbourne Dr. & Dennis Lane- Still waiting to hear a decision. Nick submitted a comment today looking for when the township can expect to hear but has not gotten a response as of the meeting.

Local Recreation Improvement Grant- Nick submitted the revisions prior to the deadline changing the scope to a new park on Battle Lane.

Water Utility for Laurel Lake- Nick asked Committeeman Klaudi how his meeting went with Millville. Committeeman Klaudi said that there wasn't much to discuss. Millville is ready to get moving, they just want to know if Commercial is sincere on proceeding. They are going to put a T on their side of the bridge, If Commercial decides to proceed, there will be a spot for us to tie in. They have the capacity; they will have the water authority and would bill the residents. Down the road if we wanted to extend it farther and needed more capacity, we would need to discuss either them putting in a well on their side or us putting in well on our side. Commercial Township would not need their own water authority. Our residents would be charged the same rate as Millville residents. It would be a shared agreement with Millville. The Committee agreed to have a public meeting inviting the public to provide their input on the project before giving confirmation to Millville of the township's intent. It was decided to invite the public for this purpose at the October Regular meeting. Nick suggested, prior to this meeting, to have some of the well testing results from the County. Committeeman Klaudi was going to look into getting those results. There was a brief discussion on grant funding through I-Bank.

Mayor Vizzard- thank you Nick. Next, we have correspondence.

Received an application for a Solicitors Certificate from Holly Arthur of Buddy Row's BBQ & Mickey D's Soul Food. The application is to solicit food sales from her mobile food truck. Ms. Arthur has provided a current, approved County Health Dept. inspection report.

Received a request for land sale of property from Mobile House Investment. An offer was made of \$1,500 each for the following properties.

- 1439 Spring Garden Rd. Block 152, lot 32. Property is 120 x 100, buildable by size.
- 339 Quail Rd. Block 107, lot 8477. Property is 120 x 100, buildable by size.
- 344 Gooseberry Rd. Block 26, lot 4295. Property is 100 x 100, buildable by size.

There is also a 40 x 100 vacant property owned by the Township adjoining the 344 Gooseberry property that should be combined through the sale. The Committee agreed to adding the 40 x 100 lot to make sale of lot size 140 x 100.

Received a request for land sale of property from Kevin H. Nocon. The offer was made for \$1,000 for 351 Dandelion Rd, block 24, lot 4562. The property is undersized, and Mr. Nocon owns adjoining property which is in need of a new septic system.

Mayor moved on to Discussion Items.

Committeeman Klaudi attended a meeting with the City of Millville Engineers office on 9/13/2023. Committee to discuss if the township wants to move forward with a shared endeavor of water service to Laurel Lake with the City of Millville. Mayor Vizzard said that this was just discussed.

Discussion of Land Use Appointments- Mayor Vizzard reviewed memo from the clerk. Memo read that there were two, one was for Freddie Hund to a Class IV vacancy and Libby Truitt to an Alternate vacancy. In addition, a request was made by Deborah Hollinger to be placed on the land use board. She has over 20 years' experience. Emmitt Vandegrift sits on the land use board as an alternate, he attended 3 out of 12 meetings for 2022 and in 2023 has attended 3 out of 8 meetings. The clerk asked if the Committee wanted to replace Emmitt with Debbie. Mayor said we do not need to make a decision tonight, but we will on Thursday night. Mayor said he believes if you are going to sit on a committee, you need to show up to meetings.

Mayor moved on to Resolutions.

Resolution 2023-86 Approving Tri-County Sportsman National Dual Sport Hammer Run, Saturday, November 4, 2023, and Sunday, November 5, 2023.

Resolution 2023-87 Approval of the Closing of Memorial Avenue from Main Street to Yock Wock Road for events of Community Day on October 14, 2023

Mayor Vizzard addressed Clint Miller. For Community Day, we are not having fireworks, we are having a laser light show. They need 6 – 120-volt circuits. Can we accommodate that. Mr. Miller said we could. Mayor Vizzard told the attendees that the Commercial Township logo will be projected in the air. The show will be done with lights and drones.

- Resolution 2023-88 Authorizing the Cancellation or Refund of Property Taxes Due to Approval of 100% Disability Veteran's Application
- Resolution 2023-89 Authorize Electronic Tax Sale
- Resolution 2023-90 Authorizing the Transfer of Overpayment to Other Tax Years or Refund of Overpayment to Owner, Payer, or Their Representative
- Resolution 2023-91 Resolution Recognizing June as LGBTQIA+ Pride Month in the Township of Commercial
- Resolution 2023-92 Resolution Adopting The New Jersey Workplace Gender Transition Guidelines for Commercial Township as a Supplement to the Existing Policy & Procedures
- Resolution 2023-93 Resolution Recognizing November 20<sup>th</sup> as Transgender Day of Remembrance
- Resolution 2023-94 Resolution to Enter into the Assurance of Voluntary Compliance (AVC) with the State of New Jersey Division of Civil Rights
- Resolution 2023-95 Form of Resolution Approval of Items of Revenue and Appropriations (Insertion of Lead Paint Grant for \$10,400)
- Resolution 2023-96 Resolution Authorizing the Township of Commercial to Award a Non-Fair and Open Contract to Bay Hill Environmental for Lead Assessment Services

Mayor Vizzard asked if the Committee wants to put resolutions 2023-86 through 96 on for Thursday night.

Committeeman Jamison said yes. Mayor Vizzard said we will put them on for Thursday, but it doesn't mean that he will agree to all the resolutions. Committeeman Klaudi agreed with Mayor Vizzard.

Mayor moved on to an ordinance for Introduction.

#### Ordinance 2023-620

An Ordinance of the Township of Commercial, County of Cumberland, New Jersey, Adding Chapter to Code of the Township Concerning Lead-Based Paint Inspections

Mayor Vizzard- We will put that on for Thursday night. Committee agreed.

Mayor Vizzard asked for a motion and second to open the meeting to the public. Motion was moved. Mayor Asked if anyone from the public wished to address the committee.

Quinton – 9581 Noble St, Mauricetown- I wanted to know, when you have the Community Day, if I could donate or do something that the kids could do, if it's something I pay for maybe it's something I could do every year just so the kids have something to do here in Port Norris because there isn't really much for them to do here. Something I could come for or donate to the city.

Mayor Vizzard- We would definitely love that. What are your thoughts, what do you want to do?

Quincy- Either put up a bouncy house or set up an outdoor movie or see if we could use the fire station or something like that. Set up a big projector so maybe the kids can come have free movie nights, put out a popcorn machine and drinks. It would be free for the community kids.

Solicitor Seeley- Just something I want to add, and I don't want to be a party spoiler but, anytime you have a bouncy house, you need to have insurance.

Quincy- I have insurance.

Solicitor Seeley- You can name the township as an additional insured.

Quincy- Yes so, the township and myself will be covered. I already talked to my insurance company about that.

Mayor Vizard- Are you a company?

Quincy- Yes, I own Viper Auto Sales, in Cedarville.

Mayor Vizzard- So you want to sponsor a bounce house or something for the kids.

Quincy – Yes.

Mayor Vizzard- That's definitely doable, you just need to list the township as an additional insured.

Committeeman Jamison- You want to do this for the 14<sup>th</sup>.

Quincy- I will try to see if I can get the bounce houses together, I don't know if they are all rented for the 14<sup>th</sup>.

Clint Miller- He should speak to Marie because we don't know who has what covered where.

Mayor Vizzard- I'll put you in contact with Marie because she has an agenda all lined up already.

Quincy- Also I own an ice cream and burger trailer. I want to know what I have to do to put it up on North Ave.

Mayor Vizzard- You would need to go through the County, they would have to give approval. To be a food vendor through the county.

Quincy- Yes, I'm already a vendor, I have all my health certificates.

Solicitor Seeley- You have a vendor's license.

Quincy- Yes, I already have that. But I own a lot up there on North Ave. so I wanted to know if I could park it on my lot sometimes and sell ice cream and burgers from there.

Mayor Vizzard- That's a good question.

Solicitor Seeley- It's the same issue, you just need to get approval from the county, if he owns the lot.

Mayor Vizzard- But doesn't he need to get approval from land use?

Committeeman Jamison- Are you talking about a one-day event?

Quincy- No, I want to park it there and set up sometimes to sell from my property. But I didn't know if I had to come through the board.

Solicitor Seeley- I would think you would need certain times, hours, dates. You would have to be more specific. You may still want to go before the land use board just to say, do you have parking, I mean what could you present to them.

Quincy- I could put parking there.

Mayor Vizard- I would go to the land use board.

Quincy- Can I represent myself if I go to the land use board. Or do I need to get it all drawn up and bring an attorney with me.

Solicitor Seeley- You don't need an attorney, it's up to you. Draw it up the best you can.

Quincy- I can have my engineer draw something up.

Nick DiCosmo- You would get the application for filing, and it would have a check list of what is needed.

Quincy- Where do I get the application?

Solicitor Seeley- From the Secretary, Stefanie.

Mayor Vizzard- Which means you wouldn't be heard this month; it would be next month.

Quincy- I don't have to be heard this month, I just wanted to know if I would have to put money in escrow and all that stuff.

Mayor Vizzard- Come talk to Stefanie and tell her what you want to do and she'll get you an application. I would be careful as far as parking. Maybe you don't want a parking lot.

Quincy- I don't really need a parking lot, because people will stop to get ice cream and go, it's not like they are going to stay.

Committeeman Jamison- So what you're saying is, it isn't going to be a permanent thing it's just going to be every now and then.

Quincy- It's a food cart. Am I going to be open every day, no. But if I had to say how many days a week, I'll be open, I would say 4 days out of the week.

Committeeman Jamison- What I'm getting at, are you going to leave it there on that property.

Quincy- I could leave it there on the property or I could just hook it up and take to my property in Mauricetown,

Nick DiCosmo- If you leave it there, it could become a zoning issue.

Solicitor Seeley- I would just suggest that when you go before land use, that you have as much decided as you can that way, you're not saying I'll do whatever you want.

Nick DiCosmo- They may approve you with conditions.

Quincy- I could take it everyday because it would only take 5-minutes to hook it up.

Solicitor Seeley- People are going to like that because you wouldn't be leaving something there.

Quincy- To be honest, I probably wouldn't leave it because I wouldn't want to worry about people trying to steal it. It's a \$60,000 unit.

Mayor Vizard- Don't let any of this stop you from coming to land use.

Quincy- No, I'm still going to go to the board. Even if you said no, I would still want to try. If you decide to let me, do it, would I be able to put in a temporary power source.

Mayor Vizzard- It's not going to be us; it would be the land use board.

Quincy- Ok, so I will ask them. So, this way I'm not running a generator for the neighbors to complain about a generator running all the time. If I had a pole, I could just plug in.

Mayor Vizzard- yes and make that part of your presentation to land use.

Quincy- Ok, thank you, you answered my questions. Do I stop in tomorrow to get the ladies contact number.

Mayor Vizzard- Stop in tomorrow and see Stefanie.

The Clerk said she could get him Marie's contact number.

Mayor Vizzard- Anyone else from the public. Seeing none, a motion and second was moved to close public session. Mayor asked for reports from officials.

Committeeman Jamison and Committeeman Klaudi had nothing further to report.

Mayor Vizzard- Reported that the State Police are moving forward with the new building. It appears everything will be agreed on between the township and the state. Mayor has some financial things to go over on Thursday night. Mayor would like to have a public portion regarding the State Police Barracks as well as for the water in Laurel Lake. The mayor wants the public to know what is going on with the new police barracks. The mayor feels this is a good deal for the township especially if the state can be convinced to take the old barracks. It does look like that may happen. The only thing the township would be responsible for going forward is grass, snow plowing, and pest control. There would be no maintenance of the building, that would be on the state.

Committeeman Klaudi asked if they had a renter for the old building.

Mayor Vizzard said he believes they do but he can speak to that at this time. The payment for the new building would be for 30 years but we are trying to get the lease for 40 years. After 30 years, the police would own the building. At that time, the old building would be 90 years old. The new building would be at least 30 years old. The payments they will pay to the township will be over two million dollars. Mayor wants to have someone at the next meeting to answer the public's questions.

Mayor Vizzard- with nothing else, the mayor asked for a motion and second to adjourn the meeting, the motion was moved and meeting adjourned.

Respectfully submitted,



Heather Miller, Township Clerk