

Minutes of the Regular meeting of the Township Committee of the Township of Commercial, held on December 19, 2024, at 6:00 P.M., at the Township Hall at 1768 Main Street. Port Norris, NJ

Those Present:

Ron Sutton Sr.	Mayor
Joseph Klaudi	Deputy Mayor
Mike Vizzard	Committeeman
Heather Miller	Township Clerk
Clint Miller	Public Works Supervisor
Nick DiCosmo	Engineer
Tom Seeley	Solicitor
Robert Welch	Township OEM

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 compliance with the Open Public Meeting Act.

Mayor Sutton asked the attendees to join him in the flag salute, the Lord's Prayer, and a moment of silence for Hannah Nichols.

Mayor Sutton calls on the State Police Report.

State Police-

- The squad is short staffed because of the holidays and still doing training. We did lose a State Police Officer who went into the detective bureau.
- We had another barricaded subject in Laurel Lake. Everything went well, but Laurel Lake is still busy.
- We intended this month to do another Quality-of-Life Detail. It should happen between the first 2 months of next year.
- Wire theft and found 2 people actively doing it in Maurice River.
- May have had contact with people on Ackley Road with the noise. We made some appearance down there and the people have been made known we don't want them there.
- The new building is going up.

Mayor Sutton calls on the OEM Report.

Robert Welch-

- We had our FEMA BRIC meeting. Wants to move our project forward and waiting for MS4 Stormwater Drainage report from Nick. Nick stated he is just about done with the report.
- Meghan is waiting for current and ongoing upgrades going on at the river that Nick will provide to Rob.

Mayor Sutton calls on Barney Hollinger.

Barney Hollinger- Elaborated on Robert Welches report. He stated that Meghan needed a list of current upgrades, not existing drainage, narrative of existing drainage and maintenance plans. There should be a map of every ditch named by the Environmental Commission. Barney said that Meghan really needs from Commercial Township is the Plan Implementation for the State plan to go forward. The DEP just sent out a new regulation for threatened and endangered species and their critical habitat. He said that the Bayshore Council is going to send a letter against this regulation on the way it is worded now. If they implemented, it the way it is now they can actually close the channel into the river because of how far you have to be away from the endangered species and critical areas. The deadline to comment is February 4th. The Implementation for the State plan has to go to Eleana Gable at the County.

Barney provided a list of items for the Committee that needs to go Meghan and CDM Smith for the project.

Nick DiCosmo- One of the items, mapping, is something we are aware of. I was planning on getting the Storm Water Pollution Prevention Plan done first because it kind of reference the mapping. A lot in the SWPP will address the assignment of Teir B to Teir A in the MS4. The mapping is not something that is going to happen overnight. It does require every outfall, and inlet is surveyed and basically GIS Map of every structure. Every structure has to be GO located and then put on GIS map. It is something that I was planning on doing but I wanted to get done the SWPP done first. It is going to take some time and effort for our survey crew to go out and find everything. Basically, they are going to survey every inlet and outfall. There is a specific format the DEP requires you to use but we have a template. If that is something she needs, we can get it done sooner. I can put a proposal together.

Barney Hollinger- Are you going to do the whole Township or break it down into the project area?

Nick DiCosmo- I don't know how that would work with satisfying the state regulations. They want everything storm water infrastructure to be mapped. We can do those first or start here and work our way to the lake. The end result has to be a complete map of everything.

Committeeman Vizzard- I guess that is something that I want to get clear. I thought you were looking for a map of ditches. Is that something that we already have?

Barney Hollinger- We should have that somewhere.

Rob Welch- They want us to find historic flood event maps, where would I find that information?

Nick DiCosmo- I don't exactly know.

Clint Miller asked if there are any grants available for the mapping. Nick stated that we already have the \$25,000.00 for the first part of SWPP, and the next phase is the in additional \$50,000.00

that the state will get to cover the additional tasks from the reassignment form Teir A to Tier B. That \$50,000.00 will cover the rest of the work to do all of this.

Mayor Sutton- I have a question Nick, and I know you brought it up in March/April, and she just brought it this up yesterday. If this is awarded, she said that the engineer cannot be involved in the planning of it, and I remember you saying that in March. I'm just wondering if we have the wrong engineer involved and we should have our land use engineer.

Nick DiCosmo- So, I think it is whoever does the planning cannot do the design. I would rather do the design. I don't know exactly how it is going right now. I kind of tuned out of this process because it didn't seem like there was much, I was assisting with this. To be honest, it wasn't worth me charging the Township to attend these meetings.

Mayor Sutton- If you wanted to do the design if it was awarded, then maybe we should shift this to Fralinger.

Nick DiCosmo- I would appreciate that.

The Committeeman discuss the process of the project design by the engineer. Nick stated that it is getting to the point where the next step would be formulating actual application. Barney said that we are going to miss this cycle coming up but are going to try for next year's deadline. The next BRIC meeting will be January 7th.

Mayor Sutton moved on to Approval of Meeting Minutes from Previous Meetings.

- Agenda Meeting, November 18, 20024
- Regular Meeting, November 21, 2024

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

Mayor Sutton moved on to the Bill List for consideration of bills received for the month of December as prepared by the Chief Financial Officer.

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

Mayor Sutton moved on to the Engineers Report.

Nick DiCosmo-

- Port Norris River Front Improvement Phase 3. The tide gate is complete, and the contractor has moved on to the Miller Bridge. This week they were driving their production piles. They are moving forward and making fairly good progress.
- The Mill and Overlay of main Street, I think we confirmed that the conduit is working and everything is done with that drop. We are working to close that out now.
- North Avenue project, we will be reseeding that in the Spring.

- The roadway and drainage to Whittier Drive, all the work is complete, and we are looking at what we can do in addition to use up some of the remaining grant funds because we did come under budget.
- We are working on the design of the Mill and Overlay of Main Street of phase 2.
- Still working on the design of the roadway and drainage improvements to Milbourne Drive.
- We did receive 280,000.00 in state aid grant funds. We did submit the proposal for the reconstruction of Magnolia Drive, and we should plan and authorize that at the January meeting.
- Working on our application of FY2025 LFIF.
- We deployed traffic counters at the intersection of High Street and Miller. We did the pickup the proper percentage of truck traffic, and well above the 10% for the grant. Our application will be eligible, and we are going to apply for the reconstruction of the sluice gate along Miller Avenue. That application is due January 8th.
- We will apply for the FY2024 Local Recreation Improvement grant for additional funds for the Battle Lane Park Improvements.

Mayor Sutton moved on to Correspondence.

1. The Veterans Park Committee received a generous donation of \$800.00 from JSR Generator Services.
2. The Clerk solicited a quote from Civic Plus for an updated website. The quote received is for an annual fee of \$5,170.00 with a one-time migration fee of \$1,000.00. If the quote is accepted at this month's meeting, Civic Plus is offering 50% off the annual fee for 2025. A resolution is on the agenda to accept this quote.
3. Correspondence from USDA announcing grant applications for FY2025 Water and Wastewater Project Applications.

Nick DiCosmo has sent an email to the contact on the flyer for the application information and he will review it more.

4. Correspondence from NJ DOT. Announcement that Applications are now being accepted for the 2025 Transportation Alternatives Set-Aside Program. This program provides federal funds for community based non-traditional surface transportation related projects.

Nick DiCosmo said that he saw that it was announced, and it's for bicycles paths, and old railroad tracks. He will further look into it.

Mayor Sutton moved onto Resolutions.

RESOLUTION 2024-122
Change Order #1- FY 2024 State Aid Roadway and Drainage
Improvements to Whittier Drive

WHEREAS, the Township of Commercial was awarded a FY 2024 State Aid Project for Roadway and Drainage Improvements to Whittier Drive.

WHEREAS, a contract was awarded to Asphalt Paving Systems in the amount of \$303,600.00.

WHEREAS, Change Order #1- is because As=Built Quantity Adjustments with Reductions in the amount of \$2,324.75 and Extras in the amount of \$4,200.00 ultimately increasing the South State, Inc contract to \$305,475.25. An increase of \$1,875.25. Change Order #1 will affect the following line item of the Chief Financial Officer.

Account 4-01-26-290-020	Public Works O/E	Balance:	\$27,306.77
Amount Certified			\$1,875.25
Remaining Balance in Account:			\$25,431.52

WHEREAS, Approval of Payment Certificate #1 in the amount of \$288,989.02 previously encumbered as part of awarded contract to Asphalt Paving Systems. and included in the above Balance Remaining in Account.

RESOLUTION 2024-123
AUTHORIZING THE TRANSFER OF OVERPAYMENT TO OTHER TAX YEARS OR REFUND OF OVERPAYMENT TO OWNER, PAYER OR THEIR REPRESENTATIVE

WHEREAS, it was discovered after downloading the 2024 MOD IV, receiving a County Board of Taxation appeal judgement and/or during the preparation of the tax bills that there were several overpayments existing on numerous line items. The overpayments were created due to reductions in the tax assessments, the recent Homestead Credit Benefit, combining of lots, change in lot number, removal of assessment, approved deduction, duplicate payment or pursuant to a successful appeal filed with the County Board of Taxation lowering said assessments, and

WHEREAS, pursuant to statute, said overpayments will need to be refunded to the owner, person who made payment or their representative. With said overpayment exceeding \$10.00, approved from the Commercial Township Committee is required before action is to be taken, and

THEREFORE, BE IT RESOLVED, that Leslie Kraus, Tax Collector for Commercial Township is authorized to submit a voucher for refund of existing overpayments along with interest pursuant to statute, when required, as listed below. It is further requested that the Certified Financial Officer be authorized to refund as indicated by voucher.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Year</u>	<u>Amount</u>	<u>Reason</u>
50	6265	Jennifer Vezza	2024/4 th	\$803.21	Duplicate Payment Refund Corelogic
110	6511	Conner Nailon	2024/3 rd	\$944.52	Duplicate Payment Refund Corelogic
171	2	Kimberly Schenkein	2024/4 th	\$1,142.68	Duplicate Payment Refund Corelogic
184	21	Mary Citsay	2024/4 th	\$1,195.79	Duplicate Payment Refund Corelogic

240 9 Nicholas Disario 2024/4th \$1,093.70 Duplicate Payment
Refund Corelogic

**COMMERCIAL TOWNSHIP
RESOLUTION 2024-124**

Resolution of the Mayor and Committee of the Township of Commercial reviewing and approving the township Fire District No 1. Commissioner Salary for 2025

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

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

WHEREAS, the Board of Fire Commissioners of the Commercial Township Fire District No 1 have proposed annual compensation for various members of their Board of Fire Commissioners for 2025 as follows:

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Commercial, County of Cumberland and State of New Jersey, that the Committee of the Township of Commercial hereby approve the 2025 annual compensation of the Board of Fire Commissioners of the Township of Commercial Fire District No. 1. to be paid from the Fire District No.1, 2025 annual budget

RESOLUTION 2024-125

**Resolution Approving Commercial Township
Employees Union Contract for 2025, 2026, 2027, and 2027**

BE IT RESOLVED by the Township of Committee of the Township of Commercial after several negotiation meetings, a unified agreement has been reached between the Commercial Township Governing Body and Commercial Township Municipal Employees in the adoption of the Union Contract for years 2025, 2026, 2027, 2027 to be effective January 1, 2025.

BE IT FURTHER RESOLVED that the Commercial Township Municipal Employees are members of the American Federation of State, County and Municipal Employees New Jersey District Council 63, AFL-CIO, Local 3779E.

**Township of Commercial
RESOLUTION 2024-126**

**Awarding a One Year Contract to Animal Control of South Jersey for
Animal Control Services in An Amount Of \$ 15,000 For 2025**

WHEREAS, the Township of Commercial went out to bid for Animal Control Services on December 17, 2024, where two (2) bids were received.

WHEREAS, the bids received were from Shore Animal Control and Animal control of South Jersey for one year with two (2) one-year options for renewal.

WHEREAS, Animal Control of South Jersey came in as the lowest responsible bidder at \$15,000 for 2025.

BE IT RESOLVED by the Township Committee of the Township of Commercial that a contract be awarded to Animal Control of South Jersey for Animal Control Services, 2353 Route 47, Woodbine, NJ 08270 for a period of 12 months in the amount of \$ 15,000 for 2025 with the option to extend for 2026 at \$ 1,250 per month and 2027 at \$ 1,250 a month.

As required by NJSA 40A:4-57 and NJAC 5:30-14.5, I, Pamela Humphries, Chief Financial Officer of the Township of Commercial, have ascertained that there will be made available sufficient uncommitted appropriations in the 2025 Township Municipal Budget to award a contract to:

Animal Control of South Jersey for the year 2025 in an amount not to exceed \$ 15,000. Funds for certification therefore will be made available in the 2025 Municipal Budget and certified against the following appropriations Account Numbers:

<u>Account Number</u>	<u>Amount</u>
Animal Control Services 5-01-27-340-029	\$15,000.00

RESOLUTION 2024-127

Resolution approving contract for Natural Gas Supply Service, engaged on behalf of the Township of Commercial by the County of Cumberland acting as Lead Agent for the Cumberland County Cooperative Contract Pricing System #181-CCCCPS, Bid # 24-52 (Awarded to: NRG Business Marketing LLC) (\$4.8568 per dth - Fully fixed, burner tip pricing w/SUT)

WHEREAS, Commercial Township is party to Cumberland County Cooperative Contract Pricing System #181-CCCCPS, a cooperative purchasing program organized pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-10; and

WHEREAS, Commercial Township provided the County of Cumberland with official written confirmation to have its natural gas accounts included in Bid #24-52 and affirmed that the governing body of Commercial Township would pass a resolution approving any contract resultant from such bid; and

WHEREAS, on December 4, 2024, the County of Cumberland, acting as Lead Agent for the Cumberland County Cooperative Contract Pricing System #181-CCCCPS, duly received bids for Natural Gas Energy Supply for the County of Cumberland and for Participating Members of the Cumberland County Cooperative Contract Pricing System #181-CCCCPS; Bid # 24-52 via an online auction platform provided by the County of Cumberland's Energy Consultant, Taurus Advisory Group; and

WHEREAS, bids were received from the following Third-Party Energy Suppliers:

1. NRG Business Marketing LLC
2. Infinite Energy; and

WHEREAS, the County of Cumberland Director of Purchasing has reported that NRG Business Marketing LLC was the lowest responsive, responsible bidder and has therefore awarded a contract to NRG Business Marketing LLC in the amount of \$4.8568 per Dth (total fixed burner tip w/SUT) over a 36-month term; and

WHEREAS, no amount will be encumbered until such time as goods or services are ordered;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWNSHIP OF COMMERCIAL as follows:

- That this governing body hereby approves the contract with NRG Business Marketing LLC, executed by the County of Cumberland on behalf of Commercial Township in accordance with the specifications and the bid of the contractor for the contract period January 1, 2025, through December 31, 2027.
- The contract shall be contingent upon appropriation of sufficient funds by the in the 2025 temporary and/or permanent budgets, and those of subsequent fiscal years in accordance with standard budgetary procedures related to utility costs.
- That any and all action taken prior to the adoption of this resolution in connection to the matter herein is hereby ratified and approved.

RESOLUTION 2024-128
Appointing Gabrielle Horseman Fund Commissioner and
Heather Miller and Alternate Fund Commissioner for the
Atlantic County Municipal Joint Insurance Fund

WHEREAS, Heather Miller, Municipal Clerk has fulfilled the role of ACMJIF Fund Commissioner for the last 10 years and desired to resign as Fund Commissioner, and

BE IT RESOLVED, by the Township Committee of the Township of Commercial that Gabrielle Horseman, Deputy Clerk is hereby appointed Fund Commissioner to the Atlantic County Municipal Joint Insurance Fund and Heather Miller is appointed as Alternate Fund Commissioner.

**TOWNSHIP OF COMMERCIAL
RESOLUTION 2024-129**

**Resolution Canceling Unexpended Balance; October 2024
Emergency Appropriation in The Current Fund**

WHEREAS, Resolution 2024-111 authorized \$60,000.00 as an emergency appropriation in the Current Operating Fund for unanticipated Emergency Management Services (EMS) payroll shortage due to reduced reimbursement for EMS services from Medicare, Medicaid and Private Insurance; and

WHEREAS, said Current Fund Emergency Appropriation was funded by Ordinance 2024-111 and finally adopted October 17, 2024; and

WHEREAS, through proactive collection practices and a reduction in the EMS workforce that allows the EMS to continue to operate efficiently; and

WHEREAS, \$60,000.00 remains in the Current Fund as an unspent balance; and

WHEREAS, since the EMS operation is estimated to remain financially self-supporting through December 31, 2024, without supplemental funding through Commercial Township it is now necessary to formally cancel this \$60,000.00 Emergency Appropriation.

NOW, THEREFORE, BE IT RESOLVED, by the Commercial Township Committee of the Township of Commercial in the County of Cumberland, State of New Jersey, that the \$60,000.00 balance in the Current Fund Emergency Appropriation for 2024 EMS payroll shortage be cancelled.

RESOLUTION 2024-130

**RESOLUTION OF THE MAYOR AND COMMITTEE OF
THE TOWNSHIP OF COMMERCIAL
REVIEWING AND APPROVING THE TOWNSHIP
FIRE DISTRICT NO. 3 COMMISSIONER SALARY FOR 2025**

WHEREAS, via Resolution No. 12082024-4, Commercial Township Fire District No. 3 authorized and approved 2025 annual compensation for the Board of Fire Commissioners; and

WHEREAS, N.J.S.A. 40A:14-88 requires the salaries of members of Board of Commissioners of Fire Districts to be reviewed and approved annually by the governing body; and

WHEREAS, the Mayor and Committee of the Township of Commercial have reviewed the proposed annual compensation for the following members of the Board of Fire Commissioners for 2025 as follows:

Chairman	\$3,400.00
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Vice Chairman	\$3,400.00
Treasurer	\$3,400.00
Secretary	\$3,400.00
Commissioner	\$3,400.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Commercial, County of Cumberland and State of New Jersey, that the Committee of the Township of Commercial hereby approve the 2025 annual compensation of the Board of Fire Commissioners of the Township of Commercial Fire District No. 3. to be paid from the Fire District No.3 2025 annual budget

**RESOLUTION 2024-131
BUDGET LINE-ITEM TRANSFER**

BE IT RESOLVED by the Township Committee of the Township of Commercial that the following budgetary transfers be made to avoid over-expenditures in the 2024 Municipal Budget as requested by the Chief Financial Officer.

<u>Line-Item</u>	<u>Amount</u>
From:	
Disposal Fees	\$12,137.82
Electric	\$12,000.00
Contract Services O/E	\$ 1,015.00
Library O/E	\$ 400.00
TOTAL	\$25,553

<u>Line-Item</u>	<u>Amount</u>
To:	
DEP Permits	\$ 65.00
Legal Services	\$12,000.00
Emergency Mgt. O/E	\$ 72.82
Lights	\$12,000.00
Permits	\$ 1,015.00
Senior Ctr. O/E	\$ 400.00
TOTAL	\$25,553

**RESOLUTION 2024-132
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 LOCAL FREIGHT IMPACT FUND**

**FOR THE
PORT NORRIS RIVERFRONT ROADWAY IMPROVEMENTS – PHASE 4**

WHEREAS, there is a need for road improvements within the Township of Commercial;
and

WHEREAS, funds for road improvements are available to the Township of Commercial under the New Jersey Department of Transportation Local Freight Impact Fund; and

WHEREAS, an application must be filed with the New Jersey Department of Transportation in order to be considered for said funding.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Committee of the Township of Commercial formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the firm of Remington & Vernick Engineers is hereby authorized to submit an electronic grant application identified as **LFIF-2025-Port Norris Riverfront Roadway Imp-00040** to the New Jersey Department of Transportation on behalf of the Township of Commercial.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Commercial and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**RESOLUTION 2024-133
Approving proposal from Civic Plus for Website Design and Hosting**

WHEARAS, The Commercial Township Website has become outdated, and needs be redesigned and brought current and is a vital tool in keeping property owners and residents aware of vital information & current events.

BE IT RESOLVED by the Township Committee that Commercial Township has accepted a proposal from Civic Plus for website design and hosting.

BE IT FURTHER RESOLVED; The Chief Financial Officer has certified that Budget Appropriations in the amount of \$5,170.00 for the purpose of this website upgrade will be made available in the 2025 Municipal Budget.

CERTIFICATION

I, Heather Miller, Clerk of the Township of Commercial hereby certify that the forgoing resolutions were duly adopted by the Township Committee at their regular meeting held on December 19, 2024, at the Township Hall, 1768 Main Street, Port Norris, NJ.

Heather Miller, Township Clerk

Mayor Sutton asked for Approval of Resolutions 2024-122 through 2024-133. Committeeman Vizzard made a motion, and Deputy Mayor Klaudi seconded. Roll call vote, all approved.

Mayor Sutton moved onto Ordinances for Introduction.

**COMMERCIAL TOWNSHIP
ORDINANCE 2024-637
SALARY ORDINANCE SCALE
2025, 2026, 2027 ,2028**

AN ORDINANCE FIXING A SCALE OF SALERIES AND WAGES OF CERTAIN OFFICIALS OF THE TOWNSHIP OF COMMERCIAL IN THE COUNTY OF CUMBERLAND, PROVIDING THE TERMS OF PAYMENT THEREOF AND REPEALING ORDINANCES INCONSISTANT HEREWITH

BE IT ORDERED by the Township Committee of the Township of Commercial in the County of Cumberland, State of New Jersey.

Section 1. That the following municipal employees and officials will be paid a salary figure from the lowest figure to the highest figure or within the lowest to highest amount.

Mayor	12,000 -	17,300 Per Year
Deputy Mayor	12,000 -	17,300 Per Year
Committeeman	12,000 -	17,300 Per Year
Township Clerk, Administrative Sec. Alcoholic Beverage Licensing Agent, Amusement Licensing agent, Election Official, Assessment Search Clerk, Registrar of Vital Statistics, Dog Registrar, Licensed Fish & Game Agent	45,000 -	91,000 Per Year
Deputy Township Clerk, Deputy Dog Registrar, Deputy Election Official, Deputy Tax Search Clerk, Deputy Registrar, Attendance Clerk	35,000 -	58,000 Per Year
Chief Financial Officer	20,000 -	41,000 Per Year
Election Official	1,500 -	2,500 Per Year
Part Time Secretary	22.00 -	26.00 Per Year
Tax Collector	50,000 -	78,000 Per Year
Deputy Tax Collector	40,000 -	52,000 Per Year

Secretarial/Receptionist	40,000 -	55,000 per Year
Tax Assessor	35,000 -	48,000 Per Year
Township Activities Coordinator	20,000 -	28,000 Per Year
OEM Coordinator	3,500 -	4,800 Per Year
Construction Building Sub Code Official/ Housing/Zoning Officer, Rental Inspector	47,000 -	72,000 Per Year
Secretary Construction/Housing/Zoning/TA	40,000 -	58,000 Per Year
Temporary Full Time Secretary	18.00 -	24.00 Per Hour
Part Time Temporary Secretary	14.00 -	22.00 Per Hour
Plumbing Sub Code Inspector	8,400 -	11,000 Per Year
Electrical Sub Code Inspector	7,300 -	16,300 Per Year
Fire Sub Code Inspector	4,500 -	5,900 Per Year
Public Works Supervisor, Equipment Operator/Building Maintenance Worker	68,000 -	98,000 Per Year
Forman Public Works	65,000 -	84,500 Per Year
Laborer A/Equipment Operator	62,000 -	80,500 Per Year
Laborer A/ Equipment Mechanic	62,000 -	80,500 Per Year
Laborer B Truck Driver	21.00 -	28.00 Per Hour
Laborer C Miscellaneous	19.00 -	25.00 Per Hour
Part Time Construction Official	13,500 -	25,000 Per Year
Part Time Building Sub Code Official	5,500 -	20,000 Per Year
Part Time Property Maintenance Official VACANT	5,500 -	22,000 Per Year
Part Time Zoning Official VACANT	5,500 -	18,000 Per Year
Part Time Rental Inspection Official	5,500 -	23,000 Per Year

Section 2. If a scheduled pay falls on a holiday and that holiday is a weekday, employees will be paid the day previous to the holiday.

Section 3. The Township Employees shall be reimbursed mileage at the Internal Revenue Rate determined by the Federal Government during current year, if approved by the Township Committee for authorized township, state, federal official business if the township vehicle is not available.

Section 4. That the aforesaid annual salaries and hourly wages shall be payable at such time as may be approved by the Township Committee and shall be in lieu of any and all fees which may be otherwise due any aforesaid township official, which fees shall upon collection be forthwith paid over to the Township Financial Officer.

Section 5. All overtime, time and half, double time is to be taken according to the union bargaining agreement for the employee union member, and by the township Committee for other employees not represented by union representation.

Section 6. This ordinance shall go into effect upon final publication of adoption. All ordinances inconsistent are hereby repealed.

Ronald Sutton Sr.

Ronald Sutton, Mayor

Attest:

Heather Miller, Township Clerk

Introduction: December 19, 2024
Publication: December 27, 2024
Second Reading: January 16, 2025
Adoption:
Publication:

**COMMERCIAL TOWNSHIP
Ordinance #2024-638 – Stormwater Control
AN ORDINANCE REPLACING ORDINANCE 2021-605 OF THE TOWNSHIP OF
COMMERCIAL, IN THE COUNTY OF CUMBERLAND**

BE IT ORDAINED by the Township Committee of the Township of Commercial,
County of Cumberland and State of New Jersey as follows:

Township of Commercial Code shall be amended as follows:

Section I. Scope and Purpose:

A. Policy Statement

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for green infrastructure, water quality, quantity, and groundwater recharge.

B. Purpose

The purpose of this ordinance is to establish minimum stormwater management requirements and controls for “major development,” as defined below in Section II.

C. Applicability

1. This ordinance shall be applicable to the following major developments:
 - i. Non-residential major developments and redevelopment projects; and
 - ii. Aspects of residential major developments and redevelopment projects that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21 et seq.
2. This ordinance shall also be applicable to all major developments undertaken by the **Township of Commercial**.
3. Applicability of this ordinance to major developments shall comply with last amended N.J.A.C. 7:8-1.6, incorporated herein by reference.

E. Compatibility with Other Permit and Ordinance Requirements

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

Section II. Definitions:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this ordinance clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions used in this ordinance shall be the same as the last amended Stormwater Management Rules at N.J.A.C. 7:8-1.2, incorporated herein by reference.

Section III. Design and Performance Standards for Stormwater Management Measures:

This section establishes design and performance standards for stormwater management measures for major development intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. Design and performance standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5, incorporated herein by reference.

Section IV. Solids and Floatable Materials Control Standards:

A. Site design features identified under Section III above, or alternative designs in accordance with Section III above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section IV.A.2 below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:

- i. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
- ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension. Note that the Residential Site Improvement Standards at N.J.A.C. 5:21 include requirements for bicycle safe grates.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- iii. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

2. The standard in IV.A.1. above does not apply:

- i. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
- ii. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- iii. Where flows from the water quality design storm as specified in the last amended Stormwater Management rules at N.J.A.C. 7:8 et seq. are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - a. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
 - b. A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or

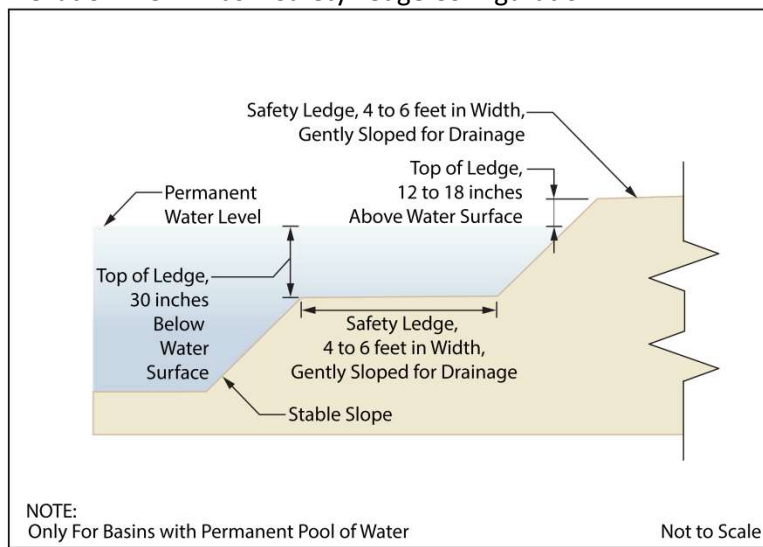
- v. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

Section V. Safety Standards for Stormwater Management Basins:

A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management basins. This section applies to any new stormwater management basin. Safety standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-6, incorporated herein by reference.

B. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



Section VI. Requirements for a Site Development Stormwater Plan:

A. Submission of Site Development Stormwater Plan

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section VI.C below as part of the submission of the application for approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit [*specify number*] copies of the materials listed in the checklist for site development stormwater plans in accordance with Section VI.C of this ordinance.

C. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

D. Submission of Site Development Stormwater Plan

The following information shall be required:

1. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

2. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

3. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

4. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Section III is being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater

quality and stormwater quantity problems at the source by land management and source controls whenever possible.

5. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

6. Calculations

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section III of this ordinance.
- ii. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

7. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section VII.

8. Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section VI.C.1 through VI.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

Section VII. Maintenance and Repair:

A. Applicability

Projects subject to review as in Section I.C of this ordinance shall comply with the requirements of Section VII.B and VII.C.

B. General Maintenance

1. Maintenance for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5.8, incorporated herein by reference.
2. The following requirements of N.J.A.C. 7:8-5.8 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department:
 - i. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation; and
 - ii. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.

Note: It may be appropriate to delete requirements in the maintenance and repair plan that are not applicable if the ordinance requires the facility to be dedicated to the municipality. If the municipality does not want to take this responsibility, the ordinance should require the posting of a two year maintenance guarantee in accordance with N.J.S.A. 40:55D-53. Maintenance and inspection guidance can be found on the Department's website at:

https://www.njstormwater.org/maintenance_guidance.htm.

3. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.
- C. Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

Section VIII. Penalties:

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to the following penalties:

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this chapter or found to be in violation of the provisions of this chapter shall be subject, upon conviction, to a fine not exceeding \$2,000, imprisonment for a term not exceeding 90 days or a period of community service not exceeding 90 days, or any combination thereof, in the discretion of the court. Each and every day that any violation continues shall be considered a separate offense, punishable by a like fine or penalty.

Section IX. Severability:

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

Section X. Effective Date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

Attest:

Heather Miller, Township Clerk

Introduction: December 19, 2024
Publication: December 27, 2024
Second Reading: January 16, 2025
Adoption:
Publication:

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

The second Reading and Public Hearing will be January 16, 2025.

Mayor Sutton moved on to Open the Meeting to the Public.

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

Shawn Ronan, Laurel Lake- I have a few questions for the mayor. I was here at the last meeting, and I asked you to focus some time and look at things that need to be done on Township roads. Apparently after that conversation you got in your feels over it, and after that happened, I want to ask you for a few questions mayor and you can answer then truthfully so we can put this to bed tonight, or we can move onto something else. When you asked you at the last meeting you felt some kind of way for that, and I've been living in this township since 1984 throughout Laurel Lake, never once ever 40 years has code enforcement been to my home. We had words, well I asked you a few things which I don't feel as a taxpayer is out of the ordinary on Township roads. However, after that meeting on December 9th of this year, code enforcement showed up to my home and had my wife very very upset. After code enforcement showed up to my home, when I think everyone knows in this room that there are a ton of properties in Laurel Lake that are really horrible, and this is what they came up with. You see this one tire in the back of my truck? That's what code enforcement came up with. So, I'm going to ask you, did you or did you not instruct Township employee code enforcement to come by my home because we had words after our last meeting?

Mayor Sutton- Yes, I did, because whenever somebody complains we gotta go. He was sent there for you to tell him where these places were.

Shawn Ronan- Now hold on, that's not why he came to my home!

Mayor Sutton- and then, he had said that he does it as a rule, even ethics.

Shawn Ronan- You sent him to my house to see what he could find on my property! He found one tire! I can show you the one tire.

Mayor Sutton- Shawn, I think everyone knows you keep a clean ship there.

Shawn Ronan- That's one the one tire right there, it fits a spare for the trailer I own. I could tell you to go pound sand. To be respectful it was an old tire, and I got rid of, because he was instructed to come to my home. After he was instructed to come to my home after a week later, you said I want you to go by this guy's home to see what you can find because you were mad about me calling you out and asking to focus on Township roads and not county roads. You live in Laurel Lake; I would think you would want better for it. Do you not? And what are you doing about it?

Mayor Sutton- Number one it's not my office. Number two I do everything I can about it.

Shawn Ronan- So what I'm getting at is, I think you are out of line sending the Code Enforcer to my home for 1 time when everybody knows that there are a ton of properties with more problems than one tire in my yard. That was retaliation. That was abuse of power.

Mayor Sutton- He was sent out there to find out where these people were living.

Shawn Ronan- No that wasn't what was conveyed at my home. My wife called me all upset while I was at work saying that Code Enforcement was sent here to see what he can find. I don't want to do this. He is my neighbor. He was instructed to come to my home. You found one tire. He said, "I don't want to be here, but I'll probably blow it off." But you approached him again

and told him to come to my home for one tire. I think you were out of line. That was abuse of power, and harassment. Also, you wanted things done through the county, and they are being done. I'm assuming you went to bat for your friend there who lives on Buckshutem and Front Street, and we went there we removed two trees, put the pipe in, and did all this work and you parked there on the road and watched up work! That's not harassment? We have traffic detail set up, and you parked right there and watched us work.

Mayor Sutton- I did not park in the road. I parked right there on the lawn.

Shawn Ronan- You were parked in the road Ron. Also, you pull up on your sons grass or the neighbor's grass. Is it not clear that is abuse of power that you directly sent code enforcement to my home to see what he can get on me because you were upset and, in your feels, over, I called you on lets do some stuff. I would think you would want better for Laurel Lake because you live here. Do you not?

Mayor Sutton- I always want better for Laurel Lake Shawn Ronan. We need to stop this because this is wrong, that's what this is.

Shawn Ronan- Here me out, and even after that when we were doing this job, did we not inform you that there was an illegal connection from your buddy's house into the county's inlet.

Mayor Sutton- He took a line from his drain or sub pump or something in there.

Shawn Ronan- He drilled a hole into the county's inlet and dumped it into the county's inlet.

Mayor Sutton- That wasn't me.

Shawn Ronan- Yeah, but we made you aware of it. Did you let the Board of Health know? Or did you tell him?

Mayor Sutton- I don't feel like it is my job.

Shawn Ronan- But you were made aware of it. Did you tell him it was illegal, and he shouldn't have it? I'm going to call the Board of Health to let them know, and I'm going to tell them you knew about it too and didn't do anything. So, what I'm getting at is you need to stay off of people with your harassment and your retaliatory stuff or I'm going to call the Ethics, and we are going to revisit this. You know all about them, don't you?

Mayor Sutton- Shawn, I believe this is because of the past when you worked here.

Shawn Ronan- You're right, in the past I made a mistake, I owned up to it, and I resigned. Are you going to resign tonight?

Mayor Sutton- No I'm not resigning; I did nothing wrong.

Shawn Ronan- You absolutely did. If the Ethics Board wants to review this, they will find out the truth. I gave you the opportunity to come clean and bury it tonight Mr. Mayor.

Mayor Sutton- I gave you 3 months of health insurance.

Shawn Ronan- I hear all kinds of stuff about you, everybody complains. Do you know who I don't hear stuff about? Mr. Vizzard and Mr. Klaudi.

Mayor Sutton- That's because they weren't here.

Shawn Ronan- Even current. You harass everybody. You show up here, I see you every day 10 after 8 on these people. You are everywhere.

Mayor Sutton- That's my job.

Shawn Ronan- You know what I'm getting at. You know you sent him to my house. He verbalized it to see what he could get on me because we had words last week. It's not unreasonable for me as a taxpayer to ask you to address some of the issues in the Township.

Mayor Sutton- Know I'll ask you guys, what would you do about what he said about that complaint last month? Would you go to that office and send him out there?

Committeeman Vizzard- Not to his house, no.

Deputy Mayor Klaudi- No.

Mayor Sutton- To find out where those campers were.

Committeeman Vizzard- He already told us where they were.

Dave Carangi, Laurel Lake- I got a question, we got a State Trooper over there. If I told you that somebody over there is living in a camper, would you come over and get them out?

State Trooper- Eviction now a days is something very difficult to deal with.

Dave Carangi- Even with the Township Code, would you handle it? I'll answer that. I guess its only certain people.

::inaudible chatter::

Shawn Ronan- So anyway, you are telling me you didn't send Code Enforcement to my house to see what he could find on me.

Mayor Sutton- I explained it to you, and I'll say it again.

Shawn Ronan- I'm going to pursue this now because I know different.

Mayor Sutton- I'll explain this to you again. I went in there. I told him that you had complaints about people living in campers and I wanted him to talk to you so you could point out exactly where they were because I did not know. He says when I go to a place for a complaint, I always check that place too. I said if that is your protocol then fine.

Shawn Ronan- So why would he come to my home and upset my wife and say, "I'm sorry about this I really don't want to be here, but I was leaned on and instructed to be here because." And you told him that we had words last words and for him to go there to see what he can find.

Solicitor Seeley- I'm sorry I don't mean to interrupt but it sounds like there is a difference of opinion. You feel as though the mayor told him to go to your house, and he is saying.

Shawn Ronan- That's fine I'll let the Ethics review it, because obviously he is going to deny it like everyone. That's the end of my rant, and you should find another hobby and stop messing with people. You really should. If you can't take a little constructive criticism, then give it to someone that can do it.

Mayor Sutton- Anyone else from the public?

Dave Carangi- We were told to call the state troopers, and they were going to remove them. We do have to do something because it is a fire hazard.

Solicitor Seeley- Can I address that real fast, we have actually had squatters on Township owned houses that people moved into, and you have through a court process. You have to get a judge to order that and serve them. We couldn't even serve them, but Joe served them. We tried to serve them for months. You have to understand our hands are tied. I can take them to court, and if they don't answer the door. They have to come out and except it. The State Police can't do anything. They can write citations if they have a warrant to go into the house. I just want everyone to know that the Township Committee has and has been pursuing everyone we can, but it is very difficult to get someone who doesn't even own their house out of the house.

Mayor Sutton- Anyone else?

Danny Raymond, Laurel Lake- Yeah, my issue is a safety problem. The Laurel Lake lights on the far side of Battle Lane, otherwise when you come over Buckshutem they have been out for over two years. Cherry and Battle Lane are a drop off for the bus. The last bus comes at 6pm, how dark is it? How safe is it for our kids? They have been out for over two years.

Mayor Sutton- You're talking about the decorative lights.

Danny Raymond- Yes, I am.

Clint Miller- We just had the electric disconnected this past month. We had to dig it up. They have been on and off the last couple of years because people have been hitting that box in the corner of Cherry. Someone hit it, a hit a run on the electric box for the third time and took out a streetlight. The other end of Laurel Lake, I have a group of kids that keep shaking the poles and knocking the heads off. I got 4 streetlights with heads missing. No damage to the pole but heads are missing. These poles are \$5,000.00 each and that box to control is \$25,000.00. So, we are trying to fix it the best we can. It should be fixed within a week. We just got the electricity cut off so we will be working on it next week.

Danny Raymond- My other concern is just west of the fire house where there is water pouring into the street. Anytime it freezes you have a nice ice rink going down by the fire house.

Shawn Ronan- We used to run out there all the time. The houses down there, that used to run down the lawn down by the fire house to Beech Road. It does ice up there as wide as 4 feet. They were told about this around 5-6 years ago and they put the pipe underground. They ran it out

closer to the road and discharges out of their lawn approximately 3-4 feet from the road and still does run down Battle Lane.

Solicitor Seeley- This is a water condition?

Shawn Ronan- It's a water conditioner and when it cycles it dumps about 30-50 gallons of water down Battle Lane and in the winter months, we have approximately 4 feet of ice in front of the fire house apron. Those four feet is out into the travel lane.

Mayor Sutton- Who do you think would handle that?

Danny Raymond- I have no idea that's what I'm asking you. We are going to get a freeze this weekend.

Solicitor Seeley- Probably code enforcement.

Resident- Its supposed to go into your septic.

Danny Raymond- Last month's meeting we had our meeting at the fire house, and it was all ice out there. When I saw all the ice, I mean four feet out in Battle Lane was nothing but sheer ice.

Clint Miller- We can call the Health Department and have them look out there as well.

Danny Raymond- Alright, as long as it is going to get addressed. I appreciate your time and have a nice day.

Kasey Catalano, Laurel Lake- Are you going to pour a cement pillar near that power box?

Clint Miller- When I'm done this time. Theres a telephone pole two feet away from it.

Kasey Catalano- Obviously, as commissioner speaking about EMS, and our EMS is held up through the end of the year and we are pretty well set until the end of February. On a side note, Fire District 3 has been footing the bill for the entire operations of EMS and that means everything that goes into running EMS as well as payroll. As it stands, our major cost outside of vehicle maintenance is insurance and our brokers haven't been great getting back to me with the information I need to get an exact reflection of EMS operations, but I'm going to work it out going from 2025. Aside from \$5000.00 the other fire companies paid toward EMS operations and we are going to leave that be because obviously they need time to budget and that is due very soon. So going for 2026 I hope to have all that information put together so that we can hopefully based off of the percentages divvy up the cost of operations amongst the 3 fire districts to better reflect what the taxpayers are getting out of the services, as it stands fire district three is absorbing the vast majority of the costs. While we do account for approximately 65 percent of the call volume we are making up 90 percent of the costs. That all I got.

Mayor Sutton asked for a motion to close to the public.

Deputy Mayor Klaudi made a motion and Committeeman Klaudi seconded.

Mayor Sutton moved on to Additional Considerations.

1. The Re-Organization meeting will be held on Monday, January 6, 2005, at 6:00 P.M. at the Municipal Hall.

Committeeman Vizzard- Before we adjourn, I do have a few things I want to bring out, I went to the Regional Court Meeting yesterday. Financially in very good shape. Commercial Township has the third highest cases in court. Most of them are zoning. There were 7 State police tickets last year, and the rest of the 638 were zoning tickets. Not more than half of them got paid. Financially it's still in good shape, but we are not collecting the money we should be collecting. It's not anybody's faults, but the people don't pay, and the judges' hands are tied. I wanted to bring that up and I have spreadsheets if anybody wants to see them. I had a meeting with Pam to go over things with the budget. It's not going to be secret and I'm not withholding it from anybody. Barney, I took into consideration what you said Monday night about having the money to do side street. What we are going to have to talk about here is selling bonds, and that is what used to be done several years ago to sell bonds to do road work. I asked Pam if we could set up a special fund to do side streets, not just Port Norris, it would be all three districts. She suggested we take a bond ordinance for \$500,000.00, get the engineer to see how far we can get that \$500,000.00 whether it is overlay or drainage. So that is something we can look forward to, it's not cast in stone but that is an approach we can take. As far as the ambulance goes, we are looking to start a section in the budget for the ambulance starting with \$40,000.00. Which again, has to be all three of us, but this is what we talked about yesterday. Rebecka this is a nice email you sent totally everything up. She gives me all of this and I can see exactly where you are at with all of it. You need to be commended for collecting what you have been collecting. It has been a big help. However, you do say there will be a short fall because of not being able to do collection for the first three months of the year. That is what your billing department doesn't bill. However, I'm going to request publicly if you don't do that. Bill as much as you can because you can't get paid if you don't do billing.

Rebeka Parish, Laurel Lake- Just to clarify, all of that money that we should be billing for the first three months, will be billed for that, but they won't be billed for it until after March.

Committeeman Vizzard- Which you really can't afford to do that.

Rebeka Parish- We say that, but

Committeeman Vizzard- You can afford to do it, just don't come to the Township asking for money because you didn't do it. Point blank. If you can afford to do that and not come to that township have at it. What we are looking at is the \$40,000.00 for EMS. That doesn't mean you can't do emergency appropriation. We did one at the end of this year for you, and you didn't need it, so we canceled it. That doesn't mean we can't do it again.

Solicitor Seeley- I have Lawrence Townships reorganization meeting at the same time as you guys do. We can do it at 7pm, or at 5pm?

Deputy Mayor Klaudi- 7PM is better.

Committeeman Vizzard- That is the end of what I wanted to bring out on what I wanted to get started here. The tax collection rate from the Tax Office is very good. We have collected more

percentage wise than we have the last 4-5 years. So, Leslie's tax collection rate is very good. Foreclosures are looking at \$30,000.00 into the budget. I tried getting ahold of you to see that is enough because there are changes in the foreclosures, so we don't know if \$30,000.00 is enough.

Solicitor Seeley- Do you want me to talk about that real fast? Right now, the Supreme Court case that changed all the court rules for foreclosure. If you were to do a foreclosure right now, I don't talk to the head of foreclosures, it would cost 3 times as much or more because they haven't finalized the court rules. I think they are going to fix it because there is no way Townships like us can afford it, and the reason for it is they are changing the service requirements. Meaning, used to be by certified mail, and now it is personal service. If you can just imagine all the people you have to serve by personal service, that's instead of \$7.00 it's \$60.00. I have been told by Keith B., he gets all of the seminars on that, I would say \$30,000.00 if we tried right now would not even be close. If we wait a little bit and see what the court rules are it may be okay. Just don't expect to see anything soon.

Mayor Sutton- You say soon, you mean months.

Solicitor Seeley- Well that have to change the court rules, and I mean it's not up to me.

Committeeman Vizzard- I have two points, I made a mistake I'm sorry I looked at the wrong line items, there were 315 traffic tickets in court, not 7. I apologize. The second thing is the regional court is experiencing the same thing as the township is an in the additional cost for health insurance. There are employees that are working at CS Regional that the health insurance for the one employee will cost them \$51,000.00 a year for family health insurance. The salary for this person is \$34,000.00. That is an increase because this person, number one got married, and number two went full time. Last year that person's health benefits were \$16,450.00 this year is \$51,000.00. The collection rate is terrible.

::inaudible chatter::

Mayor Sutton- The Code Enforcement said on warrants issued that the State Police go out to serve those warrants for \$250.00 and under. Is that true?

State Trooper- We can go serve them, but I can tell you all we would be doing is serving them and then they would be released. There were crimes back in the day, and we would take them right to the court to pay so that I wouldn't take them to jail. Now of course, you can't even consider taking anyone to jail under \$501.00. That is where the dollar amount is a problem. We can serve them, but then all we would be serving them and then coming back to clear out the warrant.

Mayor Sutton- He explained to me the first time he judges issued is \$250, and if they don't show up to the next court hearing he adds another \$250.00.

State Trooper- Where does that \$250.00 come from? Is it mandated by him or by you guys?

Mayor Sutton- By the courts. So, the second time they are at \$500.00, and the third time it's \$750.00. He is saying the people still aren't being served their warrants and getting locked up.

State Trooper- Again, all we would be doing is serving them. Due to the fact it is over \$500.00. If it gets up to \$750.00 it's a different story.

The Trooper and Mayor discuss this warrant issue more if it is for the same person and over \$501.00. The State Trooper reinstated that back in the day they used to knock on the door for people with warrants.

Mayor Sutton- On that selling bonds for roads, I agree with doing that but why did we turn down the \$400,000.00 this year when it was a \$40,000.00 match for it.

Committeeman Vizzard- Because we didn't have \$40,000.00.

Mayor Sutton- Well we could have bonded for it.

Committeeman Vizzard- Ron I just learned about bonds. I didn't know we could bond.

The Committeeman discuss bonds and grants that the Township has and can apply for. Nick DiCosmo stated the Small Cities Grant is available every year.

Mayor Sutton asked for a motion to adjourn and wished everyone a Merry Christmas.

Committeeman Vizzard made a motion, and Deputy Mayor Klaudi seconded it.

Respectfully Submitted by:

Gabrielle Horseman, Deputy Clerk

Minutes of the Regular meeting of the Township Committee of the Township of Commercial, held on December 19, 2024, at 6:00 P.M., at the Township Hall at 1768 Main Street. Port Norris, NJ

Those Present:

Ron Sutton Sr.	Mayor
Joseph Klaudi	Deputy Mayor
Mike Vizzard	Committeeman
Heather Miller	Township Clerk
Clint Miller	Public Works Supervisor
Nick DiCosmo	Engineer
Tom Seeley	Solicitor
Robert Welch	Township OEM

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 compliance with the Open Public Meeting Act.

Mayor Sutton asked the attendees to join him in the flag salute, the Lord's Prayer, and a moment of silence for Hannah Nichols.

Mayor Sutton calls on the State Police Report.

State Police-

- The squad is short staffed because of the holidays and still doing training. We did lose a State Police Officer who went into the detective bureau.
- We had another barricaded subject in Laurel Lake. Everything went well, but Laurel Lake is still busy.
- We intended this month to do another Quality-of-Life Detail. It should happen between the first 2 months of next year.
- Wire theft and found 2 people actively doing it in Maurice River.
- May have had contact with people on Ackley Road with the noise. We made some appearance down there and the people have been made known we don't want them there.
- The new building is going up.

Mayor Sutton calls on the OEM Report.

Robert Welch-

- We had our FEMA BRIC meeting. Wants to move our project forward and waiting for MS4 Stormwater Drainage report from Nick. Nick stated he is just about done with the report.
- Meghan is waiting for current and ongoing upgrades going on at the river that Nick will provide to Rob.

Mayor Sutton calls on Barney Hollinger.

Barney Hollinger- Elaborated on Robert Welches report. He stated that Meghan needed a list of current upgrades, not existing drainage, narrative of existing drainage and maintenance plans. There should be a map of every ditch named by the Environmental Commission. Barney said that Meghan really needs from Commercial Township is the Plan Implementation for the State plan to go forward. The DEP just sent out a new regulation for threatened and endangered species and their critical habitat. He said that the Bayshore Council is going to send a letter against this regulation on the way it is worded now. If they implemented, it the way it is now they can actually close the channel into the river because of how far you have to be away from the endangered species and critical areas. The deadline to comment is February 4th. The Implementation for the State plan has to go to Eleana Gable at the County.

Barney provided a list of items for the Committee that needs to go Meghan and CDM Smith for the project.

Nick DiCosmo- One of the items, mapping, is something we are aware of. I was planning on getting the Storm Water Pollution Prevention Plan done first because it kind of reference the mapping. A lot in the SWPP will address the assignment of Teir B to Teir A in the MS4. The mapping is not something that is going to happen overnight. It does require every outfall, and inlet is surveyed and basically GIS Map of every structure. Every structure has to be GO located and then put on GIS map. It is something that I was planning on doing but I wanted to get done the SWPP done first. It is going to take some time and effort for our survey crew to go out and find everything. Basically, they are going to survey every inlet and outfall. There is a specific format the DEP requires you to use but we have a template. If that is something she needs, we can get it done sooner. I can put a proposal together.

Barney Hollinger- Are you going to do the whole Township or break it down into the project area?

Nick DiCosmo- I don't know how that would work with satisfying the state regulations. They want everything storm water infrastructure to be mapped. We can do those first or start here and work our way to the lake. The end result has to be a complete map of everything.

Committeeman Vizzard- I guess that is something that I want to get clear. I thought you were looking for a map of ditches. Is that something that we already have?

Barney Hollinger- We should have that somewhere.

Rob Welch- They want us to find historic flood event maps, where would I find that information?

Nick DiCosmo- I don't exactly know.

Clint Miller asked if there are any grants available for the mapping. Nick stated that we already have the \$25,000.00 for the first part of SWPP, and the next phase is the in additional \$50,000.00

that the state will get to cover the additional tasks from the reassignment form Teir A to Tier B. That \$50,000.00 will cover the rest of the work to do all of this.

Mayor Sutton- I have a question Nick, and I know you brought it up in March/April, and she just brought it this up yesterday. If this is awarded, she said that the engineer cannot be involved in the planning of it, and I remember you saying that in March. I'm just wondering if we have the wrong engineer involved and we should have our land use engineer.

Nick DiCosmo- So, I think it is whoever does the planning cannot do the design. I would rather do the design. I don't know exactly how it is going right now. I kind of tuned out of this process because it didn't seem like there was much, I was assisting with this. To be honest, it wasn't worth me charging the Township to attend these meetings.

Mayor Sutton- If you wanted to do the design if it was awarded, then maybe we should shift this to Fralinger.

Nick DiCosmo- I would appreciate that.

The Committeeman discuss the process of the project design by the engineer. Nick stated that it is getting to the point where the next step would be formulating actual application. Barney said that we are going to miss this cycle coming up but are going to try for next year's deadline. The next BRIC meeting will be January 7th.

Mayor Sutton moved on to Approval of Meeting Minutes from Previous Meetings.

- Agenda Meeting, November 18, 20024
- Regular Meeting, November 21, 2024

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

Mayor Sutton moved on to the Bill List for consideration of bills received for the month of December as prepared by the Chief Financial Officer.

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

Mayor Sutton moved on to the Engineers Report.

Nick DiCosmo-

- Port Norris River Front Improvement Phase 3. The tide gate is complete, and the contractor has moved on to the Miller Bridge. This week they were driving their production piles. They are moving forward and making fairly good progress.
- The Mill and Overlay of main Street, I think we confirmed that the conduit is working and everything is done with that drop. We are working to close that out now.
- North Avenue project, we will be reseeding that in the Spring.

- The roadway and drainage to Whittier Drive, all the work is complete, and we are looking at what we can do in addition to use up some of the remaining grant funds because we did come under budget.
- We are working on the design of the Mill and Overlay of Main Street of phase 2.
- Still working on the design of the roadway and drainage improvements to Milbourne Drive.
- We did receive 280,000.00 in state aid grant funds. We did submit the proposal for the reconstruction of Magnolia Drive, and we should plan and authorize that at the January meeting.
- Working on our application of FY2025 LFIF.
- We deployed traffic counters at the intersection of High Street and Miller. We did the pickup the proper percentage of truck traffic, and well above the 10% for the grant. Our application will be eligible, and we are going to apply for the reconstruction of the sluice gate along Miller Avenue. That application is due January 8th.
- We will apply for the FY2024 Local Recreation Improvement grant for additional funds for the Battle Lane Park Improvements.

Mayor Sutton moved on to Correspondence.

1. The Veterans Park Committee received a generous donation of \$800.00 from JSR Generator Services.
2. The Clerk solicited a quote from Civic Plus for an updated website. The quote received is for an annual fee of \$5,170.00 with a one-time migration fee of \$1,000.00. If the quote is accepted at this month's meeting, Civic Plus is offering 50% off the annual fee for 2025. A resolution is on the agenda to accept this quote.
3. Correspondence from USDA announcing grant applications for FY2025 Water and Wastewater Project Applications.

Nick DiCosmo has sent an email to the contact on the flyer for the application information and he will review it more.

4. Correspondence from NJ DOT. Announcement that Applications are now being accepted for the 2025 Transportation Alternatives Set-Aside Program. This program provides federal funds for community based non-traditional surface transportation related projects.

Nick DiCosmo said that he saw that it was announced, and it's for bicycles paths, and old railroad tracks. He will further look into it.

Mayor Sutton moved onto Resolutions.

RESOLUTION 2024-122
Change Order #1- FY 2024 State Aid Roadway and Drainage
Improvements to Whittier Drive

WHEREAS, the Township of Commercial was awarded a FY 2024 State Aid Project for Roadway and Drainage Improvements to Whittier Drive.

WHEREAS, a contract was awarded to Asphalt Paving Systems in the amount of \$303,600.00.

WHEREAS, Change Order #1- is because As=Built Quantity Adjustments with Reductions in the amount of \$2,324.75 and Extras in the amount of \$4,200.00 ultimately increasing the South State, Inc contract to \$305,475.25. An increase of \$1,875.25. Change Order #1 will affect the following line item of the Chief Financial Officer.

Account 4-01-26-290-020	Public Works O/E	Balance:	\$27,306.77
Amount Certified			\$1,875.25
Remaining Balance in Account:			\$25,431.52

WHEREAS, Approval of Payment Certificate #1 in the amount of \$288,989.02 previously encumbered as part of awarded contract to Asphalt Paving Systems. and included in the above Balance Remaining in Account.

RESOLUTION 2024-123
AUTHORIZING THE TRANSFER OF OVERPAYMENT TO OTHER TAX YEARS OR REFUND OF OVERPAYMENT TO OWNER, PAYER OR THEIR REPRESENTATIVE

WHEREAS, it was discovered after downloading the 2024 MOD IV, receiving a County Board of Taxation appeal judgement and/or during the preparation of the tax bills that there were several overpayments existing on numerous line items. The overpayments were created due to reductions in the tax assessments, the recent Homestead Credit Benefit, combining of lots, change in lot number, removal of assessment, approved deduction, duplicate payment or pursuant to a successful appeal filed with the County Board of Taxation lowering said assessments, and

WHEREAS, pursuant to statute, said overpayments will need to be refunded to the owner, person who made payment or their representative. With said overpayment exceeding \$10.00, approved from the Commercial Township Committee is required before action is to be taken, and

THEREFORE, BE IT RESOLVED, that Leslie Kraus, Tax Collector for Commercial Township is authorized to submit a voucher for refund of existing overpayments along with interest pursuant to statute, when required, as listed below. It is further requested that the Certified Financial Officer be authorized to refund as indicated by voucher.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Year</u>	<u>Amount</u>	<u>Reason</u>
50	6265	Jennifer Vezza	2024/4 th	\$803.21	Duplicate Payment Refund Corelogic
110	6511	Conner Nailon	2024/3 rd	\$944.52	Duplicate Payment Refund Corelogic
171	2	Kimberly Schenkein	2024/4 th	\$1,142.68	Duplicate Payment Refund Corelogic
184	21	Mary Citsay	2024/4 th	\$1,195.79	Duplicate Payment Refund Corelogic

240 9 Nicholas Disario 2024/4th \$1,093.70 Duplicate Payment
Refund Corelogic

**COMMERCIAL TOWNSHIP
RESOLUTION 2024-124**

Resolution of the Mayor and Committee of the Township of Commercial reviewing and approving the township Fire District No 1. Commissioner Salary for 2025

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

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

WHEREAS, the Board of Fire Commissioners of the Commercial Township Fire District No 1 have proposed annual compensation for various members of their Board of Fire Commissioners for 2025 as follows:

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Commercial, County of Cumberland and State of New Jersey, that the Committee of the Township of Commercial hereby approve the 2025 annual compensation of the Board of Fire Commissioners of the Township of Commercial Fire District No. 1. to be paid from the Fire District No.1, 2025 annual budget

RESOLUTION 2024-125

**Resolution Approving Commercial Township
Employees Union Contract for 2025, 2026, 2027, and 2027**

BE IT RESOLVED by the Township of Committee of the Township of Commercial after several negotiation meetings, a unified agreement has been reached between the Commercial Township Governing Body and Commercial Township Municipal Employees in the adoption of the Union Contract for years 2025, 2026, 2027, 2027 to be effective January 1, 2025.

BE IT FURTHER RESOLVED that the Commercial Township Municipal Employees are members of the American Federation of State, County and Municipal Employees New Jersey District Council 63, AFL-CIO, Local 3779E.

**Township of Commercial
RESOLUTION 2024-126**

**Awarding a One Year Contract to Animal Control of South Jersey for
Animal Control Services in An Amount Of \$ 15,000 For 2025**

WHEREAS, the Township of Commercial went out to bid for Animal Control Services on December 17, 2024, where two (2) bids were received.

WHEREAS, the bids received were from Shore Animal Control and Animal control of South Jersey for one year with two (2) one-year options for renewal.

WHEREAS, Animal Control of South Jersey came in as the lowest responsible bidder at \$15,000 for 2025.

BE IT RESOLVED by the Township Committee of the Township of Commercial that a contract be awarded to Animal Control of South Jersey for Animal Control Services, 2353 Route 47, Woodbine, NJ 08270 for a period of 12 months in the amount of \$ 15,000 for 2025 with the option to extend for 2026 at \$ 1,250 per month and 2027 at \$ 1,250 a month.

As required by NJSA 40A:4-57 and NJAC 5:30-14.5, I, Pamela Humphries, Chief Financial Officer of the Township of Commercial, have ascertained that there will be made available sufficient uncommitted appropriations in the 2025 Township Municipal Budget to award a contract to:

Animal Control of South Jersey for the year 2025 in an amount not to exceed \$ 15,000. Funds for certification therefore will be made available in the 2025 Municipal Budget and certified against the following appropriations Account Numbers:

<u>Account Number</u>	<u>Amount</u>
Animal Control Services 5-01-27-340-029	\$15,000.00

RESOLUTION 2024-127

Resolution approving contract for Natural Gas Supply Service, engaged on behalf of the Township of Commercial by the County of Cumberland acting as Lead Agent for the Cumberland County Cooperative Contract Pricing System #181-CCCCPS, Bid # 24-52 (Awarded to: NRG Business Marketing LLC) (\$4.8568 per dth - Fully fixed, burner tip pricing w/SUT)

WHEREAS, Commercial Township is party to Cumberland County Cooperative Contract Pricing System #181-CCCCPS, a cooperative purchasing program organized pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-10; and

WHEREAS, Commercial Township provided the County of Cumberland with official written confirmation to have its natural gas accounts included in Bid #24-52 and affirmed that the governing body of Commercial Township would pass a resolution approving any contract resultant from such bid; and

WHEREAS, on December 4, 2024, the County of Cumberland, acting as Lead Agent for the Cumberland County Cooperative Contract Pricing System #181-CCCCPS, duly received bids for Natural Gas Energy Supply for the County of Cumberland and for Participating Members of the Cumberland County Cooperative Contract Pricing System #181-CCCCPS; Bid # 24-52 via an online auction platform provided by the County of Cumberland's Energy Consultant, Taurus Advisory Group; and

WHEREAS, bids were received from the following Third-Party Energy Suppliers:

1. NRG Business Marketing LLC
2. Infinite Energy; and

WHEREAS, the County of Cumberland Director of Purchasing has reported that NRG Business Marketing LLC was the lowest responsive, responsible bidder and has therefore awarded a contract to NRG Business Marketing LLC in the amount of \$4.8568 per Dth (total fixed burner tip w/SUT) over a 36-month term; and

WHEREAS, no amount will be encumbered until such time as goods or services are ordered;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWNSHIP OF COMMERCIAL as follows:

- That this governing body hereby approves the contract with NRG Business Marketing LLC, executed by the County of Cumberland on behalf of Commercial Township in accordance with the specifications and the bid of the contractor for the contract period January 1, 2025, through December 31, 2027.
- The contract shall be contingent upon appropriation of sufficient funds by the in the 2025 temporary and/or permanent budgets, and those of subsequent fiscal years in accordance with standard budgetary procedures related to utility costs.
- That any and all action taken prior to the adoption of this resolution in connection to the matter herein is hereby ratified and approved.

RESOLUTION 2024-128
Appointing Gabrielle Horseman Fund Commissioner and
Heather Miller and Alternate Fund Commissioner for the
Atlantic County Municipal Joint Insurance Fund

WHEREAS, Heather Miller, Municipal Clerk has fulfilled the role of ACMJIF Fund Commissioner for the last 10 years and desired to resign as Fund Commissioner, and

BE IT RESOLVED, by the Township Committee of the Township of Commercial that Gabrielle Horseman, Deputy Clerk is hereby appointed Fund Commissioner to the Atlantic County Municipal Joint Insurance Fund and Heather Miller is appointed as Alternate Fund Commissioner.

**TOWNSHIP OF COMMERCIAL
RESOLUTION 2024-129**

**Resolution Canceling Unexpended Balance; October 2024
Emergency Appropriation in The Current Fund**

WHEREAS, Resolution 2024-111 authorized \$60,000.00 as an emergency appropriation in the Current Operating Fund for unanticipated Emergency Management Services (EMS) payroll shortage due to reduced reimbursement for EMS services from Medicare, Medicaid and Private Insurance; and

WHEREAS, said Current Fund Emergency Appropriation was funded by Ordinance 2024-111 and finally adopted October 17, 2024; and

WHEREAS, through proactive collection practices and a reduction in the EMS workforce that allows the EMS to continue to operate efficiently; and

WHEREAS, \$60,000.00 remains in the Current Fund as an unspent balance; and

WHEREAS, since the EMS operation is estimated to remain financially self-supporting through December 31, 2024, without supplemental funding through Commercial Township it is now necessary to formally cancel this \$60,000.00 Emergency Appropriation.

NOW, THEREFORE, BE IT RESOLVED, by the Commercial Township Committee of the Township of Commercial in the County of Cumberland, State of New Jersey, that the \$60,000.00 balance in the Current Fund Emergency Appropriation for 2024 EMS payroll shortage be cancelled.

RESOLUTION 2024-130

**RESOLUTION OF THE MAYOR AND COMMITTEE OF
THE TOWNSHIP OF COMMERCIAL
REVIEWING AND APPROVING THE TOWNSHIP
FIRE DISTRICT NO. 3 COMMISSIONER SALARY FOR 2025**

WHEREAS, via Resolution No. 12082024-4, Commercial Township Fire District No. 3 authorized and approved 2025 annual compensation for the Board of Fire Commissioners; and

WHEREAS, N.J.S.A. 40A:14-88 requires the salaries of members of Board of Commissioners of Fire Districts to be reviewed and approved annually by the governing body; and

WHEREAS, the Mayor and Committee of the Township of Commercial have reviewed the proposed annual compensation for the following members of the Board of Fire Commissioners for 2025 as follows:

Chairman	\$3,400.00
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Vice Chairman	\$3,400.00
Treasurer	\$3,400.00
Secretary	\$3,400.00
Commissioner	\$3,400.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Commercial, County of Cumberland and State of New Jersey, that the Committee of the Township of Commercial hereby approve the 2025 annual compensation of the Board of Fire Commissioners of the Township of Commercial Fire District No. 3. to be paid from the Fire District No.3 2025 annual budget

**RESOLUTION 2024-131
BUDGET LINE-ITEM TRANSFER**

BE IT RESOLVED by the Township Committee of the Township of Commercial that the following budgetary transfers be made to avoid over-expenditures in the 2024 Municipal Budget as requested by the Chief Financial Officer.

<u>Line-Item</u>	<u>Amount</u>
From:	
Disposal Fees	\$12,137.82
Electric	\$12,000.00
Contract Services O/E	\$ 1,015.00
Library O/E	\$ 400.00
TOTAL	\$25,553

<u>Line-Item</u>	<u>Amount</u>
To:	
DEP Permits	\$ 65.00
Legal Services	\$12,000.00
Emergency Mgt. O/E	\$ 72.82
Lights	\$12,000.00
Permits	\$ 1,015.00
Senior Ctr. O/E	\$ 400.00
TOTAL	\$25,553

**RESOLUTION 2024-132
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 LOCAL FREIGHT IMPACT FUND**

**FOR THE
PORT NORRIS RIVERFRONT ROADWAY IMPROVEMENTS – PHASE 4**

WHEREAS, there is a need for road improvements within the Township of Commercial;
and

WHEREAS, funds for road improvements are available to the Township of Commercial under the New Jersey Department of Transportation Local Freight Impact Fund; and

WHEREAS, an application must be filed with the New Jersey Department of Transportation in order to be considered for said funding.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Committee of the Township of Commercial formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the firm of Remington & Vernick Engineers is hereby authorized to submit an electronic grant application identified as **LFIF-2025-Port Norris Riverfront Roadway Imp-00040** to the New Jersey Department of Transportation on behalf of the Township of Commercial.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Commercial and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**RESOLUTION 2024-133
Approving proposal from Civic Plus for Website Design and Hosting**

WHEARAS, The Commercial Township Website has become outdated, and needs be redesigned and brought current and is a vital tool in keeping property owners and residents aware of vital information & current events.

BE IT RESOLVED by the Township Committee that Commercial Township has accepted a proposal from Civic Plus for website design and hosting.

BE IT FURTHER RESOLVED; The Chief Financial Officer has certified that Budget Appropriations in the amount of \$5,170.00 for the purpose of this website upgrade will be made available in the 2025 Municipal Budget.

CERTIFICATION

I, Heather Miller, Clerk of the Township of Commercial hereby certify that the forgoing resolutions were duly adopted by the Township Committee at their regular meeting held on December 19, 2024, at the Township Hall, 1768 Main Street, Port Norris, NJ.

Heather Miller, Township Clerk

Mayor Sutton asked for Approval of Resolutions 2024-122 through 2024-133. Committeeman Vizzard made a motion, and Deputy Mayor Klaudi seconded. Roll call vote, all approved.

Mayor Sutton moved onto Ordinances for Introduction.

**COMMERCIAL TOWNSHIP
ORDINANCE 2024-637
SALARY ORDINANCE SCALE
2025, 2026, 2027 ,2028**

AN ORDINANCE FIXING A SCALE OF SALERIES AND WAGES OF CERTAIN OFFICIALS OF THE TOWNSHIP OF COMMERCIAL IN THE COUNTY OF CUMBERLAND, PROVIDING THE TERMS OF PAYMENT THEREOF AND REPEALING ORDINANCES INCONSISTANT HEREWITH

BE IT ORDERED by the Township Committee of the Township of Commercial in the County of Cumberland, State of New Jersey.

Section 1. That the following municipal employees and officials will be paid a salary figure from the lowest figure to the highest figure or within the lowest to highest amount.

Mayor	12,000 -	17,300 Per Year
Deputy Mayor	12,000 -	17,300 Per Year
Committeeman	12,000 -	17,300 Per Year
Township Clerk, Administrative Sec. Alcoholic Beverage Licensing Agent, Amusement Licensing agent, Election Official, Assessment Search Clerk, Registrar of Vital Statistics, Dog Registrar, Licensed Fish & Game Agent	45,000 -	91,000 Per Year
Deputy Township Clerk, Deputy Dog Registrar, Deputy Election Official, Deputy Tax Search Clerk, Deputy Registrar, Attendance Clerk	35,000 -	58,000 Per Year
Chief Financial Officer	20,000 -	41,000 Per Year
Election Official	1,500 -	2,500 Per Year
Part Time Secretary	22.00 -	26.00 Per Year
Tax Collector	50,000 -	78,000 Per Year
Deputy Tax Collector	40,000 -	52,000 Per Year

Secretarial/Receptionist	40,000 -	55,000 per Year
Tax Assessor	35,000 -	48,000 Per Year
Township Activities Coordinator	20,000 -	28,000 Per Year
OEM Coordinator	3,500 -	4,800 Per Year
Construction Building Sub Code Official/ Housing/Zoning Officer, Rental Inspector	47,000 -	72,000 Per Year
Secretary Construction/Housing/Zoning/TA	40,000 -	58,000 Per Year
Temporary Full Time Secretary	18.00 -	24.00 Per Hour
Part Time Temporary Secretary	14.00 -	22.00 Per Hour
Plumbing Sub Code Inspector	8,400 -	11,000 Per Year
Electrical Sub Code Inspector	7,300 -	16,300 Per Year
Fire Sub Code Inspector	4,500 -	5,900 Per Year
Public Works Supervisor, Equipment Operator/Building Maintenance Worker	68,000 -	98,000 Per Year
Forman Public Works	65,000 -	84,500 Per Year
Laborer A/Equipment Operator	62,000 -	80,500 Per Year
Laborer A/ Equipment Mechanic	62,000 -	80,500 Per Year
Laborer B Truck Driver	21.00 -	28.00 Per Hour
Laborer C Miscellaneous	19.00 -	25.00 Per Hour
Part Time Construction Official	13,500 -	25,000 Per Year
Part Time Building Sub Code Official	5,500 -	20,000 Per Year
Part Time Property Maintenance Official VACANT	5,500 -	22,000 Per Year
Part Time Zoning Official VACANT	5,500 -	18,000 Per Year
Part Time Rental Inspection Official	5,500 -	23,000 Per Year

Section 2. If a scheduled pay falls on a holiday and that holiday is a weekday, employees will be paid the day previous to the holiday.

Section 3. The Township Employees shall be reimbursed mileage at the Internal Revenue Rate determined by the Federal Government during current year, if approved by the Township Committee for authorized township, state, federal official business if the township vehicle is not available.

Section 4. That the aforesaid annual salaries and hourly wages shall be payable at such time as may be approved by the Township Committee and shall be in lieu of any and all fees which may be otherwise due any aforesaid township official, which fees shall upon collection be forthwith paid over to the Township Financial Officer.

Section 5. All overtime, time and half, double time is to be taken according to the union bargaining agreement for the employee union member, and by the township Committee for other employees not represented by union representation.

Section 6. This ordinance shall go into effect upon final publication of adoption. All ordinances inconsistent are hereby repealed.

Ronald Sutton Sr.

Ronald Sutton, Mayor

Attest:

Heather Miller, Township Clerk

Introduction: December 19, 2024
Publication: December 27, 2024
Second Reading: January 16, 2025
Adoption:
Publication:

**COMMERCIAL TOWNSHIP
Ordinance #2024-638 – Stormwater Control
AN ORDINANCE REPLACING ORDINANCE 2021-605 OF THE TOWNSHIP OF
COMMERCIAL, IN THE COUNTY OF CUMBERLAND**

BE IT ORDAINED by the Township Committee of the Township of Commercial,
County of Cumberland and State of New Jersey as follows:

Township of Commercial Code shall be amended as follows:

Section I. Scope and Purpose:

A. Policy Statement

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for green infrastructure, water quality, quantity, and groundwater recharge.

B. Purpose

The purpose of this ordinance is to establish minimum stormwater management requirements and controls for “major development,” as defined below in Section II.

C. Applicability

1. This ordinance shall be applicable to the following major developments:
 - i. Non-residential major developments and redevelopment projects; and
 - ii. Aspects of residential major developments and redevelopment projects that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21 et seq.
2. This ordinance shall also be applicable to all major developments undertaken by the **Township of Commercial**.
3. Applicability of this ordinance to major developments shall comply with last amended N.J.A.C. 7:8-1.6, incorporated herein by reference.

E. Compatibility with Other Permit and Ordinance Requirements

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

Section II. Definitions:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this ordinance clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions used in this ordinance shall be the same as the last amended Stormwater Management Rules at N.J.A.C. 7:8-1.2, incorporated herein by reference.

Section III. Design and Performance Standards for Stormwater Management Measures:

This section establishes design and performance standards for stormwater management measures for major development intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. Design and performance standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5, incorporated herein by reference.

Section IV. Solids and Floatable Materials Control Standards:

A. Site design features identified under Section III above, or alternative designs in accordance with Section III above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section IV.A.2 below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:

- i. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
- ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension. Note that the Residential Site Improvement Standards at N.J.A.C. 5:21 include requirements for bicycle safe grates.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- iii. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

2. The standard in IV.A.1. above does not apply:

- i. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
- ii. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- iii. Where flows from the water quality design storm as specified in the last amended Stormwater Management rules at N.J.A.C. 7:8 et seq. are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - a. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
 - b. A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or

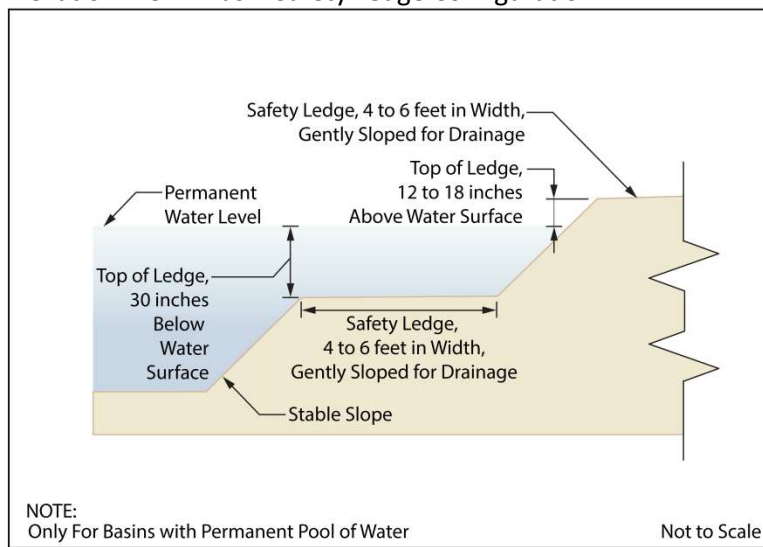
- v. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

Section V. Safety Standards for Stormwater Management Basins:

A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management basins. This section applies to any new stormwater management basin. Safety standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-6, incorporated herein by reference.

B. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



Section VI. Requirements for a Site Development Stormwater Plan:

A. Submission of Site Development Stormwater Plan

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section VI.C below as part of the submission of the application for approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit [*specify number*] copies of the materials listed in the checklist for site development stormwater plans in accordance with Section VI.C of this ordinance.

C. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

D. Submission of Site Development Stormwater Plan

The following information shall be required:

1. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

2. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

3. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

4. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Section III is being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater

quality and stormwater quantity problems at the source by land management and source controls whenever possible.

5. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

6. Calculations

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section III of this ordinance.
- ii. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

7. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section VII.

8. Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section VI.C.1 through VI.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

Section VII. Maintenance and Repair:

A. Applicability

Projects subject to review as in Section I.C of this ordinance shall comply with the requirements of Section VII.B and VII.C.

B. General Maintenance

1. Maintenance for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5.8, incorporated herein by reference.
2. The following requirements of N.J.A.C. 7:8-5.8 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department:
 - i. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation; and
 - ii. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.

Note: It may be appropriate to delete requirements in the maintenance and repair plan that are not applicable if the ordinance requires the facility to be dedicated to the municipality. If the municipality does not want to take this responsibility, the ordinance should require the posting of a two year maintenance guarantee in accordance with N.J.S.A. 40:55D-53. Maintenance and inspection guidance can be found on the Department's website at:

https://www.njstormwater.org/maintenance_guidance.htm.

3. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.
- C. Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

Section VIII. Penalties:

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to the following penalties:

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this chapter or found to be in violation of the provisions of this chapter shall be subject, upon conviction, to a fine not exceeding \$2,000, imprisonment for a term not exceeding 90 days or a period of community service not exceeding 90 days, or any combination thereof, in the discretion of the court. Each and every day that any violation continues shall be considered a separate offense, punishable by a like fine or penalty.

Section IX. Severability:

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

Section X. Effective Date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

Attest:

Heather Miller, Township Clerk

Introduction: December 19, 2024
Publication: December 27, 2024
Second Reading: January 16, 2025
Adoption:
Publication:

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

The second Reading and Public Hearing will be January 16, 2025.

Mayor Sutton moved on to Open the Meeting to the Public.

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

Shawn Ronan, Laurel Lake- I have a few questions for the mayor. I was here at the last meeting, and I asked you to focus some time and look at things that need to be done on Township roads. Apparently after that conversation you got in your feels over it, and after that happened, I want to ask you for a few questions mayor and you can answer then truthfully so we can put this to bed tonight, or we can move onto something else. When you asked you at the last meeting you felt some kind of way for that, and I've been living in this township since 1984 throughout Laurel Lake, never once ever 40 years has code enforcement been to my home. We had words, well I asked you a few things which I don't feel as a taxpayer is out of the ordinary on Township roads. However, after that meeting on December 9th of this year, code enforcement showed up to my home and had my wife very very upset. After code enforcement showed up to my home, when I think everyone knows in this room that there are a ton of properties in Laurel Lake that are really horrible, and this is what they came up with. You see this one tire in the back of my truck? That's what code enforcement came up with. So, I'm going to ask you, did you or did you not instruct Township employee code enforcement to come by my home because we had words after our last meeting?

Mayor Sutton- Yes, I did, because whenever somebody complains we gotta go. He was sent there for you to tell him where these places were.

Shawn Ronan- Now hold on, that's not why he came to my home!

Mayor Sutton- and then, he had said that he does it as a rule, even ethics.

Shawn Ronan- You sent him to my house to see what he could find on my property! He found one tire! I can show you the one tire.

Mayor Sutton- Shawn, I think everyone knows you keep a clean ship there.

Shawn Ronan- That's one the one tire right there, it fits a spare for the trailer I own. I could tell you to go pound sand. To be respectful it was an old tire, and I got rid of, because he was instructed to come to my home. After he was instructed to come to my home after a week later, you said I want you to go by this guy's home to see what you can find because you were mad about me calling you out and asking to focus on Township roads and not county roads. You live in Laurel Lake; I would think you would want better for it. Do you not? And what are you doing about it?

Mayor Sutton- Number one it's not my office. Number two I do everything I can about it.

Shawn Ronan- So what I'm getting at is, I think you are out of line sending the Code Enforcer to my home for 1 time when everybody knows that there are a ton of properties with more problems than one tire in my yard. That was retaliation. That was abuse of power.

Mayor Sutton- He was sent out there to find out where these people were living.

Shawn Ronan- No that wasn't what was conveyed at my home. My wife called me all upset while I was at work saying that Code Enforcement was sent here to see what he can find. I don't want to do this. He is my neighbor. He was instructed to come to my home. You found one tire. He said, "I don't want to be here, but I'll probably blow it off." But you approached him again

and told him to come to my home for one tire. I think you were out of line. That was abuse of power, and harassment. Also, you wanted things done through the county, and they are being done. I'm assuming you went to bat for your friend there who lives on Buckshutem and Front Street, and we went there we removed two trees, put the pipe in, and did all this work and you parked there on the road and watched up work! That's not harassment? We have traffic detail set up, and you parked right there and watched us work.

Mayor Sutton- I did not park in the road. I parked right there on the lawn.

Shawn Ronan- You were parked in the road Ron. Also, you pull up on your sons grass or the neighbor's grass. Is it not clear that is abuse of power that you directly sent code enforcement to my home to see what he can get on me because you were upset and, in your feels, over, I called you on lets do some stuff. I would think you would want better for Laurel Lake because you live here. Do you not?

Mayor Sutton- I always want better for Laurel Lake Shawn Ronan. We need to stop this because this is wrong, that's what this is.

Shawn Ronan- Here me out, and even after that when we were doing this job, did we not inform you that there was an illegal connection from your buddy's house into the county's inlet.

Mayor Sutton- He took a line from his drain or sub pump or something in there.

Shawn Ronan- He drilled a hole into the county's inlet and dumped it into the county's inlet.

Mayor Sutton- That wasn't me.

Shawn Ronan- Yeah, but we made you aware of it. Did you let the Board of Health know? Or did you tell him?

Mayor Sutton- I don't feel like it is my job.

Shawn Ronan- But you were made aware of it. Did you tell him it was illegal, and he shouldn't have it? I'm going to call the Board of Health to let them know, and I'm going to tell them you knew about it too and didn't do anything. So, what I'm getting at is you need to stay off of people with your harassment and your retaliatory stuff or I'm going to call the Ethics, and we are going to revisit this. You know all about them, don't you?

Mayor Sutton- Shawn, I believe this is because of the past when you worked here.

Shawn Ronan- You're right, in the past I made a mistake, I owned up to it, and I resigned. Are you going to resign tonight?

Mayor Sutton- No I'm not resigning; I did nothing wrong.

Shawn Ronan- You absolutely did. If the Ethics Board wants to review this, they will find out the truth. I gave you the opportunity to come clean and bury it tonight Mr. Mayor.

Mayor Sutton- I gave you 3 months of health insurance.

Shawn Ronan- I hear all kinds of stuff about you, everybody complains. Do you know who I don't hear stuff about? Mr. Vizzard and Mr. Klaudi.

Mayor Sutton- That's because they weren't here.

Shawn Ronan- Even current. You harass everybody. You show up here, I see you every day 10 after 8 on these people. You are everywhere.

Mayor Sutton- That's my job.

Shawn Ronan- You know what I'm getting at. You know you sent him to my house. He verbalized it to see what he could get on me because we had words last week. It's not unreasonable for me as a taxpayer to ask you to address some of the issues in the Township.

Mayor Sutton- Know I'll ask you guys, what would you do about what he said about that complaint last month? Would you go to that office and send him out there?

Committeeman Vizzard- Not to his house, no.

Deputy Mayor Klaudi- No.

Mayor Sutton- To find out where those campers were.

Committeeman Vizzard- He already told us where they were.

Dave Carangi, Laurel Lake- I got a question, we got a State Trooper over there. If I told you that somebody over there is living in a camper, would you come over and get them out?

State Trooper- Eviction now a days is something very difficult to deal with.

Dave Carangi- Even with the Township Code, would you handle it? I'll answer that. I guess its only certain people.

::inaudible chatter::

Shawn Ronan- So anyway, you are telling me you didn't send Code Enforcement to my house to see what he could find on me.

Mayor Sutton- I explained it to you, and I'll say it again.

Shawn Ronan- I'm going to pursue this now because I know different.

Mayor Sutton- I'll explain this to you again. I went in there. I told him that you had complaints about people living in campers and I wanted him to talk to you so you could point out exactly where they were because I did not know. He says when I go to a place for a complaint, I always check that place too. I said if that is your protocol then fine.

Shawn Ronan- So why would he come to my home and upset my wife and say, "I'm sorry about this I really don't want to be here, but I was leaned on and instructed to be here because." And you told him that we had words last words and for him to go there to see what he can find.

Solicitor Seeley- I'm sorry I don't mean to interrupt but it sounds like there is a difference of opinion. You feel as though the mayor told him to go to your house, and he is saying.

Shawn Ronan- That's fine I'll let the Ethics review it, because obviously he is going to deny it like everyone. That's the end of my rant, and you should find another hobby and stop messing with people. You really should. If you can't take a little constructive criticism, then give it to someone that can do it.

Mayor Sutton- Anyone else from the public?

Dave Carangi- We were told to call the state troopers, and they were going to remove them. We do have to do something because it is a fire hazard.

Solicitor Seeley- Can I address that real fast, we have actually had squatters on Township owned houses that people moved into, and you have through a court process. You have to get a judge to order that and serve them. We couldn't even serve them, but Joe served them. We tried to serve them for months. You have to understand our hands are tied. I can take them to court, and if they don't answer the door. They have to come out and except it. The State Police can't do anything. They can write citations if they have a warrant to go into the house. I just want everyone to know that the Township Committee has and has been pursuing everyone we can, but it is very difficult to get someone who doesn't even own their house out of the house.

Mayor Sutton- Anyone else?

Danny Raymond, Laurel Lake- Yeah, my issue is a safety problem. The Laurel Lake lights on the far side of Battle Lane, otherwise when you come over Buckshutem they have been out for over two years. Cherry and Battle Lane are a drop off for the bus. The last bus comes at 6pm, how dark is it? How safe is it for our kids? They have been out for over two years.

Mayor Sutton- You're talking about the decorative lights.

Danny Raymond- Yes, I am.

Clint Miller- We just had the electric disconnected this past month. We had to dig it up. They have been on and off the last couple of years because people have been hitting that box in the corner of Cherry. Someone hit it, a hit a run on the electric box for the third time and took out a streetlight. The other end of Laurel Lake, I have a group of kids that keep shaking the poles and knocking the heads off. I got 4 streetlights with heads missing. No damage to the pole but heads are missing. These poles are \$5,000.00 each and that box to control is \$25,000.00. So, we are trying to fix it the best we can. It should be fixed within a week. We just got the electricity cut off so we will be working on it next week.

Danny Raymond- My other concern is just west of the fire house where there is water pouring into the street. Anytime it freezes you have a nice ice rink going down by the fire house.

Shawn Ronan- We used to run out there all the time. The houses down there, that used to run down the lawn down by the fire house to Beech Road. It does ice up there as wide as 4 feet. They were told about this around 5-6 years ago and they put the pipe underground. They ran it out

closer to the road and discharges out of their lawn approximately 3-4 feet from the road and still does run down Battle Lane.

Solicitor Seeley- This is a water condition?

Shawn Ronan- It's a water conditioner and when it cycles it dumps about 30-50 gallons of water down Battle Lane and in the winter months, we have approximately 4 feet of ice in front of the fire house apron. Those four feet is out into the travel lane.

Mayor Sutton- Who do you think would handle that?

Danny Raymond- I have no idea that's what I'm asking you. We are going to get a freeze this weekend.

Solicitor Seeley- Probably code enforcement.

Resident- Its supposed to go into your septic.

Danny Raymond- Last month's meeting we had our meeting at the fire house, and it was all ice out there. When I saw all the ice, I mean four feet out in Battle Lane was nothing but sheer ice.

Clint Miller- We can call the Health Department and have them look out there as well.

Danny Raymond- Alright, as long as it is going to get addressed. I appreciate your time and have a nice day.

Kasey Catalano, Laurel Lake- Are you going to pour a cement pillar near that power box?

Clint Miller- When I'm done this time. Theres a telephone pole two feet away from it.

Kasey Catalano- Obviously, as commissioner speaking about EMS, and our EMS is held up through the end of the year and we are pretty well set until the end of February. On a side note, Fire District 3 has been footing the bill for the entire operations of EMS and that means everything that goes into running EMS as well as payroll. As it stands, our major cost outside of vehicle maintenance is insurance and our brokers haven't been great getting back to me with the information I need to get an exact reflection of EMS operations, but I'm going to work it out going from 2025. Aside from \$5000.00 the other fire companies paid toward EMS operations and we are going to leave that be because obviously they need time to budget and that is due very soon. So going for 2026 I hope to have all that information put together so that we can hopefully based off of the percentages divvy up the cost of operations amongst the 3 fire districts to better reflect what the taxpayers are getting out of the services, as it stands fire district three is absorbing the vast majority of the costs. While we do account for approximately 65 percent of the call volume we are making up 90 percent of the costs. That all I got.

Mayor Sutton asked for a motion to close to the public.

Deputy Mayor Klaudi made a motion and Committeeman Klaudi seconded.

Mayor Sutton moved on to Additional Considerations.

1. The Re-Organization meeting will be held on Monday, January 6, 2005, at 6:00 P.M. at the Municipal Hall.

Committeeman Vizzard- Before we adjourn, I do have a few things I want to bring out, I went to the Regional Court Meeting yesterday. Financially in very good shape. Commercial Township has the third highest cases in court. Most of them are zoning. There were 7 State police tickets last year, and the rest of the 638 were zoning tickets. Not more than half of them got paid. Financially it's still in good shape, but we are not collecting the money we should be collecting. It's not anybody's faults, but the people don't pay, and the judges' hands are tied. I wanted to bring that up and I have spreadsheets if anybody wants to see them. I had a meeting with Pam to go over things with the budget. It's not going to be secret and I'm not withholding it from anybody. Barney, I took into consideration what you said Monday night about having the money to do side street. What we are going to have to talk about here is selling bonds, and that is what used to be done several years ago to sell bonds to do road work. I asked Pam if we could set up a special fund to do side streets, not just Port Norris, it would be all three districts. She suggested we take a bond ordinance for \$500,000.00, get the engineer to see how far we can get that \$500,000.00 whether it is overlay or drainage. So that is something we can look forward to, it's not cast in stone but that is an approach we can take. As far as the ambulance goes, we are looking to start a section in the budget for the ambulance starting with \$40,000.00. Which again, has to be all three of us, but this is what we talked about yesterday. Rebecka this is a nice email you sent totally everything up. She gives me all of this and I can see exactly where you are at with all of it. You need to be commended for collecting what you have been collecting. It has been a big help. However, you do say there will be a short fall because of not being able to do collection for the first three months of the year. That is what your billing department doesn't bill. However, I'm going to request publicly if you don't do that. Bill as much as you can because you can't get paid if you don't do billing.

Rebeka Parish, Laurel Lake- Just to clarify, all of that money that we should be billing for the first three months, will be billed for that, but they won't be billed for it until after March.

Committeeman Vizzard- Which you really can't afford to do that.

Rebeka Parish- We say that, but

Committeeman Vizzard- You can afford to do it, just don't come to the Township asking for money because you didn't do it. Point blank. If you can afford to do that and not come to that township have at it. What we are looking at is the \$40,000.00 for EMS. That doesn't mean you can't do emergency appropriation. We did one at the end of this year for you, and you didn't need it, so we canceled it. That doesn't mean we can't do it again.

Solicitor Seeley- I have Lawrence Townships reorganization meeting at the same time as you guys do. We can do it at 7pm, or at 5pm?

Deputy Mayor Klaudi- 7PM is better.

Committeeman Vizzard- That is the end of what I wanted to bring out on what I wanted to get started here. The tax collection rate from the Tax Office is very good. We have collected more

percentage wise than we have the last 4-5 years. So, Leslie's tax collection rate is very good. Foreclosures are looking at \$30,000.00 into the budget. I tried getting ahold of you to see that is enough because there are changes in the foreclosures, so we don't know if \$30,000.00 is enough.

Solicitor Seeley- Do you want me to talk about that real fast? Right now, the Supreme Court case that changed all the court rules for foreclosure. If you were to do a foreclosure right now, I don't talk to the head of foreclosures, it would cost 3 times as much or more because they haven't finalized the court rules. I think they are going to fix it because there is no way Townships like us can afford it, and the reason for it is they are changing the service requirements. Meaning, used to be by certified mail, and now it is personal service. If you can just imagine all the people you have to serve by personal service, that's instead of \$7.00 it's \$60.00. I have been told by Keith B., he gets all of the seminars on that, I would say \$30,000.00 if we tried right now would not even be close. If we wait a little bit and see what the court rules are it may be okay. Just don't expect to see anything soon.

Mayor Sutton- You say soon, you mean months.

Solicitor Seeley- Well that have to change the court rules, and I mean it's not up to me.

Committeeman Vizzard- I have two points, I made a mistake I'm sorry I looked at the wrong line items, there were 315 traffic tickets in court, not 7. I apologize. The second thing is the regional court is experiencing the same thing as the township is an in the additional cost for health insurance. There are employees that are working at CS Regional that the health insurance for the one employee will cost them \$51,000.00 a year for family health insurance. The salary for this person is \$34,000.00. That is an increase because this person, number one got married, and number two went full time. Last year that person's health benefits were \$16,450.00 this year is \$51,000.00. The collection rate is terrible.

::inaudible chatter::

Mayor Sutton- The Code Enforcement said on warrants issued that the State Police go out to serve those warrants for \$250.00 and under. Is that true?

State Trooper- We can go serve them, but I can tell you all we would be doing is serving them and then they would be released. There were crimes back in the day, and we would take them right to the court to pay so that I wouldn't take them to jail. Now of course, you can't even consider taking anyone to jail under \$501.00. That is where the dollar amount is a problem. We can serve them, but then all we would be serving them and then coming back to clear out the warrant.

Mayor Sutton- He explained to me the first time he judges issued is \$250, and if they don't show up to the next court hearing he adds another \$250.00.

State Trooper- Where does that \$250.00 come from? Is it mandated by him or by you guys?

Mayor Sutton- By the courts. So, the second time they are at \$500.00, and the third time it's \$750.00. He is saying the people still aren't being served their warrants and getting locked up.

State Trooper- Again, all we would be doing is serving them. Due to the fact it is over \$500.00. If it gets up to \$750.00 it's a different story.

The Trooper and Mayor discuss this warrant issue more if it is for the same person and over \$501.00. The State Trooper reinstated that back in the day they used to knock on the door for people with warrants.

Mayor Sutton- On that selling bonds for roads, I agree with doing that but why did we turn down the \$400,000.00 this year when it was a \$40,000.00 match for it.

Committeeman Vizzard- Because we didn't have \$40,000.00.

Mayor Sutton- Well we could have bonded for it.

Committeeman Vizzard- Ron I just learned about bonds. I didn't know we could bond.

The Committeeman discuss bonds and grants that the Township has and can apply for. Nick DiCosmo stated the Small Cities Grant is available every year.

Mayor Sutton asked for a motion to adjourn and wished everyone a Merry Christmas.

Committeeman Vizzard made a motion, and Deputy Mayor Klaudi seconded it.

Respectfully Submitted by:

Gabrielle Horseman, Deputy Clerk

