

Monday, March 18, 2019, 6:30 P.M.
Bill Review & Agenda Meeting

Present: J. Roy Oliver, Mayor
Ken Whildin, Deputy Mayor
Bill Ashton, Committeeman
Frank DiDomenico, Solicitor
Allen Foster, Chief Financial Officer
Denise L. Peterson, Municipal Clerk

This meeting has been advertised in accordance with the statutes of the State of New Jersey.

Mayor Oliver called the meeting to order; the Pledge of Allegiance followed.

Roll Call: Mr. Oliver, present
Mr. Whildin, present
Mr. Ashton, present

Presentation

Gold Medal Environmental representative Joe Cannizzo

Mr. Joe Cannizzo, Gold Medal, explained that everything is on target for Gold Medal to start on April 1st. Mr. Oliver stated that EarthTech had previously mentioned a one-year extension to their current contract and asked if this also applied to Gold Medal. Mr. Cannizzo replied that if this was previously mentioned then it would also apply to Gold Medal. The Township Committee determined it would be best to see if services remained the same under Gold Medal before entertaining the one-year extension. The Township Committee will discuss the possibility of a one year extension at the June A&BR meeting. Mr. Cannizzo explained that Bob Webster will remain the point-of-contact. Mr. Oliver asked if Gold Medal provided automated side loading for trash pickup. Mr. Cannizzo stated that they do some side load trash pickup and if the township is interested it can be discussed. Mr. Oliver asked 'who' supplied the trash receptacles. Mr. Cannizzo explained this can be discussed as an option.

Municipal Finance Officer Report

Allen Foster, CMFO

NOTE: Item #1 on the agenda is moved to #2.

1. Review of 2019 Municipal Budget (Resolution #54-2019)

Mr. Foster explained that the 2019 budget has not changed much from 2018. The \$40,000 cash match for the Ackley USEPA Cleanup grant was in last year's budget which provides a reduction in this year's budget. Overall there is a half cent reduction to the local tax rate; from .446 to .441 which amounts to an approximate \$10 reduction to the average resident tax payer on the local portion of the tax bill.

Mr. Foster explained that the state aid is essentially the same as last year's. CMPTRA was reduced again which present concern if it continues to decline. CMPTRA is currently offset by the energy receipts, therefore, if energy receipt stop going up it will be a bigger concern. The total anticipated is the same as last year which is an issue because there is no new revenue. Contractual salary increases were offset by the Township Committee decrease in salary. The largest salary increase was seen in the Public Works department due to promotions.

Mr. Foster stated that the \$45,000 anticipated remediation fees from NJDEP for the landfills was not included in the budget as it is not definite this will be seen in 2019. Should the fees be assessed capital budget can be transferred. An additional concern is the cost of insurance; workers compensation and liability.

Mr. Oliver addressed the \$45,000 NJDEP remediation fees for the landfills stating that it is not known whether the township will be awarded the HDSRF grants and award will not be known till late

summer/early fall. Mr. Foster stated that he can reduce the capital improvement and transfer to landfills; there is flexibility in this line item.

Mr. Oliver advised that the school non-profit is looking for derelict houses to rehabilitate and sell which will offset the school tax rate.

Mr. Oliver advised that all three township committee members plan to meet with the local legislators. One topic to discuss is the implementation of an energy tax for the installation of cell nodes. Mr. Foster asked to be notified as soon as it known about the \$45,000 remedial fees for the landfills.

Mr. Whildin made a motion to approve Resolution No. 54-2019 on first reading; seconded by Mr. Ashton.

Roll Call: Ayes – Whildin, Ashton, Oliver Nays – None

The second reading of Resolution No. 54-2019: 2019 Budget was set for Thursday, April 18, 2019 at 7:30 pm.

1. Updating the tax maps for Maurice River Township

Kevin Maloney, Tax Assessor, presented that he is trying to be proactive regarding updating the tax maps as the current shift is showing an upcoming re-evaluation in 4-5 years. Updated tax maps must be in place prior to any re-evaluation taking place. Receipt of tax appeals is between 15-25 a year. The Assessment/Sales Ratio trend is leaning toward re-evaluation. Mr. Maloney did check with the current township Surveyor who supplied an estimate of between \$140,000 to \$180,000 to do a complete update on the tax maps. Mr. Maloney recommends doing a little each year over the next 5 years. Mr. Maloney stated that prompt for re-evaluation is 115% or higher; the county will make notification that a re-evaluation is needed around this number.

Mr. Foster stated that payment of this amount for this reason can be done as a 5-year emergency but budgeted all in one year and pay off over 5 years; deferred charge. Mr. Foster furthered this will present less of a burden on the taxpayers and the auditor has advised it is permissible. Mr. Foster asked about an approximate start date. Mr. Maloney stated he will look at this again in October 2019.

Mr. Ashton questioned how often the criteria to prompt re-evaluation changes. Mr. Maloney stated the last criteria change was 6 years ago and the only change then is digitized maps. Mr. Maloney does not anticipate any major changes. Mr. DiDomenico added that Dave Battistini as the appointed Township Surveyor would be permitted to perform the tax map update, however, the Township Committee can request bids for the project is they are inclined.

It was discussed that the “Path To Progress” report addressed shared service for Tax Assessors. Mr. Maloney stated that Gloucester County has instituted the ‘county assessor shared service’ and ultimately ended up having to hire more employees then each municipality having an assessor. Therefore, cost savings does not appear to be a plus with this shared service.

Ordinance

Ordinance 682

The clerk provided the first reading by title of Ordinance 682: Calendar Year 2019 Ordinance To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40A: 4-45.14)

Mr. Whildin made a motion to approve Ordinance 682 on first reading by title and to set the date and time for the public hearing for Thursday, April 18, 2019 at 7:30 pm; seconded by Mr. Ashton.

Roll Call: Ayes – Whildin, Ashton, Oliver Nays - None

Public Comment Session

Mr. Whildin made a motion to open the public comment session noting the time at 7:08 pm; seconded by Mr. Ashton.

Roll Call: Ayes – Whildin, Ashton, Oliver Nays – None

Tina Swank, Heislerville, asked about item #4 listed in the Discussion Items. Mr. Oliver advised a public auction must be advertised, the properties offered have clear title and certain properties must be offered to the contiguous property owners who have right of first refusal. Mr. DiDomenico offered that 10% must be made the day of auction with full payment within 30 days.

Tina Swank, Heislerville, asked for additional information regarding item #7 listed in the Discussion Items. Mr. Oliver explained that additional township owned properties are being reviewed by the Township Committee to be offered to NJDEP as part of the negotiation that are ongoing for the marina swap. Ms. Swank questioned whether the marinas will be leased or purchased by the current owners. Mr. Oliver stated this still needs to be worked out as there is a differing opinion on how to best handle getting the properties to the marina owners. Mr. Oliver added that part of the agreement will be that wells and septic systems must be updated to County and State regulations. Mr. Oliver also pointed out that the ‘riparian rights will need to be worked out as well.

Mr. Oliver suggested to the Township Committee to submit the batch 1 properties provided to the NJDEP withholding the one property that there is interest from a contiguous property owner. Mr. Whildin offer that the corner property on Carlisle Place Road and Route 347 is approximately 23 acres in Pinelands business zone. The Township Committee discussed forwarding the properties listed in batch 1 but to withhold Block 311 Lot 47, 43 & 44 from the list.

Ms. Swank, Heislerville, questioned whether a marina property could be converted to a restaurant. Mr. Oliver stated the property must meet zoning and land use regulations or request a variance. Mr. Whildin offered that the area has been designated as a redevelopment area.

Mr. Whildin made a motion to close the public comment session noting the time at 7:32 pm; seconded by Mr. Ashton.

Roll Call: Ayes – Whildin, Ashton, Oliver Nays – None

Discussion Items

1. Award of contract for outdoor basketball court
The Township Committee reviewed the two bids submitted with the alternative. It was discussed that the cost to train PW to coat the basketball court is around 6-7 thousand and therefore not cost effective.

Mr. Whildin made a motion to award to Ricky Slade for the base and alternate bid amounts \$54,173/\$5,500; seconded by Mr. Ashton.

Roll Call: Ayes – Whildin, Ashton, Oliver Nays – None

2. The Greater Tuckahoe Area Merchants Association is holding its annual Tour de Tuckahoe on Saturday, May 4, 2019. The bike riders will be traveling through portions of Maurice River Township.

Okayed by Township Committee; no further action required.

3. Review of proposal for Woodard & Curran to do an assessment of the Hartley (Station Hardware) site.

A proposal was received from Mark Pietrucha, Environmental Consultant for the township for assessment of the Hartley property which was designated by the

Brownfields Committee/Township Committee as a Brownfields site. A title search on the property was discussed.

Mr. Whildin made a motion to order the title search prior to authorizing a the submission of an application for USEPA funding to cover the expense of assessment work; seconded by Mr. Ashton.

Roll Call: Ayes – Whildin, Ashton, Oliver Nays - None

4. Discuss whether to hold a Public Auction of township owned properties in May or table to a later date.

See above discussion in Public Comments. A public auction of township owned properties not longer needed will take place on May 16th, 2019 at 7:30 pm.

5. Request from Jeffrey Warf to quitclaim property at 22 Moore’s Beach Road (Block 322, Lots 19 & 21. Title search was completed and report was forwarded by Frank DiDomenico.

Mr. Whildin advised the Township Committee that there are several garbage bags of what appears to be asbestos shingles on this property and he does not believe the township should take this property until it is cleaned up. The Township Committee asked Mr. DiDomenico to contact Mr. Warf about the clean up needed prior to the township considering taking possession by quit claim.

6. Gold Medal Environmental acquisition of EarthTech
Discussed above.
7. Properties to offer to NJDEP in the Matts Landing Swap negotiations
Discussed above.

8. Feral cat trial program

Mr. Oliver provided a synopsis of the meetings held on March 6th and March 14th, 2019 with the volunteers for the Feral Cat ‘Trial’ program. Mr. Oliver noted that \$2,500 has been received from PFA to fund this trial program; the fee is \$50 for each cat. Each cat will be trapped, spay/neutered, vaccinated, microchipped, left ear tipped and returned. The target area for the trial program will be center city Leesburg. Pet cats can be done by contacting a volunteer the fee for pet cats is \$100 each to be paid by the owner. Additional donations are being solicited by Carol Hickman, Coordinator, for the program. Mr. Oliver stated that if this is successful a Petco grant will be applied for in January 2020. Additionally, the Township Committee will discuss implementing an Ordinance in late summer/early fall to regulate the feral cat program. Carol Hickman will be supplying a quarterly report to the Township Committee. Mr. Oliver stated there will be minimal involvement from the township with this program; handled by the volunteers. Mr. Oliver also noted that ‘small single cat’ shelters should be used as shelters and they should be maintained close to the caregivers.

9. Quotes for new welcome sign on the Mauricetown Causeway.

Mr. Whildin explained that three quotes were received for this new sign. C&S = \$2,850, KC Signs = ½ inch - \$2,075 & ¾ inch - \$2,375 and Signarama = \$2,201.99 for ½ inch.

The Township Committee discussed that C&S has supplied many of the signs for the township and to maintain the appearance it may be best to go with them. Mr. DiDomenico stated that the township does not have to go with the lowest bid.

Mr. Whildin made a motion to award to C&S with the agreement that the sign would be ¾ inch or more significant support do to the potential for windy conditions on the causeway; seconded by Mr. Ashton.

Roll Call: Ayes – Whildin, Oliver Nays – None Abstain – Ashton

10. Mackey’s Land speed limits need to be consistent.

Mr. Oliver elaborated that NJSP has reported it is difficult to enforce on this road because one direction states one speed limit and the other direction another speed limit.

Mr. Whildin added that this common from High Street into Mackey's Lane; both are County roadways. Mr. Whildin stated he will reach out to the Supervisor of PW at the County to make the speed limits consistent.

Mr. DiDomenico offered that a survey should be done. The Township Committee discussed using the speed monitoring reports as part of the survey. It was further discussed that the speed monitoring report shows less than 5% of travelers are exceeding the speed limit and the reports are provided to the NJSP. Mr. Whildin offered that houses close to the road often creates a perception of speeding.

Township Committee Discussion

Mr. Oliver stated a Proclamation will be presented to high school student, Sincere Rhea, who has broken several state records in track & field. Sincere lives in Dorchester and attends St. Augustine Prep.

Mr. Oliver advised that the bid receipt and opening for the Bricksboro Bulkhead is tomorrow at 10:00 am.

Mr. Oliver stated that as Mayor of Maurice River Township he signed on to support re-instituting the PILOT funding.

Mr. Oliver announced that there is a new Brownfields program available "Targeted Brownfields Assessment" through USEPA. The program requires a 'partner', non-responsible party', to be eligible. He has had preliminary conversations with Freeholder Director, Joe Derella, who is interested in being the partner but would like more information. Mr. Oliver is looking at this program for the landfills.

Mr. Oliver advised that per John Doyon, USEPA, who attended the February 28th Brownfields meeting stated that should the township receive the HDSRF grant funds for the landfills, upon completion of the paperwork the landfills will be placed in 'remediation' status by the state which will prompt an annual fee of \$22,500 per landfill. The HDSRF grant funds cannot be used to pay this fee. The HDSRF grant funds applied for are \$257,707.00 for Landfill #1 (Delsea Drive) and \$214,071.00 for Landfill #2 (Weatherby Road).

Mr. Oliver asked for a status on vacating Stable Street. Mr. DiDomenico stated survey results are pending.

Mr. Oliver stated that Ed & Tori Henderson submitted a letter of interest to acquire Block 311 Lots 47, 43 & 44. These properties are currently in process of foreclosure by the township.

Mr. Whildin made a motion to not offer these properties to NJDEP as part of the marina swap negotiation once foreclosure is complete; seconded by Mr. Ashton.

Roll Call: Ayes – Whildin, Ashton, Oliver Nays – None

Mr. Oliver announced that the remediation work will start at the Ackley Garage on April 15th and will last for 10 days.

Mr. Oliver announced that a meeting is being arranged with NJDEP representatives to discuss the township's request submitted to the NJDEP Commissioner to rescind the conservation easement. The meeting will be advertised as all Township Committee member plan to attend.

Mr. Oliver announced that the Municipal Alliance is sponsoring a 6th through 8th grade dance which is being held at the Maurice River Township Elementary School on March 22nd.

Mr. Oliver stated that the background reports on both landfills was received from Mark Pietrucha, Woodard & Curran.

Mr. Oliver stated that the MRTES non-profit has implemented a property acquisition program. Essentially, they acquire homes in need of rehabilitation and upon completion of the rehabilitation they sell them. The monies from the sale are used to offset the taxes paid for the

school tax. The township is offering support of the program in the for of tax sale acquisition and the process and procedure for this acquisition. Also information is being supplied on how to acquire a municipal tax lien; which ultimately will get the property back on the tax rolls.

Mr. Oliver stated that he school is inquiring about a back exit from the school through the Sapello property. The state's decision on whether to rescind the easement will affect whether this roadway could be made. Mr. Oliver will check with Mr. Morrissey on Thursday. Mr. Whildin questioned the cost of such a road being constructed. It was further discussed whether the roadway would need to meet standards if it is a 'private' drive. Mr. DiDomenico suggested the drive be designated one-way. Mr. Sterling (Public) asked 'why' the buses do not turn right and go through Port Elizabeth to meet the traffic light which would be a safer exit strategy. It was discussed that this option of exit had already been presented to the school.

Mr. Oliver announced that the public hearing regarding Ordinance 670 is being discussed on Thursday night with the public in attendance to provide comment. Mr. Oliver stated that residents he has spoken with do not like the one-way designation. Mr. Whildin asked if the residents are taking into consideration the 'safety' factor involved and any emergency such as fire and/or medical could present problems for emergency vehicles. Mr. Oliver stated that should the public want restructure then they must live with the consequences. Mr. Whildin spoke with the fire companies and reversal of the ordinance may present problems; every aspect should be considered including safety. It was discussed that the pavement is only 20 feet wide, employees of the shipyard are at fault for much of the parking problems. Mr. Ashton suggested making in front of the Shipyard a 'fire lane' and that the shipyard can advise employees where they can park. This will be discussed further on Thursday night.

Mr. Whildin announced the sandbags will be placed along the East Point shoreline tomorrow.

Mr. Whildin stated he attended a meeting with CCDOH regarding the CVFC septic system and options were provided to them. The options presented were to meter the flow/usage or extend the field bed with D-box. If neither of the options meet with CVFC they can appeal to the advisory board regarding CCDOH violations. CVFC must make the decision.

Mr. Ashton advised that he is still working things out with recreation but is still waiting to hear from Fran Whilden.

Review of Agenda for Thursday, March 21, 2019 at 7:30 pm.

The Township Committee reviewed the agenda for Thursday, March 21, 2019 and accepted the agenda as presented.

Review of Bills for approval on Thursday, March 21, 2019 at 7:30 pm.

The remainder of the meeting was dedicated to review of the bills to be presented for payment on Thursday, March 21, 2019.

Adjournment

Mr. Whildin motioned for adjournment; seconded by Mr. Ashton.

Denise L. Peterson, Municipal Clerk

**TOWNSHIP OF MAURICE RIVER
COUNTY OF CUMBERLAND**

ORDINANCE NO. 682

CALENDAR YEAR 2019

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Committee of the Township of Maurice River in the County of Cumberland finds it advisable and necessary to increase its CY 2019 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Committee hereby determines that a 3.5 % increase in the budget for said year, amounting to \$29,625.40 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Committee hereby determines that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Committee of the Township of Maurice River, in the County of Cumberland, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2019 budget year, the final appropriations of the Township of Maurice River shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$103,688.91, and that the CY 2019 municipal budget for the Township of Maurice River be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

The above ordinance #682 was introduced and passed on first reading at a meeting of the Township Committee of the Township of Maurice River on the 18th day of March, 2019, at the Maurice River Township Municipal Hall, 590 Main Street, Leesburg, New Jersey, and will be presented for public hearing and final consideration at a meeting of the Township Committee of the Township of Maurice River to be held on the 18th day of April, 2019 at 7:30 p.m.

Vote (Introduced Ordinance): Ayes:	Nays:	Absent:
Whilden	X	
Ashton	X	
Oliver	X	

Vote (Adopted Ordinance): Ayes:	Nays:	Absent:
Whilden		
Ashton		
Oliver		