

Minutes of the Agenda meeting of the Township Committee of the Township of Commercial held on February 12, 2024, at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ.

Those Present:

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

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

Mayor Sutton stated the first order of business is Barney Hollinger, Riverfront Consultant.

Barney Hollinger-

- Doesn't have anything to report, but the Bayshore Council Meeting is this Thursday at 10A.M.
- The Cape May Salt Oysters is closing its doors. They should be out by the end of this week or next week. They have let go all the workers except for him. He will still be around working with new schedule. He will let us know if there is anything else going on. His office will now be handled down in Bivalve.

Mayor Sutton called for OEM report.

Robert Welch, OEM coordinator-

- Asked if Megan caught up with Nick DeCosmo if Megan (Wren) met up with him to see if he applied for the NFIP Access for FEMA. Nick stated he would have to check and see.
- Got in contact with County OEM Director Dave Scarpa, he has meeting set up this week with himself, Clint Miller, State Police, County Director, State Director to go over upgrading Public Works radios. He wants to put Public Works on the state radio system. Dave Scarpa is okay with that upgrade, and he will come up with a Proposal. He stated he will apply with the EMA Grant with the OEM and funds that's Clint has to combine together. The meeting will be at the State Police Barracks.
- Had a meeting with the School Board going over the Emergency Operation Plan if there is an active shooter or bomb threat. They will be using the Mauricetown Fire Hall as their primary evacuation zone, and Port Norris as a secondary. He recommended switching Port Norris to Laurel as a secondary, because Laurel Lake is a lot bigger than Port Norris, and the majority of the students live in Laurel Lake. They are still working on the plan, and they will give him a copy that he will distribute to the Township.

Mayor Sutton asked if Clint Miller had anything to contribute. Heather Miller stated that Clint did not have anything to report.

Mayor Sutton called for the Engineers Report.

Nick DiCosmo-

- The bid opening is the Friday for the Port Norris Riverfront Improvement Phase 3, so far they have had 7 contractors pick up bid packets. They are still working with the various utility companies with issues that will be in conflict with the construction but it's going relatively smoothly.
- The reconstruction of Brown Street should be closed out and final invoice should be paid. He sent an email to Pam (Humphries) to confirm that she had received it. They will NJDOT close out for the reconstruction of Yock Wock Road and High Street.
- For the mill and overlay on Main Street the County is slated to pass a resolution allocating additional funds for their meeting tomorrow night. As soon as they hear after the meeting, they should be able to put it on for Thursday's night meeting. They have reached out to South State, and they should be able to get started either by the end of the month or early March.
- We did have our bid opening for North Avenue pedestrian safety improvements. Unfortunately, the lowest bid was significantly over budget. They do recommend to reject this, and reconstruct the bids by adding a second alternate bid that gives us more flexibility to reward. They took another look at the pervious paving section, and they are going to be able to reduce the thickness of the subbase and slim down the paving a little bit that should help us when we go back out to bid. He is confident he should be able to award this next go around at our next meeting in March.
- For the roadway drainage improvements on Whittier Drive he is working on scheduling our survey crew to survey the road.
- Pam had sent him an email about this year's budget. He explained to her the things they have coming up from an engineer's standpoint and he is waiting to hear on the 2024 Local Freight Impact Fund application which is the mill and overlay from Main Street to Strawberry Road on the Township Boarder. He suggested budgeting a small amount of money for our engineering funds if needed. He also told her to budget some money for the 2025 State Aid Applications and 2025 Local Freight Fund Applications.
- He does not have any update on Mauricetown Park.

Mayor Sutton stated that his concerns with the County Road that they should pick up the costs for it. Nick said that is how he structured the first phase, and that he just suggested to Pam to put ten thousand dollars aside just in case. He talked to Shane from (inoperable) and he will keep us informed if any opportunities for grant funding come up.

Mayor Sutton received the Tax Collectors annual report and asked the committee to review. The report contains the status of collection for 2023 and expresses concerns about the collection rate obtained.

There is a memo from the Township Clerk stating her, Clint Miller, Mayor Sutton met at Mauricetown Park and obtained pictures of the park. Mayor Suttons recommendation is to put a fence up about 6 to 7 foot high on that whole South Section since the snow fence is rotted and along with the railing. Committeeman Vizzard stated that was talked about months ago along with Deputy Mayor Klaudi and made the same recommendations.

Correspondence from Atlantic Electric. Contains notice of permits filed and announces a proposed project. ACE is proposing to rebuild the existing circuit 0762 Newport-South Millville 69 kilovolt transmission line in Downe Township and the City Of Millville. The complete permit application package is available at the Clerk's Office for public review.

Mayor Sutton stated we have a letter from Triad Associated wanting to meet with us to help fund money for Mauricetown Park. We also have another letter from a Solar Company wants to put solar on our landfill. Mayor Sutton would like to meet with them for a half hour prior to our workshop meeting next month. Mayor Sutton stated that we dealt with Triad Associates for housing, and Committee Vizzard said they do things for Public Works too. Solicitor Seeley stated they do grant writing, and he deals with them in Lawrence and Greenwich Townships. He suggests for them to give us a proposal first before we commit. All Committeeman agree to meet with them for a half hour next month. Committee Vizzard said this is the 3rd solar company that has wanted to use the landfill.

Heather Miller – You would like to start the Agenda Meeting at 5PM next month for these presentations?

Mayor Sutton- At 5PM yes. At your choice, just give them each for half an hour.

Heather Miller- Yes, 5 and 5:30.

Mayor Sutton moved on to Resolutions.

1. Resolution 2024 – 29 Awarding Contract to South State, Inc. for the Mill and overlay of Main Street in the amount of \$1,477,541.35 through the FY 2022 New Jersey Department of Transportation Local Freight Impact Fund.
2. Resolution 2024- 30 A Resolution Endorsing the Adoption of Green Building Practices for Civic, Commercial, and Residential Buildings.

Mayor Sutton - What does this resolution pertain to?

Committeeman Vizzard- The way I understand that is that the Environmental Committee approved that at their last meeting to endorse this program, and it is given to the construction department to redo the codes so that the houses must be built with the green building practices in mind.

Heather Miller- The Township Committee did approve that serval years ago, and this is just a reaffirming that it will continue.

Mayor Sutton- is there any kind of cost to anybody in this?

Committeeman Vizzard- Its construction, if you build something, you have to build it to the new adopted green practices.

Mayor Sutton- And what would that pertain to?

Committeeman Vizzard- It could be thicker windows, thicker walls with insulation. It can be anything to make the building more efficient.

3. Resolution 2024-31 Sustainable Land Use Pledge Resolution.
4. Resolution 2024 -32 Rejecting all Bids for FY 2023 Municipal Aid Program for the North Avenue Pedestrian Safety Improvements.
- 5.

Mayor Sutton moved to Ordinances for the Second Reading and Adoption.

Township of Commercial
ORDINANCE 2023-630

An ordinance by the Township of Commercial, County of Cumberland, State of New Jersey, to amend Ordinance 2021-606, to allow and regulate the operation of recreational cannabis facilities within the Township.

Ordinance 2024-632
Calendar Year of 2024

Ordinance to exceed the Municipal Budget appropriation limits to establish a cap bank.
(N.J.S.A 40A:4-45.14)

Mayor Sutton stated there will be a Land Sale for next Thursday run by our Solicitor Mr. Seeley.

Mayor Sutton asked if there is anything additional anyone would like to add.

Committeeman Vizzard- I just wanted to point out to you resolution 630, Heather reminded me your concerns with the fines. I don't know if you reread what the new fines are now.

Mayor Sutton- Yeah, I did. It's \$15000, and they will be shut down if they do not pay it.

Committeeman Vizzard- No, the \$15000 is for the license but the fine is \$500. It has to be paid by the end of the year or else they will be shut down. Then it is \$500 a month there after.

Solicitor Seeley said he talked to Nick from Mount Construction and asked when he is coming back so he can give a report back to the Committee. Barney Hollinger stated if he doesn't get a response to let him know. He has the Vice President of Mount Construction business card from when he attended a couple of meetings.

Committeeman Vizzard said that he wanted to mention one more thing, that he anticipates the Main Street job to block a lot of traffic. He wants to send a message to the fire departments to let them know that there will be construction and those roads will be closed.

Mayor Sutton wants to make a motion to send the EMS paperwork to our auditor for a complete audit and return recommendations to us.

Mayor Sutton made the first motion.

Committeeman Vizzard Second

Mayor Sutton – We need to know if they supposedly sold the building, but if they are holding it under contract the building on Spring Garden Road we need to know if they are collecting money on it.

Solicitor Seeley – What building is this?

Mayor Sutton- The rescue squad building on Spring Garden and Poplar Road.

Heather Miller- What is the letter for? You want a letter to go to EMS stating we want their records for audit?

Mayor Sutton- No, just give it to the auditor and they will contact them, I assume.

Solicitor Seeley – Who are we questioning?

Mayor Sutton- The Laurel Lake Fireman Commissioners.

Robert Welch corrected that the property is on the corner of Spring Garden and Samuel Drive, and that the lead person to contact for the Commissioners is Jim D'Ambrosio Jr.

Mayor Sutton- Whoever has the building now is running an Auto Body shop out of it.

Solicitor Seeley - So the other is the audit of the Rescue, and that will be done by?

Committeeman Vizzard - Bowman, the Township Auditors will audit that.

Solicitor Seeley- Is there a timeline?

Mayor Sutton- They might not know about them having a big doner, and we would like to know where that money went.

Solicitor Seeley - is there a timeline you would like to put to that?

Mayor Sutton- No, as soon as possible.

Solicitor Seeley- Do you want to say that it's just based on concerns?

Mayor Sutton- No because it's coming back to us.

Robert Welch- Yeah, they have been asking the Township for money.

Mayor Sutton- Yes, they want \$250, 000.

Solicitor Seeley- I would just like a little bit of justification if I'm going to carry out an audit.

Mayor Sutton asked for a motion to re-open the public meeting. A motion was made by Deputy Mayor Klaudi and Committeeman Vizzard second.

Mayor Sutton asked for a motion to adjourn the meeting. A motion and second was moved and the meeting was adjourned.

Submitted by:

Gabrielle Horseman, Deputy Clerk