

Minutes of the Regular meeting of the Township Committee of the Township of Commercial, held on November 16, 2023, at 6:00 P.M., at the Township Hall at 1768 Main Street. Port Norris, NJ

Those Present:

Mike Vizzard	Mayor
Fletcher Jamison	Deputy Mayor
Joseph Klaudi	Committeeman
Heather Miller	Township Clerk
Thomas Seeley	Solicitor
Nick DiCosmo	Engineer
Clint Miller	Public Works Supervisor

Mayor Vizzard presided and called the meeting to order with the announcement that the meeting had been advertised, it was being electronically recorded and being held in compliance with the Open Public Meeting Act.

Mayor Vizzard asked the attendees to join him in the flag salute and the Lord's Prayer.

Mayor Vizzard- We will start off with special presentations. We have Rootly, LLC.

Solicitor Seeley asked to hold off on this presentation because they were still waiting on someone.

Mayor Vizzard moved to Officials reports.

State Police- Officer stated he didn't have a specific report, but he did have a follow-up from what was discussed at the last meeting. He spoke to every squad. One of the things discussed was the potential of us to transport those picked-up back to their residence or from where they were taken. I was firmly assured that that had happened. And it will still happen. I believe what we had kinda discussed in regard to that was that these had to be willing participants and sometimes, not all are willing. I am not aware of any problems this month. It's only a month but as far as I know, things have been running pretty well. I don't know that I am getting them down here as much as everyone wants to see them. Commercial is big. I do push down there every day and I'm there just about every day. I want them visible, and I want them out. The lieutenant is retiring, and I don't know who is replacing him yet. But I expect that will come about in a couple of weeks. As far as I know, I'm not going any where and I will continue to do what I am doing. The officer asked if there were any questions.

Mayor Asked if there were any questions for the trooper.

Eric Errickson, Mauricetown- I wasn't here last month. You say some of these things have been in place, so you are going to possibly give people rides to where they have to go, that is what you are saying.

Officer- Yes, that has already been happening. I was thoroughly assured that people who have been arrested have been transported back to their residence. It doesn't mean it happens every time. Certainly, they are allowed to get a ride or make a call and many do. As it goes, both incidents and the two major ones we discussed the two people were afforded the ability to get a ride and had, however, they didn't want to stay in the station, and they were free to exit and leave the station and that's what led to things that weren't desirable.

Eric Errickson- Well, that's a good thing. I'm glad that was addressed. We don't need them wandering around.

Officer- I don't think it happens often but again, but unfortunately, there isn't much for them to do but wander. We don't want them to walk out either but once they are placed in the lobby, the door isn't locked, anyone can go out.

Mayor Vizzard thanked the officer. Mayor stated that Barney and Robert Welch were not present. Mayor asked if the representative from Rootly had arrived. They were still waiting on their attorney.

Mayor moved to Land Sales and turned it over to Solicitor Seeley.

Solicitor Seeley- Statement that Land Sales were published in the local newspaper. Stated that most of these properties are acquired by foreclosure and advised that a title search be done and obtain title insurance. After the auction, the township committee will vote on whether they will accept the bids and at that time a contract will be completed. 20 % of the sale will need to be paid tonight and then there is a \$400 transfer fee. Solicitor Seeley asked if there were any questions.

Sale 1- Bid received from Natalya of Mobile House Investments in the amount of \$1,500 for Block 152, lot 32-35 known as 1439 Spring Garden Rd. Property size is 120 x 100, vacant property. Lot is buildable by size. After several bids, the bid was won by Natalya of Mobile Home Investments for \$3,500.

Sale 2- Bid received from Natalya of Mobile House Investment in the amount of \$1,500 for Block 107, Lot 8477-8482 known as 339 Quail Road, size 120 x 100 vacant property, buildable by size. After several bids, the bid was won by Kevin Nocon for \$4,000.

Sale 3- Bid received from Natalya of Mobile House Investment in the amount of \$1,500 for Block 26, Lot 4293-4294 known as 340 Gooseberry Rd. Size 40 x 100, AND Block 26, Lot 4295-4299 Known as 344 Gooseberry Rd. Size 100 x 100, vacant property. Both lots to be sold as one lot, size 140 x 100 which is a buildable by size lot. After several bids, the bid was won by Agnes Aldridge for \$5,000.

Sale 4- Bid received from Kevin Nocon of Dividing Creek, NJ, in the amount of \$1,000 for Block 24, Lot 4562, 4563, 4296, 4597, 4598 known as 351 Dandelion Rd. Vacant, irregular size lot, 40 x 100, 60, 100. Mr. Nocon is an adjoining owner. It is undersized and can only be sold to an adjoining owner. No other bids were received, Bid won by Kevin Nocon for \$1,000.

Solicitor Seeley- I believe Rootly is ready for their presentation so I will wait until they are done with their presentation to write up the contracts for the land sales. First, we need the committee to approve the sales. We will need a motion.

A motion was made by Committeeman Klaudi and seconded by Committeeman Jamison to approve the sales. There was a roll call vote, all were in favor.

Mayor Vizzard- Before we go to Rootly, I want to go through the meeting minutes. Do I have approval for the meeting minutes of the previous meetings dated October 16, 2023, and October 19, 2023. A motion was made by Committeeman Jamison and seconded by Committeeman Klaudi, roll call vote, all were in favor.

Mayor Vizzard asked for approval for the bill list for the month of November as prepared by the Chief Financial Officer. A motion was made by Committeeman Klaudi and seconded by Committeeman Jamison, roll call vote, all were in favor.

Mayor called for the Engineers report-

Nick DiCosmo-

- Riverfront Road Project phase III- Miller Ave. bridge & Berry Ave. tide gate. Making progress.
- Re-construction of Yock Wock & High- Project is complete. Stripping and signage is done and restorations. Working on closeout.
- Mill & overlay of Main St. – Design is now complete. Plans were submitted to the Cumberland County Engineer for review. Will wait to see if the County has any comments. Getting the DOT submission together now. Hope to submit it to the DOT next week. DOT review is typically 30 days. Should be out to bid immediate after that, within two months. This is the mill and overlay of Main from Strawberry to Ogden. It will include concrete handicap ramps and drainage improvements.
- North Ave Pedestrian Safety Improvements – This is the path by the ballfields. Design is complete and DOT submission is being prepared.
- 2024 Local Freight Infrastructure Fund- The proposal is up for approval tonight. Traffic counters were put out. They were picked up today and we have the results. 10% truck traffic is required. Will apply for the remainder of Main St. from Strawberry to the municipal boarder. Receive more than the 10% truck traffic counts.
- 2024 Municipal Aid Improvement Grant- We received funding for roadway and drainage improvements to Whittier Drive and Dandelion Rd. Received \$340,000. A proposal for doing the engineering will be submitted.

- Water System for Laurel Lake- Trying to get a flow capacity. Nick reached out to Commissioner Albrich and Cumberland County Utility Authority and left messages but was unable to reach them. Once he hears from them, he will see who needs the number information.
- Green Acres Park Funding Grant- He is looking into that funding and working on that application. Hopefully will be able to get additional funding for the Battle Lane Park.
- Stormwater Reporting Plan- Was not able to complete that proposal. It was more involved than anticipated. This plan includes the ordinances that are on tonight for introduction. It will hopefully also include a shared service agreement with the County for street sweeping. This proposal should be ready for next month.
- FEMA Resiliency Funding- FEMA wants us to think big, upwards of 10-20 million dollars. Came up with an idea that was discussed about 10 years ago, to bulkhead the entire waterfront and build a living shoreline around peek of the moon area. That isn't a working shoreline, so we want to keep that as natural as possible. Pulled the old information and inflated it to today's numbers. Looked at a steel sheet pile bulkhead around all of the waterfront to an elevation 10 which is the base spread elevation. That project would be about 40 million dollars. That would provide flood protection up to the 100-year flood. It would create a barrier to all areas that would be subject to tidal flooding. Could also look at raising the PSEG dike that also exist on the west side.

Mayor Vizzard- Does not believe they would allow us to add to the PSEG bulkheads. Would probably need all new.

Nick DiCosmo- We would probably have to replace that levy system and build higher.

Mayor Vizzard- Also the Mauricetown fire house. I think we need to look at incorporating building bulkheads along the waterfront there in Mauricetown to protect the Mauricetown fire house.

Nick DiCosmo- FEMA asked us to come up with something and that they would fund it. We can share the numbers and the project with them and see if they are serious.

Mayor Vizzard- I think they are serious and want to get the most bang for their buck that they will give us. They want protection for the township. What about the Mauricetown waterfront.

Nick DiCosmo- It was previously discussed about building a living water shoreline. It's still in its infancy planning. Still need to come up with a cost estimate for that.

Mayor Vizzard- Is this something that can be done through this funding we are working on now.

Nick DiCosmo- We could try to group it together.

Mayor Vizzard asked if everyone was present from Rootly, LLC. Representatives from Rootly were all present.

Mayor Vizzard stated for those who wish to ask questions or have comments during this presentation, please stand and state your name for the record.

James DiGiulio, Regulatory attorney for Rootly LLC. – Rootly is a conditional license holder for a cannabis dispensary. We have two of the owners, Shivangi Derashi and Gerald Feissner as well as retail consultant, Samir Patel. We are excited to be here, we really appreciate you having us. We are here not to only introduce ourselves and the property we are looking at the 1410 E. Buckshutem Road but also to answer any questions you have about cannabis generally. We have a bunch of professionals here from around the state from a legal standpoint. Gerry has handled it in several states. We have experience in its own. We understand there are questions about all sorts of things like security and the benefits to the town which include the taxes that are permitted by the state which is 2% of our sales that we bring into the township. So, with that I would like each person to introduce themselves, so you get to know them a little bit and tell you about the operations. I can talk to the Mayor and the Committee about what we think is necessary to get it up and running if they are so inclined to think about those proposals.

Shivangi Derashi- I am the majority owner of Rootly. A little background about myself, I work as an engineering manager and lead a team of about 20 people and what they do on a regular basis. We as a team came to be interested in cannabis when it became legalized in New Jersey due to personal experiences with my dad. He was suffering with lung cancer seven years ago, some of the treatment surrounding cannabis really relieved him of his pain and everything else that came along with the cancer. So that's kinda how we got interested in the business. I have a family of my own. I have two young children, so security and community are a big part of our organization. We hope to grow within the community and take security as a very important part of our operation. Shivangi turned it over to Gerry.

Gerald Feissner- I'm originally from Pennsylvania, I have been in cannabis since 2014. I helped start the legislative actions in Pennsylvania when their medical program was getting off the ground. I helped a lot of the legislators at the time understand cannabis from a medicinal standpoint. I got into cannabis due to my wife's illness, lupus, and arthritis. We noticed that the drugs she was prescribed really didn't sit well with her, emotionally and physically so we tried cannabis as an alternative use. From the first time she used it, she saw a drastic change in her mood and physical ability. We didn't relay it to her doctors for about three years. At that time in Pennsylvania, it was still technically illegal to use cannabis. Over that three-year span, we internally noticed her blood work levels becoming better and she was slowly weaned her off the medications that she was previously on. Lest legislation was passed in 2016 in Pennsylvania, and not only did we tell her doctors, but the doctors were shocked by the results, but we also applied for a vertical license in Pennsylvania to grow and cultivate and distribute medical cannabis. We were awarded one of twelve licenses in Pennsylvania in 2017. We became operational in 4 months; I believe it was Halloween of 2017 we became operational and have been operational ever since. We have had zero infractions. Our operation is called Standard Farms. I encourage you guys to google it and review it. During 2018, Ohio, the neighboring state, launched their

medical program. At that time as a standard unit, applied for a processing permit in Ohio in another medical facility and medical program which we are now licensed as well. So, within a few years, we expanded from a homegrown group in Pennsylvania into Ohio. The third state we explored was Oregon. Oregon is a recreational state. We owned and operated a business there that was solely manufacturing. Current day, I am still active in the cannabis industry. I work for a larger NSO, or a larger state operator, nationwide, I oversee the sales department. I am helping Rootly source townships, properties and help them become operational within the state of New Jersey. One thing I will bring as an organization to the Township of Commercial is really three pillars that we always lean on, one is that since 2017, has pretty much ushered us pave the way in every state we have expanded to. Security, community, and customer experience. Our dispensaries are harder to get into any bank. You need ID, there are no open-door policies. What I mean by that for anybody who has explored dispensaries in New Jersey, you may find that you walk up to the front door and open it right up and walk in. We don't allow that; we don't implement that into our business. Our doors are locked, there is an access control card. The public can only access certain areas of the building. Certain employees can only access certain areas of the building. It is tracked through certain software. The entire interior and exterior of the property is completely covered with surveillance, outside of the bathrooms. Coupling the surveillance cameras, the state has 24-hour access to those cameras. They can randomly pop into these dispensaries virtually and see what is occurring. In the past we have allowed access to municipalities. On the community side of things, you guys are allowing us to operate in your community, so we want to be good corporate citizens back to you. What we implement is a volunteer program in one aspect of community giving in each town that we operate. The employees that we hire preferably come from the township but each employee that we hire is a loud 8 hours a month to donate their time back to an organization within the township. If there aren't any organizations in the township, that is opened to surrounding areas. By organizations, I'm talking about, Lyons club, rotary club, community roadway clean ups. Monetary donations not just from the tax side but donating funds to certain organizations for scholarships, grants, help first responders and stuff like that. The third aspect, as I mentioned, is customer experience. Even though New Jersey is a recreational state, we believe at Rootly that all use is medical use of cannabis, our background is in medical markets, we offer our clients, customers coming in, we value their time, we want to educate them, we want them to enter our facility and feel comfortable, asking us questions, comfortable buying cannabis. Our staff is very knowledgeable or will be very knowledgeable through training. Even though I've been in cannabis for 10 years, it doesn't make me an expert. It's a very small sample size, so will continually evolve not just with state regulations but municipal regulations as well as nationally. We appreciate you allowing us to present to you guys, and hopefully in a short few months we will be operating and you can see first hand the pledge we are making today.

Samir Patel- I am professionally an adviser to retail clients, I also work large cromoglicate as a financial advisor. Personally, I am Shivangi's brother, so our father did go through that unfortunate event. This will actually be the third dispensary I will help with retail trends and how to operate, how to train the employees, all of these things come from every bit of background I have from in large box retail. I have been lost prevention director, sales director, and finance director. One of the companies that you are very aware of is Best Buy. So, I take all that experience and apply it to this endeavor. What I can tell you is a lot of the times when we are speaking to a group of folks is three major questions, one is are we funded because there is a

lot of smoke and mirrors out there. Shivangi and her team are extremely well funded not only to their part in real estate but also to operate a dispensary that is safe and productive and will hire the quality in the staff that we can afford. In a standpoint of paying quiet competitively. The second is we plan to go through the full planning and zoning approval so we want to make sure that the parking is ample, that we cover things such as traffic patterns and that it doesn't disrupt the folks living in the area And we want to make sure we have a partnership with not only the council but also the professionals in town to set up shop in a way that is more inclusive verses just setting up a shop. And the third thing that people always ask is when I discuss my part of the thing is what is the benefit to the town, and I think about, and Gerry mentioned this is the 2% that is allowed by the state to dedicate that to the town. Our initial calculation based on where we are in population size and what we have done to formulate a calculation of revenue is roughly 8-10 million dollars. So, you can see the substation benefit that will come into the community if we are able to make those targets. We have made those targets in the many other states that we have worked at. Also, with the dispensaries we have currently too. So, I just want to make sure we present the benefits to the community. As with Shivangi, me being a father of three myself, You will not find better corporate partners to be in your community, to be able to do the right thing, keeping your families in mind and also at the same time, get that revenue back to the township. I appreciate your time.

James DiGiulio- Mayor, If you would like, I think we can open it up to questions.

Mayor Vizzard- Before we open it up to the public for questions, I just want to clarify what that gentleman just said, the 8 million that you are talking about is that what you plan to make, and we get 2% of the 8 million? Or are you saying that you are going to do 28 million and we are going to get 2% of that. I just want you to clarify that for everybody.

Samir Patel- It is a hot topic when we talk about it. So, our calculation based on the population and the average ticket and what we see of the traffic flow is 8 million top line. Which is the overall revenue.

Mayor Vizzard- Is what your overall revenue.

Samir Patel- Yes, our overall revenue. And the town will be at 2% of that.

Mayor Vizzard- Ok, that's fine, I just wanted you to clarify for everybody.

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

Libby Truitt, Mauricetown- I'm a little concerned about the road there and the foot traffic on that road that goes to Dollar General and the hoagie shop. Will that all be addressed in your traffic plan.

Samir Patel- Yes, so, we do plan to put forward a full proposal in front of the planning board and also seek their advice on any changes that need to happen. In the past, just to give you some clarity, we have not presented a plan before having a preliminary meeting just to make sure

we have addressed everything. We don't want to have any stone unturned. I think in this particular case, I think this property bodes well as far as the property itself, so hopefully we are able to implement the right situation where it addresses your concerns and allows safe passage for the people crossing over to the hoagie shop, next door to Dollar General and be clients of our establishment. But we will have a full plan to set before the committee.

Eric Errickson, Mauricetown- I have some questions here but they are mostly directed at the committee. First of all, I'm really curious as to why we weren't able to receive the meeting minutes from last months meeting. I'll get into why I'm bringing it up. How come it takes a month to get last month's minutes.

Mayor Vizzard- Ok, you asked me two questions.

Eric Errickson- Ok, I'll clarify, last month, supposedly, on the docket or at the meeting, it was put out that one license was going to be granted, ok and that it had to be read twice. That meeting and this meeting. I heard that the amendment was changed to this month for two licenses. We don't have the minutes; you don't approve the minutes until next month. So, where is it and what is the truth on that.

Mayor Vizzard- I'm not going to tell you anything I don't know about. So, I'm going to defer that to Heather to answer that question. But I will tell you, I mentioned last month that there is room in this township for two. I did mention that at the meeting.

Eric Errickson- But was that on the amendment for last month. For this amendment to go forward because you're wanting to change for recreational also, that's two separate issues.

Mayor Vizzard- I'm really not sure what your issue is to be honest with you.

Eric Errickson- My issue is you said it was one license.

Mayor Vizzard- No, I never said it was only for one license.

Solicitor Seeley- I can answer that. The amendment is on first reading, it is not on passage so what we do is we do an amendment to the ordinance on first reading, we publish that, so the public can come out, and have commentary and then it's not actually adopted until after the publications, and there is a second reading.

Eric Errickson- Tonight is second reading and it was changed from last month. What I am saying is this month's reading is not the same as last month's reading. Because it was changed from last month. I don't know how to make it any clearer. Last month there was one. This month there is two licenses.

Solicitor Seeley- What was it published as.

Eric Errickson- I don't know because I don't have the meeting minutes from last month. That is why I am asking for clarification.

Solicitor Seeley- Clarification is coming from the clerk. The publication was for two.

Eric Errickson- That's all I'm asking, is for clarification.

Solicitor Seeley- You are well within your right to question that. And the committee is here to take your questions. But it has been changed.

Eric Errickson- When you say they did change it, your saying that last month, it was changed to two.

Solicitor Seeley- The final passage and final reading is for two.

Eric Errickson- Yeah, but it has to be read twice. If you only approve for one last month, that has to be read twice.

Solicitor Seeley- It was part of the amendment. The clerk is the one who is publishing that and she is stating that it was part of the amendment.

Eric Errickson- Ok, that's all I wanted was clarification that last month, it was on the meeting for two licenses, correct.

Clerk- Yes.

Eric Errickson- The thing about these ordinances, to me, we are putting the cart before the horse. I'm sure we want to go and move forward and help these people out and get established, but we don't have any protection in place for the public, the citizens. When I say that, I'm talking about and I think we have been in contact with you or somebody was in contact with you where you wanted to take suggestions for ordinances and when I say suggestions, we are talking about the proximity to schools, proximity to churches, we are talking about signage. We don't want caricatures of stuff for kids, I know you said you have kids so, I wouldn't think that would be part of it but don't misunderstand, just because you don't want to, doesn't mean that the next license is not going to want to do that.

James DiGiulio- A lot of your concerns are state regulated such as signs, you're not allowed to have a leaf or certain things. The state regulates a lot of that already. I just want to make it clear that that is already there.

Solicitor Seely- And they are going to go before the land use board. So, again, you get to come out and have commentary on just about anything they propose to do with the property at the land use board to include traffic control, parking and all that. We are trying to be as transparent as possible. I think it was kind for all these representatives to come down and give the presentation and they are still here so if you have questions of them specifically, then this is a good time for you to ask them because they are standing in front of you.

Eric Errickson- Well both of my questions were toward the committee. Because as I stated, and I'll state it again, the public does not feel protected by what is going on here because there is no ordinances in place. What I'm saying is, 2021, the committee approved to have licenses, so we are two years down the road, but in that time, ordinances for like signage, schools, churches, I mean it was in the works to put...I mean who is responsible for the field across from the Buckshutem church. I heard that was supposed to be a cannabis field.

Committeeman Jamison- That never came across to us.

Eric Errickson- So that's not true. That's not come before the board or anything. Because that is widely spread that the field across from Buckshutem Church...

The Committee collectively said it wanted anything they were aware of.

Eric Errickson- Ok, that's just something I want clarification on.

Solicitor Seeley- And this is the time to do it. They are here.

Eric Errickson- Was that your field. Is that your property.

Rootly representatives confirmed it is not their property.

Eric Errickson- Ok, back to the point though with the ordinances, like if you go forward tonight and you approve for them to start their business, that's fine, I understand that, but what happens with the next guy that comes down that wants the second license. And we don't have these protections in our ordinances and why I say that other townships other places have ordinances that state exactly what they want if you want to come here and put this business, this is what we require. Other townships have done that.

Solicitor Seeley- I mean we can be more specific in the ordinances but I think the land use board is the place where they address all these issues and if they are going to put it before a school, I mean we saw, they tried to put it in Mauricetown, there was a large response from the community, and the committee responded, I think right away to the fact that, that wasn't going to be an option. And Like I said, here they are, if you want to ask questions, we provided that they come. Ask them now because next month, they probably won't be here. Ask them now. You have everyone here ready and willing to answer your questions.

Eric Errickson- I have a point, and I'm glad you brought up Mauricetown because I have a point about that and the point is, that you had in the ordinance, that you could only come into a commercial area or business area, just saying that that was part of the ordinance, that was already in place, that whole fiasco probably would have never happened and you also had people that invested a lot of money into that house, thinking that they were going to be able to move forward and with an ordinance in place that says hey you can only put a business in a business district or however it is actually worded. You're telling me its land use board.

Solicitor Seeley- They still would have had to go through the land use board. And here from all the people of Mauricetown.

Eric Errickson- Put do you see my thing with regards to the ordinance. Why wouldn't the committee be on board with having rules in place so people would see ok, I can't have it in Haleyville.

Solicitor Seeley- The land use board is developing a map. You have to understand this is brand new. It's not like there is precedent for where these types of places are to be. Everyone is kind of learning as we go and I think if you check, the minutes of the land use meeting, if I'm not mistaken, this was brought up and the different zones in which they are trying to implement were discussed at the land use board. There is going to be a map. We are learning and reacting, we are a small municipality. We do rely on people that do come in and give these presentations because they have been working on it for 10 years. We are not experts in this field. I just took a course in this with basically a bullet point out line from the head of CRC which is the Cannabis Regulatory Commission and that is going to help us with some of these answers. But here they are, these are the experts. So, we aren't experts in this field, we wish we were. But we do a bunch of stuff as a township committee, and we do have our land use board developing a zone and these are the guys who can answer the questions.

Eric Errickson- Ok, I have questions that I have asked of you, if you have ordinances that aren't already in place that was a guideline for you so when they came in they can say, I can go here or there. So how when you came to this township when there are no ordinances, it's just wide open how did you know.

James DiGiulio- So prior experience there is just a general setback for footage to houses of worship or whatever that township chooses to add to that setback, usually its 250 feet from the property line to the front door of the dispensary. So when we were searching for properties, we looked at a commercial area, or a commercial business that existed and did our own setbacks via google maps to say is this property even going to fit in the setbacks where there are setbacks or not. It's kind of drilled into our brain to kinda look at that before we even approach the business owner and start that conversation.

Samir Patel- Also if I may, in general knowledge, in the licensing stage its more of an understanding from the state as to who we are as an entity. Are we clear in our background, does our business plan make sense, do we have the ability to navigate and operate a business of this magnitude in a community. That's conditional. When we get to the actual phase of applying for a full license, after appropriate approval from the municipality, and the general approval of the public in the town, the state has a lot of parameters that make sure things go right as well. And the states parameters, look at a lot of finite things i.e. from the financial standpoint of the entity itself, whether the entity is being responsible from the community standpoint. So, although there may not be hard guidelines about what those setbacks look like, the state inspectors do look at that. And when it comes to the state inspectors, they will take it from the moment you all give us the approval we will submit to the state, and they will assign an inspector. They are kinda like my hip button all the way through to the opening process. If I am doing something wrong, they will stop it right then and there and say you need to address this or you can't open. I think your

questions are very valid, and I think you have the right approach to protecting the community, but the state also has a tremendous part in it, and I believe that state did that because there are other townships that we actually have presented in as a consultant, and it is new to a lot of townships. A lot of townships are figuring it out. Our goal today was really was to come out here and make sure those concerns were addressed and that everyone in the community feels confident about our ability to do what we should be doing no only to operating our business but being a good corporate partner but at the same token be emersed in the community as a citizen whether we live here or not. We will be here every day, and we may even live here at some point. So we will be part of society.

Eric Errickson- That's good but beings that your up, the 2%, it's supposed to be in the township's resolution. I haven't seen that anywhere in the township's resolution, you talk about the 2 % so how is that supposed to come about because that's supposed to be written into the township's resolution or ordinance that the 2% will be collected. AS far as I know, we keep saying 2%, 2% but how and when is that collected.

Samir Patel- I don't want to over step my bounds in the sense that we will publicly say 2% because that is what we intend to do. That finalization of that 2% and for the township to be able to put it on the terms and conditions we have to get the final approval, which will require our ability to get final approval from the council from the public in town. But we want to state publicly so that everyone is aware and there is no gray areas.

Several people speaking, inaudible.

Eric Errickson- Right, well that's why I say it seems like we keep pushing the cart before the horse. Because we don't have any protection. I understand them. My fear is not these people that are here, it just seems like we as the township don't have protection.

Committeeman Klaudi- You keep saying we don't have protection as a town, but we do have protection by the state. The state has guidelines and safeguards in place. The state has put a lot of research into this for us.

Solicitor Seeley- These guys have to abide by that. And if you're saying the next person that comes through, they are going to leave a great template for us to be able to

Eric Errickson- We didn't have a great template that came through the first time.

Solicitor Seeley- Well, it's brand new.

Eric Errickson- And I'm not saying you but the ones that came through a couple months ago, I'm just glad we had.....

Committeeman Klaudi- There are things the state has in place that we have to abide by. We couldn't change those if we wanted to. They are state guild lines. The state wrote the ordinances that he wanted us to pass.

Eric Errickson- Say that again.

Solicitor Seeley- What he is saying is the state wrote the statutes. It's New Jersey statutes that regulate the industry. So, they have to abide by those New Jersey statutes. They can't just come in here and it's a dog and pony show and we will develop those as we go and I think there is sincerity coming down, spending all this time, answering all the questions. I think we should be very happy that we have somebody that is looking to be a partner with the township, and we can use them as you said for the next person that comes in, if they don't look like them, we probably won't be to happy will we.

Eric Errickson- I would say no. Ok, thank you.

Fred Hundt, Mauricetown- Mine is a simple question. I'm just trying to get educated. We are from the poorest town in the poorest county in the state of New Jersey. We are probably one of the poorest townships of the county. I did some quick math and showed to be like \$150,000 a week in revenue. Am I to assume that medical cannabis is under insurances and that it is prescribed. Is that where the rate comes in per person. When they purchase it do they purchase it themselves with cash. Or is medical marijuana under the direction of a doctor that an insurance pay for. What I'm trying to say is how do we generate \$156,000 a week. It would thrill me to death if the township could make that but how is that \$156,000 a week generated. We all know drugs are overpriced let's face it, we get screwed by the insurance companies. Do the insurance companies pay for this drug and up to a certain point. You're telling us, the committee, and the township that you expect to bring in \$150,000 dollars a week from Commercial Township. I mean 8 million dollars sounds great but when you break it down it's \$156,000 a week. The people in this town can't even pay their taxes. So how does that equate to a good sound number. That's all I'm questioning; it has nothing to do with the committee. But is that a good number realistically.

Samir Patel- It's a great question. You know what, about two years ago, before I started advising, I share this along with the revenue numbers. The same questions rolled over my mind. When you look at the dispensaries that open today in New Jersey, all the revenue doesn't come from the township itself. They are very few in the state of New Jersey, which means the revenue comes from neighboring townships, from transient clients, there are peak seasons, summers are going to be very busy on that road so what we did was take the annual traffic count, and the population of a 10-mile radius. People will be willing to drive to buy the product. Then we broke it down to the number of folks we will see in a day and what every person's average ticket and then a standpoint of repetition. Part of that answer comes from our ability to run an operation that is both educational and a quality array of products. There are dispensaries that are open today that don't have the products or the education. I shop them, on a weekly basis, just to understand where the competition is. I can tell you that 80% of the time that I walk into a building, I will get a hello but I will not get anything further than that. Gerry's side brings 15 years of experience in the field. We not only have a great cannabis platform but also a great retail platform. We train our associates; we train them not to just get the client what they want but to educate them on how they can benefit from it. Our average tickets for the clients we have talked to or consulted with are roughly about \$80. They don't always come from the township itself. We are expecting to get traffic from Vineland, Millville, and the transit that goes through that road. We expect that and

one of the reasons I think it is good to expect that is we can develop the proper plan to go to the planning board, and say hey, this is the traffic we are expecting now let's get together and figure out how things are going to work. So, what you will find when we come before the planning board is you will find a robust plan that has a larger footprint, so we don't ever find ourselves in a bad situation. I hope that answers your questions.

Fred Hundt- It does it's just in my mind, it's just that I think sooner or later there is going to be one of these stores in every township and next thing you know we are just going to be handling Commercial Township. That's just my opinion. I'm not here against you, I'm just questioning the numbers. That we don't sit here anticipating \$150,000 a week in revenue and then it doesn't come to fruition. It's just a high number, it's a lot of money for this township in a store. There will be some transit but most of the transit is on 47 not Buckshutem road. I wish you luck, but I can't imagine bringing that kind of money in.

Samir Patel- I hope we do good in the community as well, things will change, you are correct, it's not going to remain that way forever. When Shivangi called me, she said hey, we want to do this in this town. The first thing I said was are you kidding me, you want to go all the way down there. But we have seen some of the largest revenue drivers in these secluded areas because there is not much traffic. The other thing is, it takes a lot to get to a point where we can stand in front of you, a lot of people get fatigued before they even get here. And when they get here, they may not have the financing. Although I get the fear of commoditizing very early, from what we have seen in the last three years, doesn't tell us that you're not going to see one on every corner any time soon. Which is one of the reasons we wanted to be corporate partners and we would think the town would want a good corporate partner because if you have one operator, and a good operator that you can know by first name and visit and make sure that they are here every time you want them to be here. That is kinda what we aspire to deliver. I've always learned to make my goals high. We may not hit 8 million the first year, maybe it will be 4 or 5 million. But what you can know is that we are going to try our hardest to make sure we are good partners.

Libby Truitt, Mauricetown- It is my understanding that you cannot take credit cards, you can only deal with cash. So making that kind of money weekly, maybe things will change as the laws change. I'm sure you have security plans but what are you going to do with all that cash because I think that would be a big temptation for robbery. Because we have a lot of robberies.

Samir Patel- It's a great point. Actually, the majority of the transactions would be pin debit. We can't take credit cards, but we can take pin debit. A pin debit is actually treated like an ATM debit. You put the card in, enter a pin and it's converted into a cash transaction. We don't collect the cash. Very little and when I say very little I'm talking 15 to 20% of the transactions will be in cash. We will have a partnership with an armored car company. We are not going to run around town with a wad of cash to entice anyone. We will also be sure we have a good partnership with the town police. But we manage that security very well. That is a very common misconception. Pin debit drives the majority of the revenue in the industry.

Geralf Feissner- And to be clear, the banks of New Jersey will be taking in the money, it won't be sitting in the facility, it will be in the bank.

Ross Munzenmayer, Mauricetown- I would like to ask each and every one of you where you live. What town? Samir Patel, Edison NJ., Shivangi Derashi, Mercer County; Gerald Feissner, Drummonds PA., James DiGiulio, I grew up in Vorhees, (inaudible).

Ross Munzenmayer- What's the closest you are to a dispensary. Samir Patel, I have one 2 miles from my home. Shivangi, I have one roughly 20 minutes from my home, the freehold area. Munzenmayer, so not in your neighborhood. Shivangi, no. Gerald Feissner, one mile from my home. DiGiulio, maybe a 5–10-minute drive.

Ross Munzenmayer- So you don't live next door to a dispensary. Some of these people would be living closer than what you live to your proposed business. All it takes is one incident to affect an awful lot of lives. Libby brought up the location there. That is not a good curve for a lot of traffic to be going in and out. That's one issue. Fred brought up that Cumberland County, if not the poorest, is one of the poorest counties in the state. Laurel Lake has a lot of issues to begin with. I don't think it needs another one. You talked a lot about the medicinal cannabis and only mentioned the recreational a couple times. Your licensing is for both right?

Samir Patel- Recreational only. Adult use.

Ross Munzenmayer- In my mind medicinal is one thing, and I'm not totally against it but the recreational cannabis, we don't want it in our neighborhood.

Shawn Ronan- It's already here.

Ross Munzenmayer- Ok, well, the proposed operation for Mauricetown would have been 150 feet from my front door. No, I haven't been by the Vineland store, but I understand the lines are down the road. IS that what it is going to be like there on Buckshutem there on that curve. People who can't get into the parking lot and block the road.

Gerald Feissner- The property has about 25 parking spots....

Ross Munzenmayer- I'm familiar with the building.

Gerald Feissner- If approved by planning and zoning, we would like to take the back of that building to extend the parking lot. To house the vehicles that are coming in and out. You mentioned the lines, we are going to configure the entrance and exit of the parking lot of the property so that if there are lines, they will be behind the building where they won't be visible from Buckshutem.

Ross Munzenmayer- We will see.

Natalya, Mobile House Investments- What kind of security measures will you have. You talked about protecting the cash but there are a lot of kids in the area (inaudible)

Gerald Feissner- The interior and exterior of the building will be completely under surveillance cameras. Outside of the bathroom. Outside of the surveillance cameras, any walls

that are housed with cannabis products, are considered DEA rated vaults. And what I mean by that is, when you build out the actual vault facility, you frame your studs, on either side of each stud, you use ¼ inch steel mesh on either side, then insulation and drywall. So, when it is considered, a DEA rated vault is 4 hour rated for penetration if there was someone to break into the building. There are no products that are outside of that wall when store hours are closed. So, even if they were to get in the front door, they wouldn't find cannabis at the front door. We also use layer so if you can image walking into a doctor's office, where you enter the front door, you're in a vestibule, we call that a man trap, so as the customer enters, they get their ID checked, where it is scanned and verified. The doors into the sales floor are completely locked, the door behind you is completely locked until the receptionist or security guard actually opens them for you so it's kind of like a failsafe. That is the first layer of protection. Once you get onto the sales floor, your ID will be checked and scanned again, as a second verification but again, no product is visible, you can't touch it. If an order comes in, if you were to come into the facility and place an order with me, I will type it into the computer, it will come directly from the vault through a window and then it would then be closed. So, you can't see it, you can't touch it, all you can do is order it on the kiosk. There is no open-door policy. There are other dispensaries that you can walk right onto the sales floor without getting your ID checked. That's completely illegal. All our doors are secured. If a customer walks up to the front door, they have to show their ID through the window, the receptionist will unlock the door and now you are in the man trap. We will have access controls on all the doors. That allows us to verify and identify each employee that moves throughout the building, so we don't just think about external, but also internal. It is very high on the eyes if you will, to deter employees from trying to take products so we implement measures to mitigate that. The exterior will be lit just like any other business. Cameras on the exterior will be infrared. We will be able to see at night, we will be able to see license plates, facial recognitions. Any exterior walls will have seismic readers. Similar to how they record earthquakes. So, if someone were to try and drill through the wall, or drive their car into the wall, it would trigger an alarm. Local police would then come to the premises.

Natalya- Is there any impact on the environment.

Gerald Feissner- The environment as far as odor? All cannabis comes pre-packaged in the State of New Jersey and is opaque where you can't see the product. Now if we were to be cultivating or manufacturing the product there would be odor mitigation in place for that but in terms of a dispensary standpoint, there is no odor.

Libby Truitt- Are you going to have an onsite security guard. The previous gentleman talked about an armed guard patrolling during open hours.

Gerald Feissner- We have seen both, in my experience I have seen guards that are unarmed, and I have seen them that are armed. Usually, we check with the state, and make sure they are allowed and whatever the town's preference is according to their ordinance. Usually, what we have done in the past, we have steered away from armed because it gives a certain stigma. If you walk in as a customer and you see an armed guard, it may give some uneasiness. As I mentioned before, we want our customers to come in and feel welcomed and comfortable. I have seen both, but we usually refrain from armed guards.

Mrs. Errickson, Mauricetown- According to your 8 to 10 million projections, how many walk-in customers would that mean.

Samir Patel- That would be anywhere from 250 to 300 customers a day. So if we have a 10 hour window, that would be 30-40 customers per hour.

Gerald Feissner- Is Mauricetown nearby.

Someone answered right down the street.

Gerald Feissner- Because most of the folks here are from Mauricetown, that's why I'm asking.

Libby Truitt- Are you going to be selling online.

Samir Patel- We will offer the option to order online, and you can come into pick-up. So, if someone wants to order online and pick it up on their way home, they can do that. It will be the same security measures will be required, showing your ID to get in the door, then it's checked again, to get the product.

Michelle Pollock, Mauricetown- How many did you say you own already. Did you say Ohio and Oregon?

Gerald Feissner- I did own, we sold the majority of the companies that I founded and operated back in 2020.

Michelle Pollock- I thought that they owned them as well.

Samir Patel- No, I am a consulting for them.

Michelle Pollock- So this is the first one you are opening.

Samir Patel- For my sister, yes.

Michelle Pollock- Is this the only one your sister owns because I'm confused, because I assumed when you said we have other ones that were going into Oregon...

Gerald Feissner- I had one in Oregon yes.

Michelle Pollock- So you don't have any other dispensaries, this is the first that you have, in our township. And you got into this as medical, but this is going to be recreational, correct.

Samir Patel- There are no more medical licenses available in New Jersey. So, when recreational opened up, that's what we decided to apply for.

Michelle Pollock- And you picked Laurel Lake or this area because of course, I'm sure you got a good deal on this property, and you will be making all this money that hopefully it's going to come back to this township, is that correct. And you said you possibly would move here but I seriously doubt that will happen, that you will move here. It's just the way you speak to us, the way you are addressing us, I mean I appreciate to a fact but its also like your blowing smoke by saying oh, we might move down here. You are not going to move to Laurel Lake, I am quite sure of that. You have to understand how we all feel as a town and what we all went through and that honesty hasn't been presented we kind feel like we hear oh its new to everybody and that's true but it's not new to you, you know what to say and you know what to do, and you know what promises to make for us to look forward to. I have a child, we live in Mauricetown, that's why I'm asking, you say you have children, you are going to make a lot of money, let's say what it is. So, it would be great if it did benefit us but still going forward, we are asking you questions, don't say, oh, we might move down here when you know that's not true.

Samir Patel- I moved from Virginia to New York for my business because I needed to.

Michelle Pollock- Ok, if you make that kind of money, more power to you.

Samir Patel- It's definitely not smoke, and mirrors and I apologize if it came across that way.

Michelle Pollock- You speak well, I appreciate everything you said. But all of us here have been through this the last couple months and I'm new to coming to these and it is very eye opening. And how this process kinda works. How its we don't get the right information or (inaudible) this ordinance. But you know, you are a well-oiled machine, all of you together, you're very polished, we aren't as polished, but we are also not stupid. So, ya know.

Samir Patel- I don't want you to feel like I was fibbing there. I am a consultant for her. Again, if our family business is doing well, and we need to be here, I can't drive 2 ½ hours, I will move here. I can't assure every employee will move here because I don't know that. At the end of the day, this is a major investment for our family as well, so, I am very nervous, I have to be very honest with you. This is not the first time in my life I have done something this big and but this is pretty nerve wracking. (inaudible) I don't want that to sound false but are we prepared today, no. If we needed to be, yes, absolutely.

Michelle Pollock- But you understand where I'm coming from.

Samir Patel- Yes, absolutely.

(Inaudible)

Samir Patel- Six years ago when my father became ill, when my brother came up with the idea of cannabis, I threw a fit. Until I understood the benefits. A lot has changed.

Michelle Pollock- I'm all for it, I just want it at face value of what we are getting for it. I mean you got a property dirt cheap, I'm sure. We know our area; we know our real estate. We

aren't stupid, you didn't just pick like oh I'm going to go to Avalon or somewhere, you might get a house in Avalon with the money you will be making, yeah you'll go to that part of South Jersey but you say you are going to include people from around our community, which I don't know, I don't see (inaudible) I know out township too.

Samir Patel- I would like to employ folks from your community.

Michelle Pollock- I don't doubt you do.

Samir Pollock- That would be our goal. It would make absolutely no sense for us to employ from elsewhere.

Michelle Pollock- But you said you were going to bring in people that are very knowledgeable, is what you said. That is what you said.

Samir Patel- That is a person who is very knowledgeable.

Michelle Pollock- But he isn't coming down here. Are you coming down here to work?

Samir Patel- We will all be down here.

Gerald Feissner- I moved to Oregon, across the country as soon as we one our license there. It's a 40-hour ride.

Michelle Pollock- Ok, where's the next place you're going to move to?

Gerald Feissner- Probably here.

Ross Munzenmayer, Mauricetown- Are you the growers and producers as well.

Gerald Feissner- We have only applied to be a dispensary.

Ross Munzenmayer- Who is your supplier then. Where are they located.

Gerald Feissner- All over the state. There is one in Belmar, I think (inaudible) is in Vineland. There are some in the middle of the state and some from the northern part of the state we have supply agreements with most of the operators in New Jersey.

Ross Munzenmayer- So you're not buying the property on Buckshutem Road to grow.

Gerald Feissner- No.

Debbie Hollinger, Port Norris- I'm sitting here listening to all of this and I have a question. Has anyone been to the store in Vineland. I don't do any of that, but I am a retired nurse and I have seen the benefits for the people. Medicinal cost a lot of money. They have to pay so much a year to get it. It's probably cheaper for them to get it from the street corner but

you don't know what you're getting. I have been in the cannabis store in Vineland and the security there is out the wazoo. You have to turn your ID in then you're in then you're out. I haven't seen any more than 10 people in line there. Maybe at the beginning of the month people get their money. It just irritates me to know end that nobody seems to understand the benefits it's going to do for our township.

Eric Errickson- You go live next door to it.

Debbie Hollinger- I have dealers that live right down the street from me. You probably do to, and you just don't know it. You probably have neighbors that are doing it and you don't know it. There are people that would dare go to Vineland because they don't want somebody to know they are buying it.

Eric Errickson- There is the right time and a right place for it. And it's not to be in people's back yards. And I'm not talking about (inaudible) I'm talking about you because you want to stand there and chastise the people of Mauricetown.

Inaudible arguing, several people talking.

Mayor- I let everybody go to ask their questions, is everybody done asking their questions.

Eric Errickson- That wasn't a question.

Mayor Vizzard- I know it wasn't a question so I'm stopping it now.

Shawn Ronan, Laurel Lake- I want to say one thing. I live in Laurel Lake. I've been there a long time. Everyone in Laurel Lake is not bad people. Is there bad, yes there is. Is there drugs there already, yes there is. There is drugs everywhere. You are not going to get away from it. However, I live there probably within a half mile from where they are proposing to do business. I don't have an issue with it. Because if they want it, they are going to get it anyway. It's already there. There is already a whole lot worse already out there on the streets. I have been the volunteer fire company and the EMS for 35 years, I see all the drugs that are going on there, overdoses and the whole nine yards. I personally don't have a problem with it, and I have lived there since 1984. They are going to get it anyway and if this can benefit the township with revenue, I think that's a good thing.

Mr. Sheppard, Buckshutem Rd.- Question for the lawyer, how many cannabis retail stores are allowed per municipality.

James DiGiulio – It is up to the municipality to set that number.

Mr. Sheppard- According to the Cannabis regulations for New Jersey, its one per municipality. That's why Vineland only has one. Vineland has the largest land mass in the state of New Jersey and they only have one store.

James DiGiulio- They are a loud to have as many as they want. I know one town that has two.

Mr. Sheppard- It's in the cannabis regulations that our township passed. You also said you're only going to have recreational, that says you must have medical license. The New Jersey cannabis regulations unless they changed them.

James DiGiulio- There is no more medical, it's only recreational now.

Libby Truitt- Did you mean our ordinance.

Mr. Sheppard- They passed the state ordinance. The state cannabis regulations. In August of 2021.

Mayor Vizzard- Which has been revised because we are not allowed to just do medical. It is on the agenda tonight because it was already introduced last month.

Mr. Sheppard- It was changed last month but its not in there.

Mayor Vizzard- Yes, it is.

Mr. Sheppard- It's just the wording of it. You asked to have it changed.

James DiGiulio- That's the local ordinances, that is what is on the agenda tonight.

Mr. Sheppard- The wording was changed last month but nothing else was changed.

Mayor Vizzard- We were told it had to change from just allowing medical to allow medical and recreation, which is what we have done.

Mr. Sheppard- Will that be on the minutes of your meeting.

Mayor Vizzard- Sure, it has to be.

Mr. Sheppard- Because most of the time you post a brief description.

Mayor Vizzard- That's not true. Can I get a motion to close to the public. Committeeman Klaudi made the motion and was seconded by Committeeman Jamison.

Solicitor Seeley- Thank you very much for coming down.

Mayor Vizzard moved to correspondence.

- Memo from Pam Humphries, CFO. The Committee is to review the 2023 Best Practice Inventory Questionnaire.

- The American Littoral Society requested a letter of support for application of the 2023 NOAA Transformational Funding. The American Littoral Society is seeking to continue restoration of the beaches within Cape May, and Cumberland County. The support letter has been submitted.
- Correspondence from Remington and Vernick Engineers requesting payment certificate #1 to be considered for the reconstruction of Yock Wock Road in the amount of \$724,175.98 to Asphalt Paving Systems. Approval conditioned on receipt of 75% reimbursement from NJDOT.

Mayor moved to Resolutions.

RESOLUTION 2023-104
RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
COMMERCIAL REVIEWING AND APPROVING THE TOWNSHIP FIRE DISTRICT
NO. 2 COMMISSIONER SALARY FOR 2024

WHEREAS, N.J.S.A. 40A:14-88 requires the municipal governing body to review and approve such compensation before the fire district can submit its annual budget to the voters, or in the case of fire districts whose Board of Fire Commissioners elections coincide with the November General election, before the district can adopt its annual budget.

WHEREAS, the fire district must seek annual approval of elected commissioner compensation from the municipal governing body regardless of whether the Board is modifying the amount of compensation.

WHEREAS, the Board of Fire Commissioners of the Commercial Township Fire District No. 2 have proposed annual compensation for various members of their Board of Fire Commissioners for 2024 as follows:

Treasurer	\$600.00
Secretary	\$600.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Commercial, County of Cumberland and the State of New Jersey, hereby approve the 2024 annual compensation of the Board of Fire Commissioners of the Township of Commercial Fire District No. 2 to be paid from the Fire District No. 2, 2024 annual budget.

COMMERCIAL TOWNSHIP
RESOLUTION 2023-105

Resolution of the Mayor and Committee of the Township of Commercial reviewing and approving the township Fire District No 1. Commissioner Salary for 2024

WHEREAS N.J.S.A. 40A:14-88 requires the municipal governing body to review and approve such compensation before the fire district can submit its annual budget to the voters, or, in the case of fire districts whose Board of Commissioners elections coincides with the November General Election, before the district can adopt its annual budget.

WHEREAS, the fire district must seek annual approval of elected commissioner compensation from the municipal governing body regardless of whether the Board is modifying the amount of compensation.

WHEREAS, the Board of Fire Commissioners of the Commercial Township Fire District No 1 have proposed annual compensation for various members of their Board of Fire Commissioners for 2024 as follows:

Chairman:	\$500
Vice Chairman	\$500
Treasurer:	\$2,000
Secretary:	\$2,000
Commissioner:	\$500

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Commercial, County of Cumberland and State of New Jersey, that the Committee of the Township of Commercial hereby approve the 2024 annual compensation of the Board of Fire Commissioners of the Township of Commercial Fire District No. 1. to be paid from the Fire District No.1, 2024 annual budget

RESOLUTION 2023-106
Chapter 159 Resolution-Budget Insertion
2023 Stormwater Assistance Grant

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Commercial hereby requests the Director of Local Government Services to approve the insertion of the following items of revenue in the budget year **2023** **Stormwater Assistance Grant** in the sum of **\$25,000.00** which item is now available as revenue from:

FY 2023 2023 Stormwater Assistance Grant.

BE IT RESOLVED that like sum of **\$25,000.00** be and the same is hereby appropriated under the captions of:

FY 2023 2023 Stormwater Assistance Grant.

BE IT FURTHER RESOLVED that the above is a result of monies totaling **\$25,000.00** from the **2023 Stormwater Assistance Grant**.

BE IT FURTHER RESOLVED that the Township's Chief Financial Officer will submit this Chapter 159 electronically to the Division of Local Government Services.

Resolution 2023-107

Awarding contract to National Highway Products Inc. for Providing and Delivering Various Traffic Signal Equipment and Sign Materials for Public Works.

WHEREAS, Commercial Township is a member of Cumberland County Cooperative System Identifier #181-CCCCPS; and

WHEREAS, Cumberland County Purchasing Office solicited bids for Providing and Delivering Various Traffic Signal Equipment and Sign Materials and have awarded a contract to National Highway Products Inc., for Traffic Signal Equipment and Sign Material per price list submitted; therefore

BE IT RESOLVED by the Township Committee of the Township of Commercial that a contract be awarded to National Highway Products of 301 Riverside Dr. Millville, NJ 08332., for providing and delivering various traffic signal equipment and sign materials per price list provided for Commercial Township Public Works Department, period of November 1, 2023 through October 31, 2024 as a member of Cumberland County Cooperative System #181-CCCCPS.

RESOLUTION 2023-108

Approving Bingo and Raffle License Applications Of The Laurel Lake Volunteer Fire & Rescue Inc., For Year 2024

BE IT RESOLVED by the Township Committee of the Township of Commercial that the application of the Laurel Lake Volunteer Fire and Rescue, Inc. organization to conduct Bingo Games and Raffles during the year 2024 is approved to allow its members to purchase additional fire and rescue equipment from the proceeds while providing the local residents with entertainment.

BE IT FURTHER RESOLVED that all applications shall be forwarded to the State of New Jersey Legalized Games of Chance Control Commission for final approval prior to license being issued.

**RESOLUTION 2023-109
BUDGET LINE-ITEM TRANSFERS**

BE IT RESOLVED by the Township Committee of the Township of Commercial that the following budgetary transfers be made to avoid over-expenditures in the 2023 Municipal Budget as requested by the Chief Financial Officer

Line-Item	Amount
From:	
Tax Title Lien Coordinator	\$20,000.00

Total	\$20,000.00
-------	-------------

Line-Item	Amount
To:	
Legal Services	\$600.00

Total	\$20,000.00
-------	-------------

RESOLUTION 2023- 110
Approving Proposal of Remington & Vernick Engineers
For Preparation of Application for FY 2024 NJDOT Local Freight Impact Fund Program

BE IT RESOLVED by the Township Committee of the Township of Commercial that Proposal of Remington & Vernick Engineers for the preparation of application for the FY 2024 NJDOT Local Freight Impact Fund program is approved for \$6,000 by the chief financial officer with funding coming from the following accounts:

Line Item:		
Engineering O/E	Balance	\$ 26,225.00
3-01-20-165-028	Certify	\$ 6,000.00
	Balance	\$ 20,225.00

**COMMERCIAL TOWNSHIP
CUMBERLAND COUNTY
NEW JERSEY**

RESOLUTION NO. 2023-111

Resolution Authorizing a Shared Service Agreement Between Cumberland County Improvement Authority and Agreement of Purchase and Sale regarding 2007 Highland Ave., Block 183, Lot 14

WHEREAS, the Township Committee of the Township of Commercial, County of Cumberland State of New Jersey have come to an agreement with the Cumberland County Improvement Authority; and

WHEREAS, the Cumberland County Improvement Authority is the purchaser of the property in Commercial Township more specifically, Block 183 Lot 14 a/k/a 2007 Highland Street; and

WHEREAS, the Cumberland County Improvement Authority intends to construct thereon approximately a 13,307 sq. ft. facility to serve as a new State Police Barracks; and

WHEREAS, the authority wishes to enter into a multi-year lease with the State of New Jersey under which the tenant shall rent the property from the Authority for use by the State as a State Police Barracks to replace its current barracks that is located on property owned and operated by the Township of Commercial; and

WHEREAS, under the terms of the lease the Authority must provide certain services to the property; and

WHEREAS, under the terms of the lease the Authority must provide certain services to the property; and

WHEREAS, for purposes of expertise, efficiencies and cost saving, Commercial Township and the Authority have negotiated this agreement with respect to the services; and

WHEREAS, Commercial Township and the Authority both have the legal authority under there enabling statutes, including, but not limited to the Cumberland County Improvement Authority law, N.J.S.A. 40:37A-1 to enter into an agreement with other local entities; and

NOW, THEREFORE BE IT RESOLVED THAT, in consideration mutual promises, agreements, and other considerations made by and between the parties, Commercial Township and the Authority do hereby agree as follows.

BE IT FURTHER RESOLVED, Commercial Township will be paid the amount of \$79,780 for the various services that it will provide to the former Barracks property; and

BE IT FURTHER RESOLVED, the Township of Commercial shall be selling 6.79 acres of land a/k/a block 187 lot 14 a/k/a 2007 Highland Street; and

BE IT FINALLY RESLOVED, the Township of Commercial shall sell the above listed property to the Cumberland County Improvement Authority for the amount of \$1.00.

TOWNSHIP OF COMMERCIAL

By: _____
MICHAEL VIZZARD, Mayor

CERTIFICATION

I hereby certify the foregoing Resolutions were duly adopted by the Township Committee of Commercial Township, County of Cumberland and State of New Jersey, at a regular meeting held on Thursday, November 16, 2023, held at the Township Hall, 1768 Main Street, Port Norris, New Jersey 08349 at 7:30 p.m.

HEATHER MILLER, Clerk

Mayor asked for a motion and second to approve resolutions 2023-104 through 2023-111. Motion was made by committeeman Jamison and seconded by Committeeman Klaudi, roll call vote, all were in favor.

Mayor Vizzard- We have an ordinance for second reading and adoption.

**Township Of Commercial
ORDINANCE 2023-621
AN ORDINANCE OF THE TOWNSHIP OF COMMERCIAL, COUNTY OF
CUMBERLAND, STATE OF NEW JERSEY,
AMENDING ORDIANCE 2021-606 SECTION 3 SUBSECTION C
SETTING MUNICIPAL STANDARDS FOR LICENSING OF MEDICAL AND
RECREATIONAL CANNABIS ESTABLISHMENTS**

WHEREAS, the Township of Commercial in the County of Cumberland, New Jersey a Municipal Corporation of the State of New Jersey, has heretofore provided for the amendment of its land use ordinance by amending Section 3. Subsection c. to read as follows:

SECTION 3. Licensing, applications, Qualifications and Standards.

Licensing

- c. Maximum number of licenses. The Township may issue an unlimited number of Class I, II, III, IV, and VI Cannabis Licenses, and two (2) class V Retail Cannabis License in connection with a current State/City permitted medical or recreation cannabis dispensary. Licensure in all classes may be, but are not required to be, held by the same entity or individual, but an entity may not hold more than one cannabis retailer license. Any license conditionally issued by the Township is contingent upon the locally licensed entities or individual’s subsequent receipt of a State permit or license of the same class or type of regulated cannabis activity.

BE IT ORDAINED by the Township Committee of the Township of Commercial that Section “B” Licensing, applications, Qualifications and Standards as stated in Ordinance 2021-606 shall be amended by increasing V Retail Cannabis to (2) and to include recreation as a current State/City permitted license.

BE IT FURTHER ORDAINED that this ordinance shall take effect immediately upon second reading, adoption and final publication.

Introduction:	October 19, 2023
Publication:	October 27, 2023
Second Reading:	November 16, 2023
Adoption:	November 16, 2023
Publication:	November 24, 2023

Attest:

Heather Miller, Township Clerk

Mike Vizzard, Mayor

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

Mayor asked if anyone from the public wished to discuss ordinance 2023-621.

Libby Truitt- Do you need to read the Ordinance.

Mayor Vizzard- I don’t have to but I will if you want me to. All I have is what is on your paper though.

Ross Munzenmayer- You don't have a copy of the ordinance.

Mayor Vizzard- We only read it by title only. If there is nothing else, can I have a motion to close to the public.

Motion was made by committeeman Klaudi and seconded by committeeman Jamison.

Mayor asked for a motion to adopt. Motion was made by Committeeman Jamison and seconded by committeeman Klaudi. Roll call vote, all were in favor.

Mayor moved to Ordinances for Introduction

COMMERCIAL TOWNSHIP
Ordinance # 2023-622
Illicit Connection Ordinance

SECTION I. Purpose:

An ordinance to prohibit illicit connections to the municipal separate storm sewer system(s) operated by the Commercial Township, so as to protect public health, safety and welfare, and to prescribe penalties for the failure to comply.

COMMERCIAL TOWNSHIP
Ordinance # 2023-623
Improper Disposal of Waste Ordinance

SECTION I. Purpose:

An ordinance to prohibit the spilling, dumping, or disposal of materials other than stormwater to the municipal separate storm sewer system (MS4) operated by the Commercial Township, so as to protect public health, safety and welfare, and to prescribe penalties for the failure to comply.

COMMERCIAL TOWNSHIP
ORDINANCE # 2023-624
LITTER CONTROL

SECTION I. Purpose:

An ordinance to establish requirements to control littering in Commercial Township, so as to protect public health, safety and welfare, and to prescribe penalties for the failure to comply.

COMMERCIAL TOWNSHIP
Ordinance # 2023- 625
Pet Waste

SECTION I. Purpose:

An ordinance to establish requirements for the proper disposal of pet solid waste in **Commercial Township**, so as to protect public health, safety and welfare, and to prescribe penalties for failure to comply.

COMMERCIAL TOWNSHIP
ORDINANCE 2023-626
Private Storm Drain Inlet Retrofitting

SECTION I. Purpose:

An ordinance requiring the retrofitting of existing storm drain inlets which are in direct contact with repaving, repairing, reconstruction, or resurfacing or alterations of facilities on private property, to prevent the discharge of solids and floatables (such as plastic bottles, cans, food wrappers and other litter) to the municipal separate storm sewer system(s) operated by the Commercial Township so as to protect public health, safety and welfare, and to prescribe penalties for the failure to comply.

COMMERCIAL TOWNSHIP
ORDINANCE 2023-627
Wildlife Feeding Ordinance

SECTION I. Purpose:

An ordinance to prohibit the feeding of unconfined wildlife in any public park or on any other property owned or operated by Commercial Township, so as to protect public health, safety and welfare, and to prescribe penalties for failure to comply.

COMMERCIAL TOWNSHIP
ORDINANCE 2023-628
Yard Waste Collection Program

SECTION I. Purpose:

An ordinance to establish a yard waste collection and disposal program in Commercial Township, so as to protect public health, safety and welfare, and to prescribe penalties for the failure to comply.

COMMERCIAL TOWNSHIP
Ordinance # 2023-629
Privately-Owned Salt Storage

SECTION I. Purpose:

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater. This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in Commercial Township to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

Mayor announced that the second reading and adoption is scheduled for December 21, 2023.

Mayor asked for a motion to adopt. Motion was made by committeeman Klaudi and seconded by committeeman Jamison. Roll call vote, all were in favor.

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

Mayor asked if anyone wished to address the committee.

Tracy Richardson- I would like to address the additional considerations #1.

Mayor Vizzard- We haven't gotten there.

Tracy Richardson- So when can I address that.

Mayor Vizzard- Let me see what it is. Ok, Does the committee want to authorize the sending of a notice to the Inspira Family Success center to vacate township property at 8879 Highland St., Port Norris, to allow for storage for the municipality. Family Success would still remain at the facility provided by the township at 2009 Spring Garden Road. Ok, go ahead and address it.

Tracy Richardson- This comes as a little bit of a surprise. So, you are going to take a space that is useful to the public and turn it into a storage facility.

Mayor Vizzard- The question is, do we want to address that. We haven't addressed that yet. But to bring you up to speed, we do need storage. We do need storage for files that are required by law. We have no building to do that. I will tell you that Family Success has that building in Laurel Lake which is plenty big enough for what they need to do. They do not need to be in the senior center. So, we need to talk about it, we haven't decided what we are doing.

Tracy Richardson- Can I just make a point. Those offices have just recently been renovated, thousands of dollars have been spent on carpeting and such. Also, we have become fully staffed so if that office was taken away, somebody would lose their job. Just today, there was a support group meeting there. So, it's useful. It's useful to the seniors that come in for help. It's not just sitting there collecting dust. It's not just sitting there with boxes in it. It is used and it's appreciated.

Mayor Vizzard- We understand that, but we haven't made a decision yet. But my question to you is, if you owned that building, and nobody paid rent to you for that building, what would you do.

Tracy Richardson- I live in the township.

Mayor Vizzard- I'm not asking where you live. I'm asking you a point-blank question. If you owned that building and no one paid you rent, to rent those offices, what would you do.

Tracy Richardson- If I owned that building and I knew those offices were a plus to the community, which was the agreement before.

Mayor Vizzard- There is no agreement.

The Clerk asked Clint Miller if he had been notified that they were renovating our building.

Clint Miller- No, I knew nothing about that.

Tracy Richardson- Ok

Mayor Vizzard- We haven't made a decision, but you need to understand where the township is coming from. They already have the building in Laurel Lake at a good price and a very good deal. We need a place to store our files.

Tracy Richardson- But I just want to ask you to please contact the director and let her know about this. She wasn't notified that this was even on here.

Mayor Vizzard- And she didn't notify us that she was renovating the building.

Tracy Richardson- Well, that I don't know about.

Mayor Vizzard- I am telling you, she did not do that. That was at her own risk.

Clint Miller- Sorry to cut in but I want you to know this too, the committee would never just say get your stuff and get out, of course she would have been contacted. The committee would have contacted to figure this out. It's not they are making a decision right now to say you guys have to go. I just don't want you to think that and have it get turned around.

Tracy Richardson- I'm just saying money was spent. People were hired to staff it, and nobody said anything before all that happened.

Mayor Vizzard- Then they should have consulted us, before they did all that.

Tracy Richardson- To hire someone to work there.

Mayor Vizzard- Yes.

Committeeman Jamison- before doing renovations.

Mayor Vizzard- before renovations, hiring people for it.

Tracy Richardson- I'll let her know that.

Libby Truitt- Question, where do you publish your ordinances or your proposed ordinances.

The Clerk responded saying the South Jersey Times, it is also on our website.

Shawn Ronan- I would like to thank the committee for your continued support and for approving our bingo/raffle license.

Mayor asked if there was anyone else, seeing none asked for a motion to close to the public. Motion was made by committeeman Klaudi and seconded by committeeman Jamison.

Mayor Vizzard- Additional considerations, as we have already discussed, Does the committee want to authorize the sending of a notice to Inspira Family Success to vacate township property at 8879 Highland Street, Port Norris to allow for storage for the municipality. The Family Success center would still remain at a facility provided by the township at 2009 Spring Garden Road.

Mayor Vizzard- We will table this. I don't have any desire to kick anybody out of anywhere. But we should have been notified first.

Mayor Vizzard- The Commercial Township Recreation Committee will host a Holiday Winter Fest on November 26, 2023, from 3pm to 6pm at the Port Norris Fire Hall. There will be a meet and greet with Santa, craft vendors, food trucks, a caroling hayride, lighting of an all-new crab basket tree followed by a holiday laser light show.

Mayor asked the committee if they had anything else. With noting a motion and second was moved to adjourn.

Respectfully submitted,

A handwritten signature in cursive script that reads "Heather Miller".

Heather Miller, Township Clerk