

MAURICE RIVER TOWNSHIP

SPECIAL MEETING

Bricksboro Pre-Con/Sapello Conceptual Plan

Tuesday, May 7, 2019 at 10:00 am

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

Present: J. Roy Oliver, Mayor
Ken Whildin, Deputy Mayor
Bill Ashton, Committeeman
Cormac Morrissey, Township Engineer
Denise L. Peterson, Municipal Clerk

Call to Order & Pledge of Allegiance

The meeting was called to order by Mayor Oliver at 10:00 am and the pledge of allegiance followed.

Roll Call: Mr. Oliver – Present
Mr. Whildin – Present
Mr. Ashton – Present

Guests: **Kenny George, KG Marine Contracting**
Mr. James Valentine
Mr. Charles Parrish

The purpose of this meeting is to meet with KG Marine to discuss the Bricksboro Bulkhead project and review the conceptual plan for the Sapello Foundry site

Discussion:

1. PreCon – Bricksboro Bulkhead

Mr. Kenny George, KG Marine explained that he will be the foreman, sight safety and operator for this project. Mr. Valentine and Mr. Parrish, properties with bulkhead connected to the portion that the township is replacing, were present at the meeting. Mr. George stated that he will meet with Mr. Valentine and Mr. Parrish immediately following this meeting to review their properties/existing bulkheads and will submit a quote to them to do the bulkhead replacement work for each of them. It was discussed that it will be easier and more cost effective to do all three property bulkheads at the same time due to mobilization and staging of equipment. Mr. Valentine stated he will pull the dock out of the way for convenience during construction and described the existing concrete support structures to Mr. George.

Mr. George, KG Marine, proposed a start date of July 15th for the portion contracted with the Township. It was discussed that the cedar trees being removed will be replaced with 8 to 10-foot Eastern Red Cedars. The consensus from all parties was that the color of the new bulkhead would be 'clay'. Mr. George stated fill from an upland source will be utilized; the concrete bags onsite will also be used. Mr. George proposed a work week will be four 10-hour days; Monday through Thursday and that the project (MRT portion) will take a maximum of a month to complete. He described that progress is estimated to be 20-25 feet per day. Mr. George explained that a concrete collar will be emplaced around the outflow pipe to support the tide gate. The new bulkhead wall will be 7 ½ feet across, whereas, the current wall height varies considerably across the length. Mr. George stated that 'returns' will be installed. Mr. Parrish agreed to remove 'one' cedar tree located on his property to accommodate the construction.

Mr. Parrish questioned if the bulkhead is being replaced at the end of the dead end. Mr. George stated no this was not quoted but a return will be placed here. It was discussed that the deck on

the Parris's property can be replaced. The new bulkhead material has a 50 year life expectancy and are ½ inch in thickness.

It was discussed that if the project is completed in one month a payment can be approved at the August 2019 meeting with balance in September.

Mr. Valentine questioned what would happen if they cannot afford to have new bulkhead emplaced. Mr. Morrissey reminded Mr. Valentine that as private citizens they are not obligated to pay prevailing wage and also the 'cap' material does not have to be the same as that ordered by the township.

This portion of the meeting ended. Mr. George, Mr. Parrish & Mr. Valentine left to meet onsite at their properties to discuss having KG Marine work on their bulkheads.

2. Review conceptual plan for the Sapello Foundry site

Mr. Morrissey provided a conceptual plan for development of the Sapello site. The plan included soccer field, access driveway and parking lot. Mr. Morrissey explained the driveway is drafted as 22 feet wide and the parking lot will accommodate 30 vehicles. The soccer field presented is official size. Mr. Morrissey added that stormwater management measures will have to be implemented such as basins as illustrated.

Mr. Morrissey explained the plan also showed the recycle area which utilizes .96 acres. Mr. Morrissey pointed out that if the building is to be reused by the PW as storage, etc. it should be inspected for structural integrity. The roof, obviously, must be replaced.

Mr. Oliver questioned if NJDOT Municipal Aid funds or bike path grant would be available for the driveway. Mr. Morrissey does not believe this would be eligible as a new project for Municipal Aid as that is for repair of existing. Mr. Morrissey stated that requesting 'bike path' funds for a driveway would be misrepresenting the situation. Mr. Morrissey stated that Green Acres does have funding available and this property already has a designation of conservation/recreation due to the easement with NJDEP.

Mr. Morrissey stated the plan for the soccer field and driveway will have a cost of between \$110 to \$150 thousand. Mr. Oliver asked that grants be examined to offset the cost. Mr. Morrissey added that a gate should be added to the new driveway for security at the school.

Mr. Oliver stated that the school superintendent and business administrator would like to walk the Sapello site to have a look at the property. Mr. Oliver asked that small copies of the conceptual plan be made available to attendees at the May 16th meeting for the public. Mr. Morrissey emphasized that this plan is a 'rough' draft. It was discussed that firm input from Pinelands regarding the reuse of the property has not been received.

Mr. Ashton asked if the state will use a ratio to determine if property must be used to offset the .96 acres for the recycle center and rescission of the easement for this portion. Mr. Morrissey stated that generally 'yes' but the ratio varies. Mr. Oliver explained that the conference call with NJDEP did not imply that property offset would be needed but that it would be easier for them to rescind the portion of less than one acre versus the entire property. Pinelands approval of the reuse is requested by NJDEP prior to their proceeding.

Mr. Oliver invited Mr. Morrissey to attend the meeting scheduled with Kerry Kirk-Pflugh scheduled for Wednesday, May 29, 2019 at 11:00 am. It was discussed if the 'cost match' portion of the USEPA could be used toward the 'offset' if requested.

It was discussed that 'comparable' value may be requested by NJDEP for the one acre to be used for the recycle center and that 'true' value of the Sapello property may need to be established. It was discussed that Mark Pietrucha be supplied with a copy of the conceptual plan. Mr. Morrissey stated that his previous conversation with Mark leaned toward a 'cap' being needed on Sapello.

Comments:

A brief conversation took place regarding the need to subdivide the landfill properties. Mr. Morrissey explained that there should be no need to subdivide but the landfill area must be 'defined' as the reclamation plan will require a 'defined' area. Mr. Whildin and Mr. Ashton agreed that neither Landfill #1 or Landfill #2 have over a 5-acre footprint. Mr. Oliver stated that should the township proceed with the Targeted Brownfields Assessment program that USEPA will work with a contractor to do the assessment work on both landfills. It was discussed that capping and formal closing of the landfills will be determined once contaminants are determined. Mr. Oliver explained that a couple years ago, at a Pinelands meeting, the contaminants were names as free nitrogen, nitrogen, ammonia and some lead. It was discussed at that time whether 'nitrogen' feeding plants could be used versus capping and it seemed to be a positive cost-effective alternative to capping.

The Township Committee briefly discussed solar fields and possible locations for such: property where landfills are located and a PSE&G property being offered to the township which is near the current recycle center. Mr. Whildin stated that PSE&G has offered to donate a couple properties to the township and has supplied the information to the township committee in their mailboxes.

Adjournment

Mr. Whildin made a motion to adjourn; seconded by Mr. Ashton.

Denise L. Peterson, Municipal Clerk