

Monday, April 15, 2019, 6:30 P.M.
Bill Review & Agenda Meeting

Present: J. Roy Oliver, Mayor
Ken Whildin, Deputy Mayor
Bill Ashton, Committeeman
Frank DiDomenico, Solicitor
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

First Public Comment Session

Mr. Whildin made a motion to open the first public comment session noting the time at 6:33 pm; seconded by Mr. Ashton.

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

There being no public comment Mr. Whildin motioned to close the first public comment session at 6:34 pm; seconded by Mr. Ashton.

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

Discussion Items

1. Discuss ‘no parking’ and/or ‘fire zone’ designation on Front Street in Dorchester.
Mr. Oliver advised that public comment was welcome on this subject.

Penny Wells, Dorchester, commented that trucks delivering to the shipyard are contributing to the problem as well as the employees who park in front of the building. She suggested that the employees park near the ‘green building’ on the shipyard property.

Mr. Guenther, Dorchester, questioned where the ‘no parking’ and/or ‘fire lane’ would be situated on Front Street and suggested that ‘no parking’ be set up in front of the ‘yellow building’ on the shipyard property as well as the opposing corner. Mr. Guenther emphasized that residents are continually blocked into their yards by delivery trucks going to the shipyard. He recommended signage stating ‘no blocking of driveways. Mr. Guenther stated that tractor trailers be advised to use Carlisle Place (from Route 47) versus Main to Carlisle as they are constantly going on the sidewalk because this is a ‘tight’ corner. Mr. Oliver asked Mr. Guenther to provide a list of the tractor trailers traveling to the shipyard to possibly advise them of the alternate route. Mr. Oliver stated ‘no parking’ in front of Ms. Hands house will be requested as part of the ordinance.

Mr. Oliver stated that the new ordinance may include a fire lane in front of the shipyard buildings as well as no parking in front of the residences. Mr. Oliver stated that possibly the new ordinance will be introduced in May with adoption in June. It was further discussed that the ‘no parking’ will be from Meadow to Carlisle Place Road. Mr. DiDomenico added that parking is no permitted within 50 feet of a stop sign.

Mr. Guenther added that possibly the shipyard can provide direction to delivery trucks via the ‘bills of laden’ for the deliveries. Mr. Guenther added that the shipyard, in general, is a mess ‘junk yard’ with campers on site that maybe being used for housing or office space.

Mr. Oliver concluded this topic by stating the Township Committee will work on the ordinance for next month introduction.

2. Discuss Path To Progress and adopting a resolution of support.

Mr. Oliver explained that for some time committees in Trenton have been working on plans to revise the pension plan, health plan, school redistricting, and tax programs. The state has been doing this to cut corners to bring New Jersey back on track budget wise.

Penny Wells, Dorchester and MRTES BOE, expressed concern that MRTES will lose their voice because of the low student count and will lose control over Pre-K through 8th grade. Ms. Wells stated that it is assumed MRTES would fall under Millville in this scenario and currently MRTES is a choice school – Millville is not. Ms. Wells furthered questioned staffing – will employees lose their jobs and ‘who’ will hire for MRTES. Ms. Wells added that ‘contract negotiations’ would be lost and questioned whether teachers would retain their positions. Ms. Wells stated that ‘de-regionalization’ took place in Cherry Hill and it was a mess. Other things that could be affected are after school activities.

Patricia Powell, MRTES Business Administrator, stated that money will not be saved by regionalization. She added that Shiloh and Hopewell regionalized in 2010 and there was an increase in taxes for Shiloh due to high salaries of teachers in Hopewell. She stated presently Millville teacher salaries are higher than MRTES; therefore if this were to happen MRT taxes would be increased. Teachers are attracted to MRTES because of the atmosphere and students have lower behavioral problems; teachers in MRTES have longevity. If regionalization took place several areas would be affected – instructional aides in Millville are full-time with benefits - MRTES are part-time with no benefits; school would be required to have the same mix components as Millville. Ms. Powell stated that MRTES is already efficient and believes the problem lies in North Jersey. Ms. Powell stated that only 12% of the budget is used for administration and support with 54% going to instruction. Mrs. Powell stated that the state test scores prove that MRTES provides a good education.

It was further discussed that MRTES needs more businesses to support the tax base and the proposed Dollar General and Dunkin Donut are positive for the township.

Mr. Oliver provided that the ‘Path-to-Progress’ is a result of the lack of leadership in Trenton and they are asking 565 municipalities to take the burden off their backs and that he is not in favor of it. Mr. Whildin concurred that he also is against the plan as there are more negatives than positives for Maurice River Township. Mr. Ashton also was not in favor of the plan.

Mr. DiDomenico commented that he does not believe this will go to a vote. Mr. DiDomenico added that the plan provides that any school lower than high school would be merged into districts, they are suggesting regionalization of police forces also. Ultimately taxes in Maurice River Township would go way up. Mr. DiDomenico added that another part of the plan is shared services; in Gloucester they did county shared service for Tax Assessor and the cost went up.

Mr. Stowman, Delmont, recommended that the Township be not in favor of this Path-to-Progress. Mr. Whildin suggested that if the state provides for an ‘a la carte’ possibly the Township will consider each individual item.

A resolution will be presented for adoption by the Township Committee on April 18, 2019.

Mr. Oliver invited the public to attend the Economic Development Committee meeting scheduled for Thursday, May 2, 2019 at 6:30 pm.

Mr. Oliver provided a synopsis of the proposed redevelopment of the Sapello Foundry property which included possibly moving the Recycle Center to this property, a soccer

field or the school with public recreation area as well as a back-access road for the school to Weatherby Road. Mr. Oliver explained that talks are ongoing with NJDEP to have the conservation easement rescinded either in its entirety or partially to accommodate these items. Pinelands approval of the intended use is needed prior to NJDEP determination on rescinding the easement.

3. Mr. & Mrs. Loomis Smith submitted a letter dated March 13, 2019 request the township consider purchasing 10 lots that they own in the DeCarlo Tract.

The Township Committee unanimously determined to not pay for this property. The clerk will send a letter to this effect.

4. Shared Service agreement for construction and inspectors with Dennis Township.

Mr. Whildin explained that this shared service agreement is for the subcode officials and inspectors for 'conflicts' only and there is no cost to either municipality. A resolution authorizing the agreement will be presented on Thursday, April 18, 2019.

5. Review of recommendations from the Township Engineer and Township Solicitor regarding award of the Bricksboro Bulkhead project.

Mr. Oliver explained to Mr. Parrish that he will be able to complete the bulkhead work on his property utilizing the NJDEP permit issued to the Township. It was discussed that Mr. Morrissey, Township Engineer, will be the contact to organize communications between the awarded contractor and the Parrish's and Valentine's.

The Township Committee consensus is to award the contract based on the recommendations of Cormac Morrissey, Engineer and Frank DiDomenico, Solicitor. A resolution of award will be presented for adoption on Thursday, April 18, 2019.

6. Approval is needed for Nelson Klein to participate in the Adopt-A-Beach program for the East Point Beach and allow Louann Karrer to execute an agreement. The section of beach to be included in this agreement is the western shore – from Capt. Klein's Campground to the Lighthouse.

Mr. Whildin made a motion to approve the request for Nelson Klein to participate in the Adopt-A-Beach program; seconded by Mr. Ashton.

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

7. Kaitlyn Cox, MRTES Drama Director, has submitted a request to use the Leechester Hall on Saturday, May 11, 2019 to have a breakfast fundraiser.

Mr. Whildin made a motion to approve the request for use and waive the fees associated with the use of Leechester Hall by the MRTES Drama Department on May 11, 2019; seconded by Mr. Ashton.

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

8. Discuss making application to the NJDEP for a HDSRF grant for the Hartley (Station Hardware) property as a Brownfields designated property.

Mr. DiDomenico explained that the title search produced some negative results which included liens on the property at around \$250,000. Mr. DiDomenico explained that these liens would be required to be paid back when the title is transferred. Further the owner of the property is listed as an Irrevocable Trust which cannot be broken.

Mr. Whildin made a motion to reverse the designation of the Hartley/Station Hardware property as a Brownfields site; seconded by Mr. Ashton.

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

9. Discuss Targeted Brownfields Assessment through USEPA versus NJDEP HDSRF grant funds.

Mr. Oliver explained the landfills were closed in the early 1980s. Presently the Township has applied for HDSRF grant funding through the NJDEP in the amounts of \$\$257,707 for Landfill #1 and \$214,071 for Landfill #2. Mr. Oliver further explained that once approved for these grants and the landfills are placed in the ‘remediation’ status the township will be obligated to pay annual fees for the landfills for the amounts of \$22,500 each annually.

Mr. Oliver furthered that Alison Devine, USEPA representative for Brownfields, has offered an alternative to the township for assessment in the form of Targeted Brownfields Assessment. With this program through USEPA they will supply the contractor who will do the assessment of the landfills; assessment will be determined if contaminants exist, the type of contaminants, etc. In order to receive the Targeted Brownfields Assessment, a non-contributing non-profit must partner with the township. Mr. Oliver asked the Township Committee if they would approve the non-profit “Choose Maurice River”, Kathy Ireland to be the non-contributory non-profit to partner with the township. Mr. Whildin and Mr. Ashton were in agreement to partner with the non-profit “Choose Maurice River”.

The clerk will contact Kathy Ireland to attend the next Brownfield’s meeting scheduled for June 6, 2019 at 10:00 am.

10. Re-evaluate the minimum bid prices set for township properties not needed for public use being offered for public auction on May 16, 2019 (Resolution 57-2019 & 58-2019)

Mr. Whildin offered that the prices set last year received no bidders. It was discussed to lower the higher bid prices. The Township Committee will provide the new prices prior to Thursday, April 18, 2019.

11. Discuss deployment of 5G wireless technology communications and model ordinance drafted by FCC.

Mr. DiDomenico explained that this is a big movement now with the federal government. Mr. DiDomenico explained that the Solicitor for Cumberland County is asking if Maurice River Township wishes to maintain administration over their rights-of-way in regards to the application for installation of the 5G equipment or allow the county the administrative control. The Township Committee consensus was for the Township to maintain administrative control and approval for the 5G devices and equipment within the township right-of-way. Mr. DiDomenico will forward a letter to Theodore Baker, Cumberland County Solicitor, advising him of the Township Committees decision.

12. Determine a rain date for Family Night Out scheduled for Thursday, August 8, 2019.

The Township Committee decided the ‘rain date’ for the Family Night Out event will be Wednesday, August 14th, 2019.

Resolution

Mr. Whildin made a motion to read Resolution No. 63-2019 by title only; seconded by Mr. Ashton.

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

The clerk read by title Resolution No.. 63-2019: A Resolution Authorizing Emergency Temporary Appropriations Pursuant To N.J.S.A. 40A:4-20

Mr. Whildin made a motion to adopt Resolution No. 63-2019; seconded by Mr. Ashton.

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

Township Committee Discussion

Mr. Whildin reported the following:

1. The Geotube at East Point is on schedule.
2. A meeting to discuss the dredge spoils disposition is to be scheduled

3. Bayshore Council meeting was productive.
4. Dunkin Donuts is on track and they are still working with the county on the septic design.

Mr. Ashton reported the following:

1. The organizer for baseball resigned but involved volunteers have stepped up and the season is on track. Fairfield has no teams participating this year so Commercial and Maurice River teams are playing each other. He is hopeful to get baseball revamped after the new year.

Mr. Oliver reported the following:

1. Sapello as reported above
2. 54 cats were collected to start off the TNVR trial program. \$926 in donations have been received. The next 50 cats to be taken on April 23, 2019.
3. Mr. Oliver requested status on vacating Stable Street. Mr. DiDomenico advised that the survey results are pending. Mr. Whildin noted that an easement to access an underground pipe will be needed if the property is auctioned to the contiguous property owners.
4. The Ackley Garage remedial work will start at the end of April. Samples of block and paint will be taken for analysis to determine contaminants. If the block is contaminated it will be disposed of as warranted; otherwise it will be re-used.

Review of Agenda for Thursday, April 18, 2019 at 7:30 pm.

The Township Committee accepted the agenda as presented.

Second Public Comment Session

Mr. Whildin made a motion to open the second public comment session noting the time at 8:36 pm; seconded by Mr. Ashton.

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

Greg Bruckler, Leesburg, requested permission to place a chair with a POW flag under the Wall of Honor plaque. The Township Committee agreed to the suggestion. Mr. Bruckler stated he will be donating the chair and flag.

Penny Wells, Dorchester, thanked the Township Committee for having the Port-O-Call property cleaned up.

Mr. Whildin made a motion to close the second public comment session noting the time at 8:38pm; seconded by Mr. Ashton.

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

Discussion Item – Derelict Housing

Mr. Oliver stated that there are certain properties in the township where the taxes are paid and the lawns are mowed but the houses are unkept and in deplorable condition. Mr. Oliver asked whether the owners can be forced to repair/fix the properties.

Mr. Gross stated he has tried but the properties being referenced are owned by out-of-state banks; in some cases, summons and warrants have been issued to no avail. Some of these properties are registered on the Vacant Property Registration. Mr. DiDomenico stated there is very little that can be done regarding appearance of a dwelling unless there is also a safety issue. It was further discussed that the property condition must present an imminent safety issue to life, etc. before proceedings (formal notice with public hearing) can start to have these types of properties demolished. It was discussed that the bank owner of 9 Broad Street is located out-of-state.

Mr. Ashton stated that demolishing homes kills the ratables especially on undersized lots that can not presently be built on due to zoning. Mr. Oliver offered that the realtor of 9 Broad Street has been soliciting the neighborhood for someone who may be interested in acquiring the property is

currently asking \$12,900 for the property. The schools non-profit accepts houses by donation then flips them to sell; this money is used to offset the school taxes.

It was discussed that complaints have been received regarding the three properties located on Church Street between Middle & Church. The complaints are regarding the holes in the houses and that animals are living in them. Mr. Gross stated that 8 Broad has electricity running, taxes are paid and there is someone living there.

It was discussed that some banks have programs to rehabilitate houses for resale. Mr. Guenther suggested that the township have a business plan written to address the rehabilitation of these vacant homes. Mr. Guenther provided numerous suggestions which included the business plan (SBA), action plan and establishing consortiums. Mr. Guenther mentioned there is a demand for rentals and presently MRT does not offer enough rental properties. Mr. Guenther stated that transparency and outreach to the public are key components.

Mr. Oliver invited Mr. Guenther to attend the EDC meeting on Thursday, May 2, 2019 at 6:30 pm. Mr. Gross offered that the township may want to look into the Small Cities Grant to help with the rehabilitation process.

Review of Bills for approval on Thursday, April 18, 2019 at 7:30 pm.

The remainder of the meeting was dedicated to reviewing the bills to be presented for approval on Thursday, April 18, 2019.

Adjournment

Denise L. Peterson, Municipal Clerk

TOWNSHIP OF MAURICE RIVER
2019 EMERGENCY TEMPORARY BUDGET
RESOLUTION NO. 63-2019

**A RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS
PURSUANT TO N.J.S.A. 40A:4-20.**

WHEREAS, an emergent condition has arisen with respect of the need to provide additional budgetary funds for 2019 and no adequate provision has been made in the 2019 temporary budget for the aforesaid purpose, and N.J.S.A. 40A:4-20 provides for the creation of emergency temporary appropriations for the purpose above mentioned; and

WHEREAS, the total temporary resolutions adopted in the year 2019 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$927,107.25; and

WHEREAS, it is considered necessary for the health and welfare of the community to continue to provide necessary services;

NOW, THEREFORE, BE IT RESOLVED, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with N.J.S. 40A:4-20,

1. Emergency temporary appropriations are hereby made for:

GENERAL ADMINISTRATION OE	500.00
ECONOMIC DEVELOPMENT O&E	1,975.00
EMPLOYEE GROUP INSURANCE	1,500.00
SOLID WASTE OE - CONTRACTUAL	11,000.00
RECYCLING O&E	10,000.00
BUILDINGS AND GROUNDS O&E	4,500.00
ANIMAL CONTROL SERVICES - OE	700.00
Senior Citizen's Center - S&W	700.00
Street Lighting	3,000.00
Natural Gas	7,000.00
Heating Oil	1,500.00
SANITARY LANDFILL O&E	1,100.00
Contribution - PERS	78,645.00
SHARED SRVC - TAX ASSESSOR (BRIDGETON)	4,000.00

Total **\$126,120**

2. That said emergency appropriations will be provided for in full in the 2019 budget under the title as listed above.