

Minutes of the Regular meeting of the Township Committee of the Township of Commercial, held on October 19, 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 asked the State Police if they had anything to report.

Sgt. 1st class, Assistant Commander- Stated he was glad to see more people in attendance. At the last meeting the committee was very concerned about two particle incidents that occurred over the last year and a half of people being released from the barracks after being processed. One went across the street and entered a residence and committed a crime, they were subsequently arrested for that crime. Once we are done processing somebody, certain jobs would require that they be signed out, that's more with something like drinking and driving, neither of these cases were that. Once they are processed, they are free to leave and exit the station. Due to the fact that we are remotely located, most people are picked up. Everyone is given the opportunity to call for pick up. In the second instance, the young lady prior to her release called her son to pick her up, he was not able to do that, so he arranged for an Uber to pick her up. While she was waiting, she was placed in the station lobby, she was not kicked out or sent out of the station. She chose to freely walk out of the station. She didn't commit a crime, but she was out on Highland Avenue until she was picked up. As with any adult of grown age, once you are released from the station, you can do as you please. We are not in the business of taking people and dropping them off in another area or to the Dorchester Wawa. The officer asked if there were any questions in relation to that. Mayor asked if anyone had any questions.

Public member- Why are you not required to make sure they have a ride. We live across the street and it happens enough. Screaming and hollering waiving their papers around. Someone was on our property about a month ago completely out of their mind, attacked him (husband). They were arrested the next day. You let them go on foot after trying to attack him, living across the street.

Officer- I am familiar with the part of the job during the day where, yes that guy was not in his correct state of mind.

Public Member- Why can't you make him have to have a ride to leave. We have grandchildren.

Officer- I don't know that he was just released from the station after that.

Public Member- The following day he was arrested again.

Officer- Trust me, there are many people and unfortunately, they are from Commercial Township that we deal with on a high volume. And yes, I do not that he was arrested the next day and again was charged, and you are saying again he was released in the afternoon.

Public Member- Yes, on foot. We saw him leave the barracks.

Officer- Ok, I'm not positive about that one, I do know he was charged again. Again, they are adults, there is only so much we can do.

Public member- But when you see someone who is out there, someone should do something a little different for them.

Officer- I do know he was screened. He was out there. The problem is, with these screeners, their hands are very tied when it comes to what they can do and how they can commit someone. Cumberland county has started a program now where different departments handle each day, like Tuesday is Vineland, Wednesday is the State Police, two days are Millville, screeners go to every call, so they are available to us. I shouldn't say every call, screeners go to calls with something like that is happening. I know for a fact the screener did come and evaluate that person in that instance. The problem is and I'm not positive about that one if they were a previously know person to have problems but if thy can answer the questions correctly, they can't be forced to go to the hospital. That's where it becomes a problem. They still have rights as citizens. That doesn't mean we don't want them to go get treatment.

Public Member- But if I had touched them, I probably would have been arrested for it.

Officer- I'd like to think maybeI don't believe if I had been on the road at the time, that I would have placed you under arrest for doing what you had to defend yourself.

Public Member- I didn't know if he had a gun or a knife or what this guy had. So, there is nothing you can do to make sure they are picked up when you release them.

Officer- We can't force it but we certainly encourage it. Like I said we aren't just trying to dump people out of the station or tell them they have to leave. It is a very unique situation where this is a very rural barracks.

Public Member- This is a peaceful area, most of the rift raft is gone now.

Officer- Not that everything is involving rift raft, there are other incidents with a domestic or something. I did take quite a bit of time during this month because I am able to go through a more number base system now and as I discussed at last months meeting, Commercial Township and maybe you don't see it as much as you would like to and maybe you don't think we are out as much as you think we should, I don't know what everyone's perception is but obviously we handle five township's, Fairfield, Lawrence, Downe, Commercial & Maurice River. We also have our duties on 55. Unfortunately, I think everyone sees how people are driving these days. It's horrible in our towns and even worse on 55. We have to devote some time out there. Commercial township is more through the numbers than the other four townships combined. I know that has a lot to do with Laurel Lake. I was originally stationed in this area. I grew up in Fairfield, so I know the area and what goes on, It was nice starting out where I knew how to get around. A lot of officers coming here don't. Domestic alone, we had 15 in Commercial. The next highest township to that was 4. Investigation reports 42 just for the month of September in Commercial. The other four combined were like 43. Minor incident reports, verbal, motor vehicle, 55 for Commercial, the other four didn't total 50. Don't think that we don't care, we do try to do what we are supposed to do. We have some good troopers that are working there. You are very fortunate right now, at least in my opinion, to have two local guys as your heads because there is a strong chance in the future that's not going to happen. It's a shame how few we hire from what I consider South Jersey. Does anyone else have anything.

Public Member- Yes, how do you feel about the weed and dispensaries coming up just down the street.

Officer- Yes, I just read that here when I sat down. Obviously, that's not my thing.

Public Member- You just rattled off that we have the worst numbers and now were talking about it being here.

Officer- I feel the same way, we have had enough with the drunk drivers. I have nothing against someone who wants to do recreationally what they want to do but you have to be responsible for your actions but unfortunately, what I have seen so far out of marijuana and consumption is a lot of people just don't believe they are impaired. They operate on that on a daily capacity, and they get behind the wheel. One of the drunks in September took out a pole out on I think 670, and that is absolutely what it was, edible gummies. They are going to get it one place or another so I'm certainly not the person to say it should be from here.

Public Member- I wasn't asking you that, I was asking because you were saying your presence around us is going to be affected too with that being down here in Laurel Lake. You said you can only be in so many places, I was just interested in you theory on how you were going to go forward when this eventually comes to fruition.

Officer- Unfortunately, it just becomes another thing you have to look for when you are out on patrol.

Public Member- And we can trust that you are going to do that. Your saying you can be more present.

Officer- DWI and that kind of thing has been my passion.

Public Member- I'm not trying to be smart.

Officer- I didn't take it as you were.

Public Member- Well you smirked so I'm just double checking.

Officer- I smiled because that is what I like to do, and despite the fact that I am stuck behind a desk, I'll be out there this weekend, and on patrol in the Port Norris area. Whether it's here in Commercial, or 55, I'll be in the area. With your junior officers, it's difficult and the road is very junior. We have some troopers, but it has changed since I got on. You would have trooper 1's. Being 1's it meant you had at least 12 ½ years. Your younger trooper needs a lot more training. They get that training if they have enough time with us senior people. We are certainly looking to enforce it. Obviously, it's going to be here right in front of us, we are going to enforce it.

Public Member- How about the Mauricetown corner. That is off the hook. People just don't stop, they run the stop, it's unbelievable. I live right on that corner.

Officer- You're talking about the intersection at 670.

Public Member- Yes, right at the Mauricetown bridge.

Officer- The 4 way stop.

Public Member- Yes, motorcycles, the quads. They don't even think about stopping. There was an accident there last Tuesday, he didn't stop. It was a truck.

Officer- The quads are a hole other story. I drive through there quite often and I get it. I think we have learned here in the last few years stop signs are trying to be optional.

Public Member- I can't even get out of my driveway. I go for a walk every night and you basically could get run over. You will take your life in your hands trying to cross that street.

Officer- I wouldn't advise walking along the street anymore. I'll definitely have someone out there.

Public Member- Do you think it would help if you put a fence behind the barracks so they can't just walk out on to Haleyville Rd.

Officer- This gentleman is going to talk about the new barracks and the proposed plans. I saw a floor plan a month or two ago, I haven't seen all the plans that he has here. That's obviously what I just asked him. It appears there will be some fencing, but it doesn't seem that

currently there will be fencing all around it. I'm sure it's an option we can explore. However, I don't know why we would release them into a fence that they can't get out.

Public Member- Could they leave with a map, so they know how to get out. One time I was on Highland St in Mauricetown, and a young man said, I have no idea where I am. I have to go get my motorcycle and I don't even know where it is.

Officer- I'm not familiar with that case. I know for at least me; I know that may stem from bad service. I know I get horrendous service around the station. I know that's no excuse.

Public Member- Maybe if they had a map and they were told you are in Mauricetown, walk up the cause way and go over the bridge you'll be at the Wawa that they could get a bus over there, something like that. They come out of there and they don't have a clue where they are.

Officer- I guess some of them could, we certainly bring in people from all over the area.

Public Member- His motorcycle had been impounded somewhere.

Officer- It could have been an accident. I'm not going to speculate as to what the case was. Maybe it's happening more than....

Mayor Vizzard- I think I'll just summarize what everybody is trying to tell you is they know there is going to be a presentation for a new barracks tonight, I think they would like to have a little assurance that with us building a new barracks that they will be protected a little bit better than they are right now. That's what they are looking for. They just want some assurance, if someone needs a ride to the Wawa, take them to Wawa. Nobody here understands why that is not possible. You bring them from Maurice River to the barracks, take them to Maurice River. That's what these guys would like to have. You have to be more compelling why that is not possible. Because right now, if you are able to bring them to the barracks, you can take them back.

Officer- We have to bring them to the barracks. We are required to bring them to the barracks. When it comes to the whole thing of now you're working into the courtesy transport area of doing these things....

Mayor Vizzard- The only courtesy is to the residents of Haleyville. That would be the only courtesy.

Committeeman Klaudi- To the neighbors.

Mayor Vizzard- You're not doing it for the prisoner, you're doing it for the residents of Haleyville.

Officer- I see and understand your concern it's just not the way things have traditionally been done. It could be talked about more. I just don't know that... the person has to want that.

We can't force them to get back in the vehicle for me to take them to Wawa or one of the troopers to Wawa, some don't want a darn thing to do with us, the entire time they are there I mean the perception and a lot of the way they treat us is nothing like the way it was when I came in 20 years ago. So again, it becomes contingent on that. A lot of people don't want to get back into that vehicle. They don't want to be in the vehicle as it is, they don't want anything to do with us. I guess I will concede that if someone was requesting that or that's what they wanted, sometimes it may be feasible but it's not always going to be feasible.

Mayor Vizzard- How about working on what's always been done. Don't let them leave the barracks until someone picks them up. Why can't someone change that.

Committeeman Klaudi- There has got to be something that can be done. The worst answer in the world is that's the way it's always been done. This isn't the common situation. We are a unique situation down here. There isn't a bus station down the street. I mean put yourself in our situations.

Officer- Maybe look into having a bus come by the barracks. I'm sure they go down 670.

Mayor Vizzard- If we did look into that and have a bus come by the barracks are you going to make sure they stay at the barracks until the bus gets there.

Officer- Here is where it becomes a problem. Do you want me telling you, you have to sit in that barracks.

Mayor Vizzard- So what difference does it make if the bus comes there or not.

Officer- You're telling me for them to use the bus, what I'm telling you is if I arrest someone, and bring them back to the barracks, yes, there are certain things where someone has to come sign for them. A petty crime or a domestic, that's not the way the law reads. I can't tell Joe A that once he is done being processed, even if I have allowed him, my processing compared to some people may be different. The first thing I do when I come back is if that person is able I want them doing this because when I'm done with them, I want them out of the station, I want them on their way. Now, not everyone runs the way I run, and the way I was taught. I want them calling and finding a ride, I want someone coming to pick them up. Now, lets say it takes me 30 minutes, It has become a little more diligent, say a little more difficult to process now, some many different computer systems, so many things you have to do, say in 35 minutes when I am done with him, ultimately now, he has been served with his papers, to go to the court, he/she whatever comes arises, I'm not justified to hold them in the station, I certainly can't tell them they can't leave the lobby. I can put them in the lobby and they did get a hold of somebody and they are coming from 15 minutes away. People don't always arrive when they think they are going to arrive. We are not justified to tell them the have to stay in the barracks.

Mayor Vizzard- I think that everyone understands that everybody has rights, even an inmate has rights. I think that they are just looking for some commitment that you will atleast try to change that. That there is some way that you're going to stop them from releasing these people in our town. They all want that and you can't blame them. You can't blame when someone walks

across the street and breaks into someone's house. If it can't be changed, then it can't be changed but at least try. Tell them you will at least try to change this.

Officer- Well, I think I said I'm not against giving thought to those that want to go somewhere. Go down to the Wawa. But again, we can't force anyone to go.

Public Member- Aren't you liable if someone walks out in front of a car and gets hit.

Officer- That depends on what their state of mind is and how they leave the barracks. I mean yes, if I lock someone up that's a 2.0, that's when someone has to come sign for them and take them. Can someone get into a domestic where they are also impaired, we aren't putting them on the box because that has no bearing on what their blood level is, I'd like to think we are smart enough to not release people like that just out into the open air. But I'm not going to say that probably hasn't happened. I think we can agree to a common ground where we may need to be a bit more accommodating, but we also still have to still follow procedures and again, we can't violate anybody's rights.

Public Member- I live right across the street. Midday, somebody had been released, it was a domestic and I wound up coming home a half day, and my property had been broken into and I actually caught her in my back yard.

Officer- It shouldn't happen, I agree with you. Why that person chose to do that, It was before my time here, I heard about it but I don't know any of the circumstances of their state of mind or what it was and I agree thoroughly, It shouldn't happen.

Public Member- It shouldn't. I've lived in that house and that street for 45 years. Never ever has that happened. We are having them come in the yard, I work in my garage, and I'll have people come to my garage asking me for rides. I tell them straight up, get off my property now. Why are you here. I'm not your taxi, get out of here. It's getting old hat now. Plain and simple. There are plenty of people on this street, 50,60,70 years, there are a lot of older people that live on this street and we just want to be safe on our road. It's the only thing we got.

Another Public Member- My nephew had some one hot wire his golf cart right in his yard, just south of the intersection right in Mauricetown, people are really getting concerned about this.

Officer- Do we know for sure that was someone that was released.

Public Member- Yes, you guys picked him up. They were picking him up for the second time, they come got him. My nephew was holding him down and they came and got him, we don't know that this time they didn't take him to the Wawa. They took him back twice the second time he was apprehended for trying to hot wire his golf cart. It's crazy. There was a day when you really didn't have to worry about this stuff. Of course, it's not just the state police, it's the whole world. Nobody cares about nothing. It's not your fault, it's just the laws. They really don't want people to pay the price anymore for doing a crime. That's another issue but, there is an issue with these people coming out of there and walking down the street. All our

communities, we have lived there our whole lives and you know it seems like it's getting worse, and it is getting worse because they aren't really getting locked up anymore, they are getting let go.

Officer- Much about what you just said, everyone knows now, to get somebody to go to actual jail, I mean, I don't have any idea what the actual percentages were but I can tell you just from doing this job, we used to take a lot of people to jail. One of the talks we had this morning, we had our regional meeting in Buena, was there was a job, not in this county, but there was a job, that happened within the last few weeks, where a person intentionally shot someone else, they hit them below the waist, the Prosecutors decided that's just an ag assault. That was just aggravated assault, he wasn't trying to ill him because of where the bullet struck him, and that was just so then, the person could be released. Maybe that's a big part of why, more of this is happening, because I bet we could come to some number that is very high of the people who are processed and released where we used to take a lot of people to jail. The jail doesn't want them, the court systems don't want them, I know we have all shook our heads, numerous times with jobs that absolutely, no way, they should be getting released back to the public, but our hands are tied now. The people above us and I'm talking about judges, on down, prosecutors, are the ones that make the decisions. Most of that, our hands are absolutely tied. I can no longer make that decision; it has to go above the trooper handling the job. I heard your plea; we will have some discussion about it. We will try to see if we can make it better for everyone.

Mayor Vizzard- Very good, thank you. Barney is not here. Robert Welch is out on medical.

Mayor Vizzard- We have the meeting minutes of the agenda meeting September 18, 2023, the regular meeting, September 21, 2023. Mayor asked for a motion to approve. Motion made by Committeeman Klaudi and seconded by Committeeman Jamison. Roll call vote, all were in favor.

Mayor Vizzard- bill list for consideration for the month of October as prepared by the Chief Financial Officer, do I have a motion to approve the bills. Motion was made by Committeeman Jamison, seconded by Committeeman Klaudi, roll call vote, all were in favor.

Mayor Vizzard- Before we go into the Engineers report, we do have a couple presentations I would like to do here tonight. One is for the new state police barracks. And the other will be about the future water which we have Doug Albrecht, county commissioner here tonight. We will do the state police first and then we will talk about Laurel Lake water.

Ryan Feaster, CCIA- I apologize for not bringing a handout, I didn't realize this would be a presentation, I thought it was just for the committee. I do have an 11 x 17 drawing if you would like to see it. I have the exterior reference of the proposed facility as well as the site plans. The proposed site and we plan to go before the land use board meeting next week for review. The lot adjacent to the current state police barracks on the other side of Godfrey Lane is about 7 acres or so. We are looking to cut that not two partials. The new police facility would be on a parcel that would be about 5 acres and that would be closer to Mauricetown Bypass Road and the property closer to Highland, would remain a wooded lot or undeveloped. Future development use for the

township, that would be about 2.4 acres plus or minus. It could be subdivided into two lots similar in size to the closes house to that lot or a little larger just to give you an idea of size wise. Currently they are operating out of a facility that is 8500 or 8600 square feet, the facility proposed would be about 13,400 square feet plus or minus. Many of you have had the opportunity to be inside the existing facility, you will see that there is a lot of things that are outdated or insufficient for the operations. My first tour there, the female officers are using a closet for a locker room. They have just outgrown the space. So, the new facility has adequate facilities for men and women, and it has space in there for some of the new law enforcement technologies like the ride alongs they have, like the social workers, there is space for that. There is space for the victims to be separated from the accused. There is space for typical work out space for them then the parking lot for them and the troop cars would be in the back in a fenced area. The front of the building, the main entrance would face Godfrey Lane. There is a main entrance and then there is a secondary side entrance. We envision that secondary entrance being used for individuals that need to report on a regular basis, you can read between the lines for that. So, they are not mixing with the general population because they need to go in and make a report or get a copy of a police report. So, we are trying to keep that separate for them and for you guys. As I mentioned, the building will be closer to the Mauricetown Bypass Road. The thought was to refer the traffic to go out to the Godfrey Road to the Bypass and use that road to get wherever they are going. It doesn't mean they can't go out and go to Highland, but we are trying to pull the traffic down after hearing that as a request from the township officials. We have worked very closely with the NJ State treasury who is our customer and we have also worked with representatives of the state police to make these decisions. We are not making them arbitrarily. With that being said, does anybody have any questions.

Public Member- The entrance to the barracks is going to be facing the fueling station that now is existing.

Ryan Feaster- Yes. If you guys want to come up, I know it might be a little hard to see, but the Mauricetown Bypass Road is down here, the existing facility is here, so it would be coming into the property off of Godfrey Road. There is one driveway that will take them in to the secured parking, also the sally port where they would take their customers in for processing. Then the driveway would loop around the building for anyone who would need to go in retrieve someone who has been picked up or anyone who needs to go in and be a visitor.

Public Member- The existing station, what happens to that.

Ryan Feaster- Right now, we are working with Treasury, as well as a couple other groups to see if we can find someone to utilize that facility. It would not have a negative impact and it would provide some additional revenue for the township.

Public Member- Is the Treasury providing any money to the township to pay you.

Ryan Feaster- No, in fact the way the deal is structured, the lease with Treasury, is with the Improvement Authority, The Improvement Authority pays the debt service, and the Improvement Authority also makes a contribution to the township for services you guys already provide, lawn service, snow plowing, and pest control. That's it.

Public Member- How much is that.

Ryan Feaster- \$80,000 a year.

Public Member- At the end of the payoff, where does the building go.

Ryan Feaster- At the end of the payoff, the state would be able to buy it for \$1.00.

Public Member- So the state would be able to buy it.

Ryan Feaster- Yes, they are paying the debt service so at the end, they could buy it for a \$1.00.

Public Member- And the land is currently owned by the state.

Ryan Feaster- No, the township does.

Public Member- Then the land to the natural lands trust has a forest down the road a little bit so that property borders that.

Ryan Feaster- I'm not sure about that. The land that we are looking at for this project is township owned property. If you want to come up and look at the site plan, you can see it's an L shape lot the larger on the Bypass Road and smaller on Highland. The larger portion will basically be cut in half. The larger piece will be for the new building closer to the Bypass and the smaller portion will be reserved for the township for whatever they want to use it for, it can stay undeveloped. It could become sellable for residential or whatever.

Public Member- Any idea what the old building is going to be.

Ryan Feaster- Not yet there is no plans of anything yet but we are trying to find something that would be additional revenue to the township.

Public Member- Who is trying to find it, you are.

Ryan Feaster- Yes. Obviously, we are working with the committee. We aren't trying to rent or sell out your stuff without communicating with the township without knowing if something is going to work for you guys. We just want to have some ideas and then present them and the township can ultimately make the decisions.

Public Member- How long will this take? A couple years?

Ryan Feaster- We are hoping to be out to bit by early to mid-December and begin construction within 14 months. We have already had some professionals out there to do some geo-tech work to check the soil. That's complete. We are working on a septic design based on the materials we have idea of which way to go.

Public Member- It's a little hilly in there and I think there's a ditch.

Ryan Feaster- It is. It is something that we have already taken into consideration.

Public Member- So is there no entrance to Highland from the barracks.

Ryan Feaster- Godfrey Lane is their entrance to the facility.

Public Member- Right now that is the back way out. So that is going to be the main either left or right out of the barracks.

Ryan Feaster- Correct and hopefully it will be right going toward the Bypass. Obviously if there is a situation where it makes more sense to go that way...

Public Member- I realize with the calls and stuff like that, once you come out of that, I live right across the street, once them guys get going they are humping until they get to that intersection I mean there are kids, dogs, or if somebody comes out I mean your so far out from everything. Listen, I have been there for 63 years, by the time you get to where you are going, shit is already over, pardon my language. Whatever is happening, has happened. That's the biggest concern, coming out of there screaming, squealing tires, and like I said, these guys don't know where they are at, these young troopers. I had 8 of them out there the day of that incident. They're all young. I mean its good but they aren't seasoned. They aren't sure where they are at. That's just one of the concerns.

Another public Member- Is there now or will there be more security cameras on the exterior to protect the community around the barracks.

Ryan Feaster- We are actually working now with the state police to locate the areas they want to have cameras on the exterior of the building. With the facility on the property being closer to the Bypass Road, you're not going to see Highland. But they will be able to see people walking around the facility and exiting the property but when you get to a certain point, it's hundreds of feet from Highland Street.

Public Member- I guess I kinda had my head in the sand about this project, I only found out about it a few months ago, and that's my own fault but my question is, I'm sure we are thousands of dollars into this project, was there other areas, such as Laurel Lake looked at or any possibility for putting it there and still be within the township.

Ryan Feaster- We talked with the township, we also talked with the state police, and we talked with Treasury, the location where the barracks is while it may seem remote, geographically, it is ideally located for response to the area.

Public Member- They just said a lot of the calls are in Laurel Lake, why not put it where all the calls are at.

Ryan Feaster- Understood, that's not my decision to make.

Public Member- I'm just curious, I'm just throwing it out there, with all the concerns of the residents having it right in Haleyville, was there any other areas even looked at off of Buckshutem Road or Spring Garden or any place like that. If the bulk of the calls in this township, are in Laurel Lake, why wouldn't it make more sense to put it in the Laurel Lake area. It would do nothing but improve with the drugs in the area and the calls going to Laurel Lake. The gentleman is correct, they spend a lot of time in Laurel Lake and rightly so, there are a lot of calls there. I'm not trying to put Laurel Lake down but was that anything considered at all, I'm just curious.

Ryan Feaster- If any of that would have been considered, it would have been by Treasury and the state police, prior to coming to us with a project. The township may have also been involved. I can't answer that for you.

Public Member- It's ok, I'm just curious if other areas were pursued or not and if not, why.

Mayor Vizzard- Fred, to answer your question, no, that thought never came about and the main reason was because the property was already there next to the existing building. And second of all, all these concerns of releasing the prisoners and stuff, wasn't even brought up back then. We knew nothing about that back then. All we were trying to do is keep that income for the township. So, no, we didn't consider moving it. We wanted to keep it next to the existing building. That's where the fuel tanks are. Construction-wise, that was the most feasible place to put it because of that. I mean, if you add fuel tanks and dispensaries, you add another million dollars to it. So, to answer your question, no.

Public Member- They cover more than Commercial Township, they cover Mauricetown, Maurice River, Cedarville, and Fairfield.

Mayor Vizzard- To be honest with you, no, we did not think about moving it. It was most feasible to leave it where it's at.

Public Member- I was just curious, asking questions.

Ryan Feaster- It's a good question. At the beginning of this project, we had the covid issue. We started this project in 2019, early 2020. Then covid came along and the representatives we were working with got pulled to other projects. There is a lot going on in the state and this is one of the projects on their list. It was a little slow starting and then some of these concerns came up, after we were already at the 50-yard line. It's tough, I feel for you, I don't live in this community, but I understand where you are coming from. I wish I had an answer for you.

Clint Miller- Another thing that should be said, the old barracks there now, it's a stronger possibility for this committee to rent that building to a state facility as well, which would be more income for the township.

Public Member- So the fueling station will stay right there.

Ryan Feaster- Yes. The brine tanks may not be there. In our site plan, they are there, they do not interfere with the placement of the building. If the township officials and the county decide or whoever decides they don't want them there or need them there, we can look to take care of that. I will leave the site plan and the exterior rendering up here if anybody wants to look at it.

Mayor Vizzard- Thank you.

Committeeman Klaudi- We have Commissioner, Director Albrecht,

Mr. Albrecht- And I will call on the CCUA. It's not really a presentation per se but we will talk and take questions.

Committeeman Klaudi- This is regarding bringing water into Laurel Lake from the Millville side of the lake.

Mr. Albrecht- Well actually, the City of Millville is running it to the Millville side of Laurel Lake, and I asked the question, because they actually said they were going to leave a connection and I asked why Commercial Township not taking advantage of that connection to start running it toward Laurel Lake Commercial side. And that's how we got to talking about, well actually it's been a year ½ to two years I have been pushing the idea of running sewer and water down towards this way. Mainly because I get the health department and how they have to deal with people who need a septic system and the problems. It's not just Laurel Lake, but other areas that need to meet new standards, and how do we overcome them. Actually, Bob Carlson from the CCUA, I bounce things off to him and I said, how can we do this. He tells me it's probably the best time, because there is money available to do these projects. Now when I say that, they all have connections to it. But we have brought the township mayors and officials into a room in Bridgeton with someone who really knows the ins and outs, which is the CCUA, to say, here are all the possibilities. I don't want to miss this opportunity. That is why I am here tonight. The City of Millville, I'm pushing them, Fairfield, Lawrence Township, because I see such opportunity now. Every time I make a call to Bob about this, he's like, that can be done. So now, we have to work together, to get it done. It's not just Commercial Township. The other cities and towns at the same time. Let me just say one more piece and then we will go back. We are working on mapping out the extension, is the number one economic development project in this county. If that comes, the economic development and I heard what you said about state income and it's great to have government income, but I'd rather have private money flowing through this county. If we can do the Nabb Ave. extension, it will come and that includes, the Millville Airport being dusted off, and kinda being a diamond in the rough in this county. If they can do it in Cape May, they can do it in Millville. Commercial Township is right down the line. So, I press Millville almost every day, and talk to them. Lets get our act together, get involved, start looking at sewer, they are the ones pushing the water, so while we are talking, I say, that gets us half way but I want to do sewer. And when I say that the FCA, the federal correction facility line is now ours now, the counties. Three miles up Buckshutem Road. So the bells are going off, we now have a connection. CCUA owns the line, I say we own it, and we all do own

it, CCUA owns the line, so let's figure out a way to get this thing running. We are going to do that Nabb Ave. extension, we are going to start to have people look into our area to invest in. We have to be ready because they are going to find a site to build then say alright where do I hook up. I don't want that next question, there is now where to hook up. Alright, any question you have, please ask. Well start with the questions you want to ask. There is money, the I-Bank of New Jersey has money.

Mayor Vizzard- That's my biggest question, the funding.

Doug Albrecht- Of course, we have to be able to do this, I would never do this without having an idea.

Mayor Vizzard- That and what residents could expect to pay for hook up.

Doug Albrecht- With so many of these programs, what we are told, if we do it right, over five years, of the 2 million dollars a year that can be borrowed, and it's forgivable. But we have to break it into five separate pieces.

Mayor Vizzard- And that's the I-Bank funding, right?

Bob Carlson- Yes, that's the I-Bank funding. Certain areas and Commercial Township is considered under privileges and meets the funding criteria. You would get 2 million dollars per year for the next five years but it's four years now. We do not know if after the next four years, they will renew it or not. But it is funded for 5 years, and we are moving into the second year. You go through all the applications as if you are going out to bond, and right before the bonds are issued, the forgiveness is put out. They want to make sure you are committed to doing the project. The caveat is the first phase of the project, you have to tie into a working system. They can't start at the far end and work toward us. They have to be tied in. They aren't going to give you money to put something in the ground you can't use for the next however many years.

Mayor Vizzard- So my first thought is, how would you get it across the lake. To be able to bring it into Laurel Lake. I assume it will go under the bridge. Is the bridge high enough to do that.

Bob Carlson- The most feasible thing would be to tie into the City of Millville.

Doug Albrecht- I don't have all the answers.

Nick DiCosmo- I would be concerned with that. We could figure that out.

Mayor Vizzard- I think we should be concerned about that. I we are going to bond for 2 million dollars, we need to make sure we can do the job.

Nick DiCosmo- The engineering behind it is pretty simple honestly, it's really the cost.

Bob Carlson- The biggest problem right now is the current approved DEP sewer use portals do not cover certain areas. Maps have to be amended before we can put sewer services in the area. That's why we had a meeting asking for all the low areas, where would you like to see the area extended to.

Nick DiCosmo- You are saying sewer service areas. We just went through plan endorsement and expanded ours. So, I do believe it does cover Laurel Lake.

Bob Carlson- That was also amended to the DEP.

Nick DiCosmo- Yes, it was just recently.

Bob Carlson- Ok, I would have to see the amended maps.

Nick DiCosmo- I know it wasn't.

Doug Albrecht- See that's the problem, we are going to go to battle for this. We will fight DEP, which we have to fight. To change it, we need all the communities together with one map, not four or five different maps. If I can get the cities and the townships all working together, we are talking one voice, one map, here is what we see for the future, what we need to tackle. That's going to be the toughest thing to figure out, but we are all working together. That's why from day one when I got in, Commercial Township was top of the list. Without Fairfield and without Millville involved, it makes no sense. I was working on the southern state idea for a while but that's off the table. Maurice River Township using southern states sewer system they have, and what it could handle, it could handle all of Maurice River Township. I picked up the phone and called Bob and said can we... actually, I called Millville first and asked them if they are interested if this became available because they were talking about closing both sides at the time. But there aren't now but I said can we connect to that because remember we have to run from somewhere, we can't start in the middle of nowhere. Millville said absolutely not. At the same time, they said absolutely not for water but now they are offering you water now. I called Bob and said, would you be interested if it was available. He said absolutely, I'll take it because he sees the potential. The cost is everything. If we can lower how far we have to run, the cost is cheaper. If we borrow money that is forgiven, the cost is cheaper. If it goes over that four years now, they can actually extend and I wish USDA was in the room, there are other programs, instead of that bond, that far out, it could be 30-40 years, that payment would be well below market right now and again that's cheaper. It would still be something to pay, but it would be cheaper if it is extended out, they can do that. Ask questions if you got them. So really, I came down here because I really encourage you to get back with us, to figure out how to tie the water because that would solve problems in the short run. It will solve problems in the long run too. I would eventually like to have sewer. One thing that is notable, because Bob has done his research, DEP approved a plan down here in Port Norris.

Mayor Vizzard- Yes, that was 20 some years ago, I think.

Bob Carson- But it's still in the books. I don't know what that project was approved for. It had to be for a specific project because the approval was for like 262,000, 250 gallons per day. It was a very specific number.

Nick DiCosmo- I think it was specifically for the packaging plant at the waterfront.

Bob Carson- It was a specific project, but it is on the books for approval.

Public Member- You said you would be running the line from Millville.

Bob Carson- I'm from the Cumberland County Utility Authority, I'm from Bridgeton. Landis takes care of Vineland and Millville takes care of Millville.

Public Member- What I'm getting at, will you be using their sewage plant and their water. So you would be paying Millville or where ever it would be coming from.

Bob Carson- Yes it would be transported from there.

Public Member- And are you talking just about Laurel Lake. Because if we are just going to Laurel Lake would the whole township have to pay

Bob Carson- The sewer would be paid for from the service area.

Doug Albrech – We aren't just looking at Laurel lake.

Public Member- I would love to have public water and sewer.

Bob Carson- Where do you live.

Public Member- I live in Port Norris.

Doug Albrecht- I would love to run to Port Norris, I would love to run to Maurice River Township. But we have to do one step at a time.

Public Member- But you're saying the 2 million a year would be given to the resident to hook up to the thing.

Doug Albrecht- It would pay for the infrastructure.

Public Member- Put it doesn't pay for the hook up.

Doug Albrecht- I would say Downe Township, and I hope you are familiar with what they are doing, they actually have a program to help people hook up. That's what I'm saying, there are programs out there. I don't know what their criteria is but they do have a program to help them and Downe township and their people are happy with the program that's helping them hook up to utilities.

Mayor Vizzard- That is what we would do too. We are looking to offset the cost to the residents. Now you would have a monthly bill but the tie in fees can be covered by the grant.

Solicitor Seeley- I actually worked on the Hopewell Township to Bridgeton where they connected from 49 all the way down. It was very similar and very effective. Those that didn't hook up in the beginning were very sorry that they didn't. It worked very well for Hopewell Township. It's a shame it didn't go all the way to Shiloh.

Doug Albrecht- If Commercial, or Fairfield or Lawrence ties in to this, they become members of this and have a say in this and how it is developed. It's not you guys would have no say, you would be a partner in the CCUA. Millville's capacity is very tight, CCUA has the capacity. So, we see that as an advantage. I see that as an advantage because we can bring that to the table. This is not going to happen over night. But I would like to get this rolling.

Mayor Vizzard- A you can tell, this is very preliminary. Fred has a question.

Fred Hundt- It's really a statement. A lot of people in this room don't realize it but Laurel Lake was over developed. Those lots were 40 x 100, a lot of people don't know it. A lot of people are living on 40 x 100's. No one can really say, you can say it all you want but all these wells are not in the proper spot that they have to be so far away from everyone's septic. Laurel Lake is a time bomb as far as all these septic's sitting in the ground for 50 years that Toltz realtors created when they sold those 40 x 100's. I know this is going to be a small price to pay for some people to have a water bill but something like this is needed in Laurel Lakee desperately. Over time all these people's wells may become contaminated

Solicitor Seeley- Those properties will become worthless.

Fred Hundt- I noticed even with the properties being consolidated tonight, there is still hundreds of 40 x 100 lots that have trailers on them with there septic too close to their neighbors.

Mayor Vizzard- That's the other part of this issue, people are walking away from those properties. The township ends up foreclosing on it. Now the township owns these properties, and we can't sell them.

Fred Hundt- At least if we can supply water, it will add more value to these properties.

Public Member- Will it stop in Laurel Lake or will it continue down to Mauricetown/Haleyville.

Doug Albrecht- Take it with a grain of salt, what I envision is bring it all the way done into town there, but it doesn't mean my vision can happen, but we will try.

Mayor Vizzard- We have the same vision; we want the whole township.

Doug Albrecht- But it doesn't happen without Fairfield getting involved. I've e had this discussion with them, it doesn't happen if Millville isn't involved.

Mayor Vizzard- There is still a possibility if we can't tie in, we can still build our own plant.

Doug Albrecht- I encourage this committee, CCUA and their expertise will help you.

Bob Carson- Whatever services, I can be available. We will work with you wherever we can.

Doug Albrecht- To consider the water, and how much money, we don't know, if you guys tell us, we could develop that number, so we know where we are at. I don't want to lose this opportunity for the county to solve a problem. I get the calls from the health department. People are having major issues. They want to live or move but they have to spend 30, 40 thousand dollars for a septic system, I get those calls and I try to figure it out. The DEP, they really don't care. They don't understand what we go through. But if we are all talking with one voice, the townships and the county and the state officials and the Health Department, we may be able to make the deal rather than just talk about it. As you said this is preliminary, but nothing gets done if you don't know what's going on. Every step of the way, you know where we are at and you can ask questions. It's just the way we do things now at the county. Ask questions if you have any.

Mayor Vizzard- No, does anyone else have questions.

Public Member- If this were to come to fruition, what would be the timeframe.

Doug Albrecht- Hopefully, in my lifetime.

Bob Carson- DEP will be the obstacle.

Mayor Vizzard- Hopefully, a minimum of 5 years.

Doug Albrecht- I only want to start this process, if everyone, the township, are in it together. We will have to fight DEP. That's why I'm here, I know you guys know you need it. The townships know they need it, the City of Millville knows they need it. That's why we need to push forward. I don't want to miss the opportunity. The financial is here for a short time.

Mayor Vizzard- This is why we had a public meeting because we want to get on board now.

Bob Carson- How long did it take you to get DEP approval for approvals.

Nick DiCosmo- Well we were going through the Plan Endorsement Process. It probably took us about a year. I feel like typically, when we have to get DEP permits, you're looking at a minimum of a year. I'd say replacing a simple bridge down at the riverfront, took over a year.

So, this isn't taking any less than a year, two years for permitting. As crazy as it sounds, the construction, the design, is going to take less time than the permitting.

Doug Albrecht- There is a reason we are pushing this, I tried to explain this kind of development like with Nabb Ave. The county is trying to cross anything that we will address all at the same time. It's a lot of players. I always take my phone calls, and I appreciate it. If we could just get on board and work together. It's tough but we have to work together to get it done. This is all a part of a bigger deal and you guys are part of that. Hopefully, it will benefit you and benefit the taxpayers in this county. Thank you for listening to me.

Mayor Vizzard- What would be our next step.

Doug Albrecht- Actually, you asked how much. I need to have the number, what's the number.

Mayor Vizzard- What we need, alright.

Doug Albrecht- Lets get the number so we can plan how to get this done.

Mayor Vizzard- So maybe something forwarded to you from our engineer.

Doug Albrecht- I just want to add, we've done some walking through Laurel Lake, and they were asking how to get rid of some of these properties and if there is any money available to get rid of and I said you really need to talk to the prosecutor because if crime goes down, if you eliminate stuff like that. Our grant coordinator, you must have a different grants coordinator, but I asked them to reach out to see if there is money available also. If you do it on your own, I'd talk to the CCIA to accept the trash if you were to take that in. There is a program to do that.

Mayor Vizzard- Yes, we have worked with them in the past.

Doug Albrecht- You're right, you did say that and I don't want to repeat myself, but if we can space it out and start tackling these properties. If we can space it out, maybe we can start tackling some of these problems.

Commissioner Albrecht and Mr. Bod Carson were thanked by the committee and the public.

Mayor Vizzard called for the Engineer's Report.

Nick DiCosmo-

- Riverfront Road Project phase III- Final design is complete for the Miller Ave. bridge and the Barry Ave. tide gate. They are under final review. The bridge plan should be to the county engineer by the end of the week and DOT review will follow. Will hopefully be out to bid by the end of the calendar year.

- Re-construction of Yock Wock & High- Paving is complete. Final paving was done on Monday. A new guide rail was installed Driveway aprons were completed today. The only thing remaining is the stripping. They were able to pave from North Ave. to Brown St., then High St. to Main St. And complete the section from High to Market that wasn't able to be completed last year.
- Mill & overlay of Main St. – In final review. The design is complete. That will also go over to county engineers shortly. We will hopefully be out to bid on this in November or December. That is from Strawberry Ave. to Ogden Ave. and that will include redoing all the ADA concrete ramps and re-stripping. We will be changing the stripping layout a little to narrow the lanes to hopefully slow down the trucks.
- North Ave Pedestrian Safety Improvements – This is at the township ballfields where we are proposing to construct a walking path around the fields up to the intersection at Highland and North. This was reviewed by the Committee on Monday. That will be submitted to the DOT for review, that will be submitted soon. This will probably be a spring construction.
- Local Recreation Improvement Grant- Just one more thing to submit, a status update. This is the funding we hope to use to construct a park on Battle Lane. This is also state funding for recreation projects.
- MS4 grant- This is grant funding for communities that were reassigned. There is two tiers. We have been tier B and was recently been reassigned to tier A. It's a stricter reporting for stormwater and stormwater pollution. It institutes street sweeping, a more detailed mapping of your outfall systems, and what not. The state is putting out grant funding for this. We recently put in an application and received \$25,000; we have received that. There is also another plan that we are putting together and will get submitted and hopefully get the township another \$50,000 in grant funding to help in these new regulations.

Mayor Vizzard asked Nick about the Mauricetown park. If he has looked into and the bulkhead repair.

Nick DiCosmo- Nothing yet, he hasn't had time to reach out to the American Littoral Society for more information. They have experience with a rock stabilized shoreline. He will reach out to them soon and try to get a cost for converting that to a rock stabilized shoreline.

Mayor reminded Nick; he would like a dock. Nick agreed.

Mayor Vizzard moved on to correspondence.

- Received a letter from the Cumberland County Board of Commissioners inviting Commercial Township to participate in an upcoming Local Road Safety Plan Workshop planned for early November. The mayor said we will participate.

- Received a land sale request from Larry DePalma for the purchase of 8 township properties. The properties requested for purchase are adjoining one another and will be sold together as one lot.

1. 309 Fern Rd. Block 26, 4252, size 40x100
 7515 Magnolia Rd. Block 26, lot 4247, size 60x100, 40x100
 7511 Magnolia Rd. Block 26, 4245 size 60x100.

The total lot size would be 180x100. The opening bid will be \$1,500 for combined lots.

2. 7410 Whittier Dr. Block 27, lot 4161 size 100x100 opening bid \$1,500.

3. 316 Robin Rd. Block 107, lot 8441 size 40x100
 320 Robin Rd. Block 107, lot 844 size 80x100

The total lot size would be 120x100. The opening bid will be \$1,500 for the combined lots.

4. 428 Palm Rd. Block 121, lot 9448 size 100x100
 440 Palm Rd. Block 121, lot 9453 size 60x100

The total lot size would be 160x100. The opening bid will be \$1,500 for the combined lots.

Mayor Vizzard moved to Resolutions.

**RESOLUTION 2023-100
 AUTHORIZING THE CANCELLATION OR REFUND OF PROPERTY TAXES DUE TO
 APPROVAL OF 100% DISABLED VETERAN'S APPLICATION**

WHEREAS, on August 10, 2023, a claim for property tax exemption on dwelling house of disabled Veteran or surviving spouse, civil union partner/surviving domestic partner of disabled Veteran or Service person was filed., along with all supporting documentation on behalf of John Rhodes for block 164, lot 23 located at 1552 E. Buckshutem Road and,

WHEREAS, after proper review of the application and all supporting documentation by the Assessor it was determined that Mr. Rhodes met all requirements to receive 100% permanently disabled Veteran benefit pursuant to N.J.S.A 54:4-3.30 et seq. (Supporting exemption attached) and approved the same on September 26, 2023. Said exemption approval was retroactive to the deed date of June 2, 2023. The prorated amount of 2023 to collect is \$1,991.41 with \$2,790.35 to be cancelled.

THEREFORE, BE IT RESOLVED, the Tax Collector is authorized to cancel the balance of the 4th quarter of 2023 in the amount of \$1,308.15, refund the overpayment of \$1,752.19 paid by the owner and cancel the first half of 2024 in the amount of \$2,390.88.

RESOLUTION OF THE TOWNSHIP COMMITTEE
 OF THE TOWNSHIP OF COMMERCIAL
 RESOLUTION NO. 2023-101

RESOLUTION TO AFFIRM THE TOWNSHIP OF COMMERCIAL'S
CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES,
EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS,
INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC
THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES,
OFFICIALS AND VOLUNTEERS

WHEREAS, it is the policy of the Township of Commercial to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act; and

WHEREAS, the governing body of the Township of Commercial has determined that certain procedures need to be established to accomplish this policy;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Commercial, County of Cumberland and State of New Jersey that:

SECTION 1. No official, employee, appointee or volunteer of the Township of Commercial by whatever title known, or any entity that is in any way a part of the Township of Commercial shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person's constitutional rights while such official, employee, appointee, volunteer, or entity is engaged in or acting on behalf of the Township of Commercial's business or using the facilities or property of the Township of Commercial.

SECTION 2. The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Township of Commercial to provide services that otherwise could be performed by the Township of Commercial.

SECTION 3. Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

SECTION 4. The Administrator shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

SECTION 5. No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

SECTION 6. The Administrator shall establish written procedures that require all officials, employees, appointees and volunteers of the Township of Commercial as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

SECTION 7. The Administrator shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

SECTION 8. At least annually, the Administrator shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Township of Commercial. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Township of Commercial's web site.

SECTION 9. This resolution shall take effect immediately.

SECTION 10. A copy of this resolution shall be published in the official newspaper of the Township of Commercial in order for the public to be made aware of this policy and the Township of Commercial's commitment to the implementation and enforcement of this policy.

RESOLUTION 2023-102
APPROVAL OF CLOSING MEMORIAL AVENUE FROM MAIN STREET TO BROWN
STREET FOR EVENTS OF TRUNK OR TREAT ON OCTOBER 31, 2023, FROM 4:00
P.M. TO 7:00 P.M.

WHEREAS, October 31, 2023, the Commercial Township Recreation Committee will host a Trunk or Treat event from 4:00 P.M. to 7:00 P.M.; and

WHEREAS, in order to accommodate the participating residents and trick or treaters, Memorial Avenue will be closed to thru traffic from Main Street to Brown Street.

BE IT RESOLVED, by the Township Committee of Commercial Township that for the safety of the public to enjoy activities of Trunk or Treat Event on October 31, 2023, a aforementioned closure is approved.

CERTIFICATION

I, Heather Miller, Clerk of the Township of Commercial hereby certify that the foregoing is a true and accurate resolutions adopted at their Regular Meeting held on October 19, 2023, at 6:00 Pm., at the Township Hall, 1768 Main Street, Port Norris.

Heather Miller, Township Clerk

Mayor asked for a motion and a second to adopt resolutions 2023-100 through 2023-102. Motion was made by committeeman Klaudi and seconded by committeeman Jamison. Roll call, all were in favor.

Mayor said he had to back up, there was something else from page two he missed because he didn't have it.

- The township was contacted by James Digiulio, esq., who represents Rootly, LLC, a cannabis retail company. They are interested in locating a store at 1410 E. Buckshutem Rd. in doing so, the township would need to amend ordinance 2021-606 to include recreational retail sales. Solicitor Seeley has invited Mr. Digiulio to make a presentation to the committee and residents on behalf of Rootly. Mr. Digiulio is seeking an MOU with the township where the township would agree to amend the ordinance and assign a resolution of support in exchange Rootly. LLC and the current property owner, Frank Carpino, will cooperate with the township to acknowledge site plan requirements.

Solicitor Seeley said Rootly wants to be completely transparent about trying to open an establishment at the location on Buckshutem Rd. That is why we are bringing it up at a public meeting. The attorney that represents Rootly, worked with the legislatures who adopted the laws for the legalization of cannabis. There isn't many ratables in this town, and the township opted in to allow for the sale of cannabis. The question is, where is the best place to put it. This is their belief that this is the best place. It is not a residential neighborhood; it has commercial properties on both sides, and I think they will be able to tell you more about that. I don't work for them; I have only talked to the attorney about this, and they seemed very informed. We as a committee and a municipality are being totally transparent. They are interested in locating a cannabis retail facility at 1410 E. Buckshutem Rd. which was the old restaurant right by the bridge. It is a business district; it is not surrounded by a school. The fact is the township has allowed for this business to occur. So, the question is, where is the best place. Obviously, Mauricetown wasn't so what we are trying to say is, go tell your friends and neighbors, when these people come down for their presentation, ask them all your questions so you can be as best informed as you can. And know the committee here isn't doing anything outside of what they have to do. They have to allow for these cannabis companies to come in.

Mayor Vizzard- We will open to the public in a minute.

Ron Sutton- I have a question, has the county decided to put a light at that intersection. In Mauricetown, they anticipated a hundred cars a day. That is a busy intersection now.

Solicitor Seeley- They will be giving a full site plan to the land use board which will address all those questions and concerns. Nothing is going to be slipped through if that is what you're concerned about. If the land use meeting is full, I can assure you they will

answer all your questions. While we are not saying don't ask questions, this really isn't the forum. We don't know that. The professionals will know.

Public Member- If Rootly is granted by resolution, will they be the one and only retail store in the township.

Mayor Vizzard- There is room for two in this township. We have not approved the second one yet, but there is room for two in this township.

Solicitor Seeley- I spoke to the attorney, how many do you put in Commercial Township. The man in this one area, with supply and demand, you have one on this end of the township, I mean, is Commercial Township that highly populated that you need to put one on every corner. But, you will have the opportunity to ask all these questions.

Mayor Vizzard- An Ordinance for Introduction. Ordinance 2023-621.

Township Of Commercial
ORDINANCE 2023-621
AN ORDINANCE OF THE TOWNSHIP OF COMMERCIAL, COUNTY OF CUMBERLAND,
STATE OF NEW JERSEY,
AMENDING ORDINANCE 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.

§ 18.1 Definitions.

Lead Abatement – Measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner of Community Affairs in compliance with standards promulgated by the appropriate federal agencies.

Dust Wipe Sampling – A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development.

Lead Evaluation Contractor – A person certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq.

Lead-based Paint Hazard - Any condition that causes exposure to lead from lead-contaminated dust or soil or lead-contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

Visual Assessment – A visual examination for deteriorated paint or visible surface dust, debris, or residue.

Tenant turnover - The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit.

§18.2 Inspections.

A. A lead evaluation contractor retained by the Township shall inspect every single-family, two-family, or multiple rental dwelling located in the Township of Commercial for lead-based paint hazards through visual assessment and dust wipe sampling in accordance with N.J.S.A. 52:27D-437.1 et seq.

B. In lieu of having the dwelling inspected by the Township's lead evaluator, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.1 et seq.

C. In accordance with N.J.S.A. 52:27D-437.16(c), a dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:

(1) Has been certified to be free of lead-based paint;

(2) Was constructed after 1978;

(3) Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least ten (10) years, either under the current or a

previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.);

(4) Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or

(5) Has a valid lead-safe certification.

D. The owner, landlord, and/or agent of every single-family, two-family, or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier.

E. If lead-based paint hazards are identified, then the owner, landlord, and/or agent of the dwelling shall remediate the lead-based paint hazard using lead abatement or lead-based control methods in accordance with N.J.S.A. 52:27D-437.16(d). Upon the remediation of the lead-based paint hazard, the Township's lead evaluation contractor shall conduct an additional inspection of the unit to certify that the hazard no longer exists.

F. If no lead-based paint hazards are identified, then the Township's lead evaluator shall certify the dwelling as lead-safe on a form prescribed by the Department of Community Affairs, which shall be valid for two (2) years.

G. Pursuant to N.J.S.A. 52:27D-437.16(e), property owners shall:

(1) Provide evidence of valid lead-safe certification and the most recent tenant turnover at the time of the cyclical inspection

(2) Provide evidence of a valid lead-safe certification obtained pursuant to this Section to new tenants of the property at the time of tenant turnover unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to 18.2 section of this Chapter.

(3) Maintain records of lead-safe certification, which shall include name(s) of the unit tenant(s), if inspection was conducted during a period of tenancy.

H. Fees.

(1) The fee for a visual inspection and dust wipe sampling inspection performed by the Township's lead evaluation contractor shall be \$300 for a one (1) bedroom unit and an additional \$25 for each bedroom thereafter. If a dust wipe fails, it shall cost an additional \$125, plus \$20 per wipe for a subsequent test.

(2) In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20 per dwelling unit inspected by the Township's lead evaluation contractor or the owner's private lead evaluation contractor shall be addressed for the purpose of the Lead Hazard Control

Assistance Act, unless the owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.

(3) In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

§18.3 Violations.

Penalties for violation of article XVIII shall be as follows:

A. If a property owner has failed to conduct the required inspection or initiate any remediation as required by N.J.S.A. 52:27D-437.1 et seq. the owner shall have 30 days to cure the violation.

B. If a property owner fails to cure the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000.00 per week until the required inspection has been conducted or remediation efforts have been initiated.

SECTION 2. If any section, paragraph, subsection, clause, or provision of this Amendment shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective;

SECTION 3. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance those provisions shall be repealed to the extent of such conflict.

SECTION 4. This Ordinance shall take effect upon passage and publication in accordance within applicable law.

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

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

Mayor asked if anyone from the public had any questions on Ordinance 2023-620. Seeing none, Mayor asked for a motion and second to close to the public. Motion was made by Committeeman Jamison and seconded by Committeeman Klaudi.

Mayor asked for a motion to adopt Ordinance 2023-620. Motion was made by Committeeman Jamison and seconded by Committeeman Klaudi. Roll call vote, all were in favor.

Mayor Vizzard- AS you already know, the public has been invited to express any questions or concerns regarding the potential for public water in the Laurel Lake portion of the township as well as the building of a new state police barracks. This invitation was advertised in

the SJ Times on 10/16/23, posted on the township website and was posted at the entrances of the township hall.

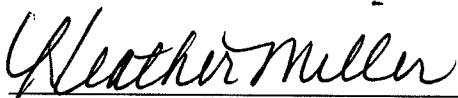
Mayor Vizzard asked for a motion to open to the public. Committeeman Klaudi made the motion to open to the public and was seconded by committeeman Jamison.

Mayor Vizzard- Asked if anyone from the public would like to address the committee. Seeing none, asked for a motion to close the meeting to the public. Committeeman Jamison made the motion and was seconded by Committeeman Klaudi.

Mayor Vizzard – Additional considerations, there will be a Truck or Treat here at the Township Hall on October 31, 2023, from 4-7 P.M.

Mayor Asked if anyone else from the committee had anything to say, with nothing, Mayor asked for a motion to adjourn. A motion was made by committeeman Jamison and seconded by committeeman Klaudi.

Respectfully Submitted,



Heather Miller, Township Clerk