

Minutes of the Agenda Meeting of the Township Committee of the Township of Commercial held on July 15, 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
Heather Miller	Township Clerk
Nick DiCosmo	Engineer

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 called on Barney Hollinger for the Waterfront Report.

Barney Hollinger –

- On the 8th I attended a meeting in Maurice River Township about the barges running into the ground.
- They are going to do another survey of that area to see what has changed.
- They may re-dredge in the Fall.
- Van Drews office is still looking to do a study but could take years.
- The Bridge on Berry Avenue, the road is sinking, and the road has big bumps in front of Old Yankee.
- The BRIC meeting was cancelled for Wednesday and rescheduled for Friday.

Barney Hollinger stated they missed a spot in the road on the south side of Maurice. Nick DiCosmo stated they will look into it and the repairs.

Committeeman Vizzard- Question for you guys, should we have Tom send a letter to Silvi and tell them to repair the entrance to their plant? We gave them a fully repaired road.

Barney Hollinger- It's not Silvi, its Old Yankee.

Committeeman Vizzard- I'm sorry, Old Yankee, which it is Silvis barge? I'm sorry you're right. Port Norris properties.

The Committeeman discuss the issue with the road and the trucks. Mike tells Tom that he will give him a contact, and to send them a letter enforcing them to fix the road.

Mayor Sutton calls On Robert Welch for an OEM Report. Robert Welch, OEM, has nothing to report at this time.

Mayor Sutton calls on for the Engineers Report.

Nick DiCosmo-

- On the Port Norris Riverfront Phase 3 Tide gate and Bay Avenue Bridge, we have gotten some more submittals from Walters but some delay in getting some back from the tide gate manufacturer. They were planning on starting in the middle of August, but that looks like it is getting pushed back to beginning of September.
- The mill and may overlay on Main Street, the final pave and striping in complete. We have issued a punch list and South State is reviewing it. I will add the repairs to Maurice and Strawberry to that list.
- I did talk to the County, and if there are some small additions to curbing to address some of the drainage issues that have developed, they will be okay with footing that bill. They want us to send in a final number so it will be up for review.
- Looking into adding some additional striping if warranted. Potentially adding rumble strips in the lane. The roads were supposed to be striped as a 10ft lane. We will verify that.
- North Avenue Pedestrian Safety corrective work has been completed. We have issued our final punch list and are working towards closing out. We are waiting to do grass restoration.
- Roadway Drainage to Whittier Drive, our design is almost complete and will be submitted to DOT in the next two weeks. Planning on it being a Fall construction project.
- Mill and overlay phase 2 to Main Street our survey got pushed back and should start in August. In the meantime, we have completed the pavement portion. Our request for shared service with the county has been received positively. This project should go forward at zero cost to the township.
- Roadway drainage to Milbourne Drive and Dennis Lane, anticipate survey in early August.
- FY 2025 State Aid Applications has been submitted. It is in DOT hands for review.

Mayor Sutton- Next we have up for discussion, is that we have a \$50,000.00 grant that we have to use for a playground use by August 31st or we can get an extension to December 31st. We need to decide what we want to do with that.

Committeeman Vizzard- I think this is what I wanted to use for Laurel Lake but we have to use this so we decided that we are going to use it at the ballfields. Which I have no problem with. I'd rather use it than lose it.

Mayor Sutton- We can put in a couple sets of horseshoes, cornhole, couple sets of picnic tables. We can put in a badminton net, and if there is money left a small swing set in the fenced area.

Nick DiCosmo- What fenced in area?

Committeeman Vizzard- He's talking about the old soccer field.

The Committeeman discussed about more ideas that they could put in the ballfields with the grant, and where activities would go. Nick DiCosmo stated they would be able to get more things

than horseshoe pits, and cornhole boards with that money. They all agreed that they would love to see the fields be used in the future. Mayor Sutton proposed that we could make Mary Ella Park in Mauricetown, a dog walking park. The Committeeman even discussed about putting into a pickleball court. They all agree they would like Nick to look at what we could get the most out of the \$50,000.00 grant.

Mayor moved onto Correspondence.

1. Request from Kaylynn Goswick to purchase Township property that adjoin her property. She would like to purchase Block 135, Lot 6988 known as 312 Aster Road. This property is undersized, 55x100. She is offering \$500.00
2. Request from Mayor Mike Ghassali of the Borough of Montvale, who is in the process of forming a coalition of towns collectively address affordable housing obligations. (The mayor's letter and sample resolution is attached)
3. Request from Mayor Joseph Mancini of Long Beach Township to pass a resolution opposing the industrial Offshore Wind Project. (Mayor's letter and sample resolution attached.)
4. Letter from the Cumberland County Planning Office with an update on the State Plan. The Preliminary State Development and Redevelopment Plan has not been released. Therefore, the required County Public hearing that was scheduled for July 29th has been cancelled. The new meeting date is still to be determined.

Committeeman Vizzard stated he needs more information and clarification on Correspondence #2.

After further discussion, the committee decided they were not going to support request #2 & 3 and to remove it from Thursday's agenda.

Mayor moved onto Resolutions.

1. **Resolution 2024 – 77** Authorizing the Clerk's Office to Advertise for Bids for Solid Waste and Recycling collection for 2025, 2026, 2027.
2. **Resolution 2024-78** Approving Competition Dirt Riders Annual Motorcycle Parade.
3. **Resolution 2024-79** Change Order #1- FY 2022 LFIF Mill and Overlay of Main Street.
4. **Resolution 2024-80** Authorizing the Hiring of Todd Burkey as Commercial Township Chief Financial Officer and Appointed as Temporary Qualified Purchasing agent.

5. **Resolution 2024-81**

Approving Tri-County Sportsman National
Dual Hammer Run on Saturday, November 2nd
and Sunday, November 3rd, 2024.

Mayor Sutton moved onto Ordinances.

Township of Commercial
ORDINANCE 2024-634
AN ORDINANCE AMENDING CHAPTER 310, TREES & VEGETATION, ARTICLE II, TREE
PROTECTION OF THE CODE OF THE TOWNSHIP OF COMMERCIAL

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

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

Debbie Hollinger, Port Norris- I just looked it up, Montvale Mayor attends to ask for a 3 year pause in construction of affordable housing to his town.

Debbie reads the article she found about what Montvale is doing with affordable housing.

The Committeeman agreed to take Correspondence # 2 and # 3 off the agenda.

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

Mayor Sutton moved to reports from Officials.

Nick DiCosmo- I just wanted to mention that the flood prevention ordinance, I'm working on that. So, I will get that over to you. I should be able to give that to you tomorrow. It is one of the things that you don't have choice. That's kind of what the State is doing. Most towns have adopted it anyway.

Committeeman Vizzard- I want to get back to Ordinance 2024-635. What does it mean, "adopting the codification and revision of the ordinances."

Heather Miller- During the codification of our ordinances there was some housekeeping that needed to be updated. This one ordinance will take care of all of that at the same time.

Committeeman Vizzard- So its multiples ordinances, not just one in particular? Okay, I'm good with that.

Mayor Sutton made a motion to open it to the public. Committeeman Vizzard made a motion, and Deputy Mayor Klaudi seconded.

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

Mayor Sutton- I talked to Joe about the solar. Signing the contract, he changed that from \$1,000.00 to \$5,000.00 and we should be getting that check within a week. Also, he is adding another one in August of \$5,000.00 on top of that. When they start clearing things, we should be getting that big check either October or November.

Committeeman Vizzard- He is making those payments to solidify that he has that property and we can't talk to anyone else? I'm fine with that.

Mayor Sutton- I've talked to TRIAD, and Congress has pulled money out of USDA this year for whatever reason. The new allotment does not come out until October. He is submitting the application for pick up, but he isn't going to charge us for it because there is no money until October. We will be on this list when the new money comes out. I also talked to him today, about another vehicle. He said there is a grant out there for fire company's/OEM, and he is going to get back to me on that.

Committeeman Vizzard- Has he said anything about cost for doing this?

Mayor Sutton- It is preliminary, so there is no charge. IF they tell him October that we will get the grant, then he will charge \$1,600.00. Or something like that. The other thing is he is sending down to us is a road grant for the Lake because it is 51% low income down there. It is for a \$400,000.00 grant for roads. There is also a \$200,000.00 grant for small cities, a housing rehab. He is sending information on both of them for us.

Nick DiCosmo- For small cities though we would have to match.

Committeeman Vizzard- Yeah, small cities would have to match so that we probably won't be doing that.

Solicitor Seeley- Also, just so you know some of the public auctions we have had, Heather is going to have the \$26,000.00 check that is coming in today from Battle Lane.

Mayor Sutton- We also have to think of if we don't get the USDA Grant the new vehicles, we need to think of something because that vehicle isn't going to last much longer.

Committeeman Vizzard talks about the Coastal Coalition Grants.

Solicitor Seeley- Another thing that has passed is that the Governor is going to start reissuing foreclosures. We are going to have to go through a lot more steps. One of the things that doesn't affect us as much is that they don't want the towns to make any money off of the foreclosures. I don't know what the rules are yet, but how do we figure out market value? If the house is worth X, and we sell it for Y, how do we know the difference of the value and what they owe? They have to give back the taxes and the expenses for foreclosure prior to getting anything above that.

Committeeman Vizzard- Why do we have to worry about what its valued at?

Solicitor Seeley- Because I think that is going to be part of the law.

Mayor Sutton- Ninety percent of the time, if we foreclose, we are the losing end.

The Committeeman discuss how the new foreclosure process will be and gave a few examples of how the new process will work for the Township. They also discuss how the Townships' money will be recouped for any services they need to look for the value of the foreclosed home.

Solicitor Seeley- I do want to mention that Joe, your son works for Tuckahoe Sand and Gravel?

Deputy Mayor Klaudi- Yes. Both of my sons.

Solicitor Seeley- Rons son works for Tuckahoe Sand and Gravel. We don't have the majority on the board to pay for that. So, we are going to have to look for another source of product. That was handed down in a decision by the DCA.

Deputy Mayor Klaudi- What did we buy from Tuckahoe Sand and Gravel?

Mayor Sutton- He buys products for the riverbank and all. The incident that arose, which was \$1,800.00 in three years.

The Committeeman discuss an inquiry that showed Mayor Sutton voting to pay for product from Tuckahoe Sand and Gravel years ago. His son makes nothing from the sale, but DCA found that is conflict of interest. Tom Seeley stated that the argument that what if they worked for Shoprite, and we ordered subs from there? The incident outcome is costing Mayor Sutton \$650.00 in fines.

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

Submitted by:

Gabrielle Horseman, Deputy Clerk