

Minutes of the Agenda Meeting of the Township Committee of the Township of Commercial held on June 17, 2024, at 6:00 P.M., at the Township Hall, 1768 Main Street, Port Norris, NJ.

Those Present:

Ron Sutton Sr.	Mayor
Joseph Klaudi	Deputy Mayor
Mike Vizzard	Committeeman
Thomas Seeley	Solicitor
Nick DiCosmo	Engineer
Heather Sparks	Municipal Clerk
Clint Miller	Public Works Supervisor

Mayor Sutton 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 full compliance of the Open Public Meeting Act.

Mayor Sutton introduces John Gee of the Coastal Coalition to give a brief presentation to the Committeeman on the new weather app. John Gee joins the meeting via Teams and starts his slide show presentation. The Weather App is a free application paid for by the Coastal Coalition since FEMA wants to have a flood alert message to all the communities. The information on the Weather App is made specifically for your township. The residents will also be able to manually write in damage from different storms and floods for FEMA as well.

John Gee concluded the presentation, and the Committeeman thanked him for his time. The Committeeman will pass a resolution to participate in the Weather App.

Mayor moved on to Officials Report.

Barney Hollinger, Riverfront Consultant-

- New Jersey OEM has a Hurricane Survival Guide that is out.
- There were two breaks in the bank down by the Shellpile. It just so happened to be on the full moon and the horseshoe crabs came through the banks and into the roads. Steve Fleetwood fixed the holes, and I came and helped clean up the horseshoe crabs. We have been telling everybody that they only do the study of the crabs in the bay and never in the ditches. This is the most I've ever seen in years.
- They tore down the Shellpile Restaurant along with the School House.

Barney Hollinger- Did Bill White call you?

Mike Vizzard- Yeah, he called me last week.

Barney Hollinger – It was last week? About the light poles down there?

Mike Vizzard- No.

Barney Hollinger- I stopped down there last week because they are doing a lot of work. They went in with a contractor, Metro Tech, and they put up thirteen poles up.

Mike Vizzard- Utility poles?

Barney Hollinger describes the poles that the company put in, and where they moved them too on the property.

Barney Hollinger- My question is, did they get a permit?

Mike Vizzard- Was that on private property?

Barney Hollinger- Private Property.

Mike Vizzard- Well Metro Tech usually works for the utility company, but I've never seen them put panels and meters in.

Barney Hollinger and Committeeman continue their discussions about the permitting of the new poles put in. Mike Vizzard said he will follow up with Bill White on the issue.

Barney Hollinger also expresses his concern that they will be loading up two barges down by the waterfront instead of one and doubling up the truck traffic in town.

Mayor Sutton asked for the Engineers Report.

Nick DiCosmo, Engineer –

- Port Norris River Front Improvements Phase 3, Walters Marine sent in their documents for review and plan to start construction in the first week of August on the Berry Avenue tide gate.
- The mill and over lay on main street, the final paving is going on now. They have the base course down, and one complete side. At this rate they will most likely be done this week, and we will get a schedule on the striping.
- North Avenue Safety improvements construction is completed. We had an onsite meeting today to discuss some of the corrective work. The contractor is going to repave the entire portion directly across from the concession building, down around the turn, and all the way to the driveway of the home.
- They are going to address all the parts with the 'weird wave' on the path.
- We are going to add a wing to the north side of the driveway to tie into the old driveway along there to make an easier way for vehicles to come in.
- We are going to fix the strip of grass that is separating the driveway to the walking path.
- Clint is going to put in some split rail fencing down the strip that separates the driveway to walking path to help keep everybody safe.

- The grass restoration around the path will be pushed off until September to properly seed everything.
- The 4 Way stop has been implemented and the striping is done. There is corrective work that will begin on Friday and there will be an inspector on site to monitor.
- We are still in the design phase for the roadway drainage for Whittier Drive.
- We have our surveys scheduled for early July for the mill and overlay of Main Street Phase 2, and the roadway drainage improvements to Milbourne Drive and Dennis Lane.
- I did reach out to the County for SSA for Phase 2 of Main Street. I did hear from Doug today, and the additional funding that we would need to do the same process as this phase is that the Township pays zero dollars. I did send that proposal over, and it was received well by the County. It should be up for approval for the July Commissioners meeting.
- The F2025 State Aid Applications, the resolution is on the agenda for consideration this week and we will submit it by the deadline of July 1<sup>st</sup>. We are submitting for Whittier Drive from Doe to Palm Ave, and Magnolia Drive to Gooseberry to Iris. It is for reconstruction, and the estimate was about \$600,000.00.
- The email from Todd Noon for Small Cities Grant, it does look like there is a local match.

The Committeeman discuss the Small Cities Grant.

Clint Miller- The freight impact grant for Main Street, just to keep on your radar, I know we spoke about this a few months ago, Mike had mentioned to you we wanted to make sure there was plenty of any kind of signage to help with the traffic flow. The dump trucks that we have coming through, it's a sharp, sharp bend there. Just keep that in mind.

Nick DiCosmo- Yeah, and I did talk to the County about that curve. We are going to survey that area and see if there is anything we can do to improve the geometry of that curve and make it a little bit more safe. I don't know if it's possible, because ideally you want to pull the whole curb in so it's not so sharp, but do we have that right away? In addition to that though we can do all different kinds of signage, or landmarking's.

Ron Sutton- I don't think it's the curb's fault, it was merely the trash truck's fault. The dump trucks are going fast down the street. The cops got to do their part to slow them down.

Nick DiCosmo- We are narrowing the lanes for Phase 1. It will be a good thing because the striping will be done on Phase 1 before we really finalize the design well before Phase 2. So, we may see that helps, probably not, but hopefully it does. If we do see that shrinking the lanes on Phase 1 helps, we will carry that through Phase 2. We can also consider any type of signage to make it safer. We will definitely look at that through the design phase.

Ron Sutton - How come on this grant here, some of these properties didn't get curbing?

Nick- We just did selective curb, whether it was really damaged or where we needed it. It was essential for pipe work, or we needed it with drainage for the gutter flow. We didn't have money unfortunately to do all the curb, so we had to pick and choose.

Mayor Sutton moved onto Correspondence.

1. Request from Brian O'Neil to purchase two Township properties that adjoin a property he has recently purchased at 7015 Gum Court. Mr. O'Neil is offering \$800.00 for each lot.

- Block 29, Lot 8017                      324 Opal Road                      Size 60x89  
    Undersized Lot.
- Block 29, Lot 8015                      330 Opal Road                      Size 40x100  
    Undersized Lot.

Mayor Sutton- He owns a 40x100, and these two lots next to each other that we own would be a be a buildable lot that we could sell for \$10,000.00. It would be stupid to sell that for \$1600.00. We need to not except that.

Committeeman Vizzard- I'm not totally agreeing with you. I keep saying that we are not in the real estate business, but if you think we can get \$10,000.00 for it.

Mayor Sutton- We got Larry DePalma and Kevin Nocon who pay \$10,000.00 for buildable lots.

Committeeman Vizzard- Have they paid us ten grand?

Mayor Sutton- Yeah, they have in the past, just this year.

Committeeman Vizzard- Alright then, sell it to them.

Mayor Sutton- Well I don't know if they want it right now, but I just can't let it go. I mean if they get \$10,000.00 for a buildable lot and sell this one for \$1600.00 what's that going to? It's going to get scarce.

The Committeeman talk about the buildable lot, along with the price, and taxes. Mayor Sutton he is not for the sale, and he thinks the price is ridiculous. The Committee will vote on it on Thursdays Meeting.

Mayor Sutton moved onto Resolutions to be adopted tonight.

1. Resolution 2024-65

Approving Raffle License Application of the Bayshore Center at Bivalve.

2. Resolution 2024-66                      Executive Session  
(Before adjournment of tonight's meeting)

Mayor Sutton asked for a motion to approve. Committeeman Vizzard made a motion and was seconded by Deputy Mayor Klaudi. Roll call vote, all approved.

Mayor Sutton continued with the Resolutions to be adopted on Thursdays Regular Meeting.

3. Resolution 2024-67                      Resolution to Cancel State/Federal Grant Balances.
4. Resolution 2024-68                      Resolution Requesting approval of Items of Revenue and Appropriations NJSA 40A:4-  
87    Clean Communities Grant -  
\$22,226.97
5. Resolution 2024-69                      Approving Mauricetown Gunning Club  
Liquor    License for 2024-2025
6. Resolution 2024-70                      Approving Liquor Warehouse Corp Known  
as    Lalli's Liquor License for 2024-2025
7. Resolution 2024-71                      Approving Bayshore Center at Bivalve, Inc  
Club Liquor License for 2024-2025
8. Resolution 2024-72                      Resolution Opposing the Closure of Inspira  
Fitness Connection
9. Resolution 2024-73                      A Resolution Authorizing the Submission of  
an Application for Grant Funding and the  
Execution of a Grant Contract with the New  
Jersey Department of Transportation Under  
the Fiscal Year 2025 Municipal Aid Program  
for the Reconstruction of Whittier Drive and  
Magnolia Drive (Priority 1)
10. Resolution 2024-74                      Change order #1 FY 2023 North Avenue  
Pedestrian Safety Improvement

Committeeman Vizzard- I have a question on #72.

Heather Miller- That was something that the CDC sent out to all the municipalities. I guess a lot of the municipalities in Cumberland County are in opposition of that fitness center on Sherman Avenue closing. I believe it is already closed.

The Committeeman discuss the Closure of the Inspira Fitness Connection.

Nick DiCosmo- The change order is the added driveway that we added to the contract.

Mayor Sutton moved onto the Ordinance for Introduction.

Township of Commercial  
ORDINANCE 2024-635

An Ordinance Adopting a Revision and Codification of the Ordinances of the Township  
of Commercial, County of Cumberland, State of New Jersey.

Second Reading and public hearing will be July 18, 2024.

- ORDINANCE 2024-634- Ordinance Amending Chapter 310, Trees & Vegetation will be presented for a second reading and public hearing at the July 18, 2024, meeting due to insufficient advertising time.

Mayor Sutton moved on to the public portion.

Debbie Hollinger – What's the Resolution 2024-66?

Solicitor Seeley- We will explain that when we come back.

Debbie Hollinger- and how but we put a solid yellow line from one end of main street to other? Because as soon as there is a passing area, they will pass, and its not just trucks, its everybody.

Nick DiCosmo- For Phase 1 we are doing that. I don't know if there are any passing lanes from Strawberry to the Municipal Boarding. But for Phase 1, we are removing the passing lanes which is from Strawberry to Ogden.

Maureen Sheppard- Question about the walking path. Where is the second path going to?

Nick DiCosmo- The plan is to go from the intersection to the school

Maureen Sheppard- Does the school know it's coming to the school?

Committeeman Vizzard- They have heard about it, but we haven't sat down to talk to them because we don't have the funds. Once we get funding for it, I do want to have a presentation with the school to talk to them about it.

Maureen Sheppard- I just don't know if letting people walk around the school's property is a good thing.

Committeeman Vizzard- Its not going near the school, its going around the back and around the field, and back up the road again. If we don't do it, we can go somewhere else.

Maureen Sheppard- I heard something about it, and people walking around the school while kids are in school just made me kind of nervous.

Nick DiCosmo- I don't know if we will necessarily go onto school property, but where we are going now is County property because it's a county road. So Phase 2 will most likely stay adjacent to the road but within the county regulate. It will go to the entrance to the school and end there. Then Phase 3 if we still wanted to do that, could go around the school. Yeah I understand your point. It was more to give the students access to get from the school to the ballfields and vice versa.

Mayor Sutton- There is talk that the school doesn't want this down there. Is that true?

The Committee all agreed they didn't know, and they will talk to the school before they make any plans. The Committee continues to talk about the walking path, and Committeeman Vizzard wishes it would go around Lake Audrey. He expresses that nothing is finalized since the funds are not there.

Mayor Sutton asked for a motion to close to the public. Committeeman Vizzard made a motion, and Deputy Mayor Klaudi seconded.

The Committeeman moved into Executive Session.

The Committeeman ended the Executive Session and returned to the Agenda Meeting.

Solicitor Seeley- The objective was to talk about personnel and the exceptions we can have under Public Meetings Act and the ongoing litigation. That's about it.

Committeeman Vizzard- I just want to bring up two things, probably for Nick and Clint, is there an update with Mauricetown Park? Any funds available.

Nick DiCosmo- No.

Clint Miller- That grant you brought up earlier, can that be applied to that?

Committeeman Vizzard- No that's just for Small Communities.

The Committeeman talks about the different grants.

Committeeman Vizzard- My second point that I want to bring up, is that Pam told me last week that really need to use the money for the \$50,000.00 grant we got for the parks in



Laurel Lake. So, we need to decide, are we going to build this park, and if we are, what are we going to start with to spend this \$50,000.00?

Clint Miller- I know \$50,000.00 isn't going to cover the equipment. We might be able to get a swing set. We don't we take care of the parking and fencing issue.

Mayor Sutton- Where do you purpose to put it?

Committeeman Vizzard- That empty lot that we cleared up on Battle Lane.

Mayor Sutton- Battle Lane? That's a heavily traveled road. We have had kids get killed on Battle Lane.

Committeeman Vizzard- Kids get killed on other roads too. I want to build a public park in Laurel Lake. I figured it would be better in the public eye, instead in the back of the woods where no one can see it. Ron has a point, it is a heavily traveled road, but it's our property that we have there that we can develop into a park.

The Committeeman discuss the different properties in Laurel Lake that Township owns and the beaches where the park can go. Clint Miller suggested instead of building a new park we could refurbish Paulies Park in Port Norris. Committeeman Vizzard believes the grant is supposed to be used to build a new park, not revamp one that we already have.

The Committeeman discuss why they chose the Battle Lane property for the new park, and how to keep it safe for the children. Mayor Sutton suggested using the soccer field to be a location for the new park since it is already fenced it. Committeeman Vizzard was not opposed to that idea but emphasized that he wanted to give the Laurel Lake kids a park.

Mayor Sutton said he will call Triad.

Mayor Sutton asked for a motion to adjourn the meeting. A motion was made by Deputy Mayor Klaudi and seconded by Committeeman Vizzard.

Submitted by:  
Gabrielle Horseman, Deputy Clerk