

**MAURICE RIVER TOWNSHIP  
BILL & AGENDA REVIEW MEETING  
Monday, August 12, 2013– 7:30 P.M.**

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

**Call to Order**

**Pledge of Allegiance led by Mayor Sarclette**

**Roll Call**

**A. Demolition Hearings**

Block 327, Lot 1 – Dominic A. Martelli, Sr.  
Block 327, Lot 2 – Mark Pontarelli

**B. Reports**

1. Gordon Gross, OEM Coordinator
2. Allen Foster, CMFO

**C. Discussion Items**

1. Security Camera Quotes
2. Waterfront/Beach Projects  
RREM/Blue Acres  
NJ Future Recovery Planning Manager - MOU
3. Vendor/Solicitation Ordinance
4. Trash Collection Bid
5. Flood Damage Prevention Ordinance  
Adoption of Preliminary Work Maps
6. Underground Storage Tank Remediation 1999-2001
7. CDC Email re: Letter of Support for County Project in Bridgeton
8. Personnel

**D. Misc. Report of Operations**

**E. Township Committee Concerns**

**F. Review of Agenda for August 15, 2013**

**G. Public Comment**

**H. Executive Session – Resolution #103-2013**

**I. Review of Bills**

**J. Adjournment**

Monday, August 12, 2013, 7:30 P.M.

PRESENT: Andrew Sarclette, Mayor  
Kathy Ireland, Deputy Mayor  
Patricia Gross, Committeewoman  
Frank DiDomenico, Solicitor  
Allen Foster, Finance Officer  
Linda L. Costello, Acting Municipal Clerk

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

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

**ROLL CALL:** Mr. Sarclette, present  
Mrs. Ireland, present  
Mrs. Gross, present

### **Demolition Hearings**

Frank DiDomenico advised two demolition hearings are scheduled for the following properties;  
1 Bay Avenue, Block 327, Lot 1 – Owner of Record: Dominic A. Martelli, Sr.  
3 Bay Avenue, Block 327, Lot 2 – Owner of Record: Mark Pontarelli  
Title searches were completed for both properties.

#### Block 327, Lot 1 – 1 Bay Avenue

Mr. DiDomenico advised two notices were sent advising of the demolition hearing and the certified mail was acknowledged by signature. The title search reflected no liens.

Mr. DiDomenico asked if anyone was present to represent the interest of Mr. Martelli, with no response.

Mr. DiDomenico swore in Gordon L. Gross, Construction/Zoning Official to take testimony on the condition of the property.

Synopsis of Testimony (not verbatim):

DiDomenico: Are you familiar with the property?

Gross: Yes

DiDomenico: Are you aware the subject property is owned by Dominic A. Martelli, Sr.

Gross: Yes

DiDomenico: Can you advise the current status of the property?

Gross: Roof is collapsing, walls collapsing, unboarded, in disrepair before Hurricane which added to structural damage.

DiDomenico: Each Township Committee Member received a packet including photos. Who took photos?

Gross: I did. Also took photos today.

DiDomenico: Are the photos of 1 Bay Avenue?

Gross: Yes

DiDomenico: Do the photos accurately depict the condition of the property.

Gross: Yes. 1<sup>st</sup> Picture - Windows are blown out. Interior got 3 to 4' of water during storm. Roof lifted, rafter joists exposed. 2<sup>nd</sup> Picture - Shows debris which penetrated and is in attic space. 3<sup>rd</sup> Picture - Doors & windows wide open. Wood rotted thru and ceilings collapsing. 4<sup>th</sup> Picture - Door on Bay Avenue by fireplace. Ceiling & roof gone. Last picture - From Bay Ave. toward the bay see patch from previous repair, more damage and collapse.

DiDomenico: Is the structure stick built or mobile home?

Gross: Masonry foundation and walls with stick roof.

DiDomenico: Can the structure be repair?

Gross: No

DiDomenico: What is only recourse?

Gross: Demolish the structure.

DiDomenico: Do you believe the structure is beyond repair?

Gross: Yes

DiDomenico: Do you believe the structure is unsafe?

Gross: Yes

DiDomenico: Any problem with people or children entering?

Gross: During today's inspection looks like someone has kicked in door and been inside.

Mrs. Ireland asked if something can be rebuilt if the structure is demolished? Mr. Gross replied yes if the property owner contacts him and obtains a zoning permit. This would give the owner one-year to start construction.

Mr. DiDomenico again asked if anyone was present on behalf of Dominic Martelli, with no response. Mr. DiDomenico advised notices were sent and receipt acknowledged. Mr. DiDomenico advised a resolution has been prepared authorizing demolition of the property within 30-days.

Mr. Sarclette made a motion to adopt Resolution #104-2013, A Resolution And Order For Demolition Of An Unsafe Structure Located At 1 Bay Avenue, Maurice River Township, Cumberland County, New Jersey, Known As Block 327, Lot 1, Owned By Dominic A. Martelli, Sr., As Unfit For Human Habitation For Occupancy Due To Dilapidation Or Defect. Motion seconded by Mrs. Ireland.

Roll Call: Ayes- Sarclette, Ireland Nays - None Abstention - Gross

Mr. DiDomenico advised the resolution must be published in the official newspaper.

#### Block 327, Lot 2 - 3 Bay Avenue

Mr. DiDomenico advised two notices were sent advising of the demolition hearing and both were returned as undeliverable. The title search reflected a private mortgage held by a third party, therefore notification must also be sent to the mortgage holder. Mr. DiDomenico asked if anyone was present to represent the interest of Mr. Martelli, with no response. Mr. DiDomenico advised Mr. Gross could provide testimony tonight or the hearing could be held on September 16, 2013.

Mrs. Ireland made a motion to continue the demolition hearing for Block 327, Lot 2 - 3 Bay Avenue to September 16, 2013, seconded by Mrs. Gross.

Roll Call: Ayes- Ireland, Gross, Sarclette Nays - None

## **Presentations**

Gordon Gross, OEM Coordinator, advised the table top drill is still on as scheduled and he is expecting a big turnout.

## **CMFO Report**

Allen Foster advised status and monthly cash reports were provided. Mr. Foster reported on the capital ordinance noting \$9,000.00 for reconstruction of Hall Road and \$76,000.00 for reconstruction of Carlisle Place Road, Phases 1 thru 3, can go back into the capital improvement fund. Mr. Sarclette stated that Carlisle Place Rd. Phase 4 is pending striping, planting and side grading, but essentially the project is complete. Mr. Foster stated he needs an estimate for the salt shed to include in the ordinance. He noted all bids for the salt shed were over budget and must be rebid. Mr. Sarclette advised paving of Matts Landing Road should also be included in the capital ordinance.

Mr. Sarclette advised Cormac Morrissey will report on the Material Storage Shed bids on Thursday but the lowest bid was \$74,480.00 which is more than anticipated.

There was discussion on options for rebidding of a material storage shed with suggestions included a prefab building, seeking company with state contract, and checking with other municipalities.

Mr. Foster advised he needs finite numbers of items to be included in capital projects including road improvements and salt shed. He also noted only \$9,000.00 was budgeted for demolition and we may be exceeding that based on status of unsafe structures.

Mrs. Gross stated she wants to buy promotional items for the Buy Local campaign and estimates are leaning toward \$2,000.00. It was noted this could be charged to the Economic Development budget.

Mr. Sarclette asked what kind of constraints exist should the township contemplate purchasing properties. Mr. DiDomenico advised there must be a plan for making a purchase, such as open space or public access. Mr. Sarclette indicated he would rather the township purchase prime locations rather than State purchases through Blue Acres funding which would render the properties non-developable and tax exempt. Mr. DiDomenico advised he could research the statutes, however, if the Township wished to sell prime properties it must be stated the property is "no longer needed for public purposes." The Township is not supposed to be in real estate.

Mrs. Gross asked if the Township could incorporate an abatement program to give incentive to development. Mr. Sarclette noted that currently he is not aware of properties for sale but the State is trying to implement a buyout.

## **Discussion Items**

1. Security Camera Quotes

Mr. DiDomenico will prepare an RFP for a surveillance system at the Municipal Hall.

2. Waterfront/Beach Projects

Blue Acres – Mr. Sarclette stated he cannot get answers to questions and thinks the State is trying to push the program thru.

Mrs. Ireland advised she has a call in to Cindy Randazzo regarding Blue Acres and other grant issues.

Mrs. Ireland reported that the NJ Futures grant will provide assistance between three municipalities with work starting September 27<sup>th</sup>. The Township will need to provide work space (a desk) for 18 months to three years. The project will search out funding for the municipalities at no cost to townships. The resolution must designate the “responsible person” to be the primary contact. Mrs. Gross volunteered to be the responsible person.

3. Vendor/Solicitation Ordinance

Mr. DiDomenico advised he is working on a draft ordinance.

4. Trash Collection Bid

Mr. DiDomenico advised he had no problem with the recommended changes to the bid specs for curbside trash collection but advised the fines should remain the same. Mrs. Costello advised the bid package will be posted no later than September 1<sup>st</sup>.

Mr. Sarclette stated there are issues with electronics sitting out and a policy for violations is needed.

5. Flood Damage Prevention Ordinance/Preliminary Work Maps

The consensus is to take no action at this time.

6. Underground Storage Tank Remediation

Mrs. Costello advised GHR Consulting had done the remediation in early 2000/2001. Reports cannot be located in house. GHR will provide copies of their files at a charge of \$300.00.

7. CDC Email re: Letter of Support for County Project in Bridgeton

Mrs. Ireland advised Vineland is objecting to moving Social Services to a location in Bridgeton. CDC is in favor of money being spent in Bridgeton, noting Vineland has ample business opportunities. Mrs. Ireland will handle advising CDC.

### **Misc. Report of Operations**

Brownfields FY 2014

Mrs. Costello advised the plan is to apply for USEPA Cleanup Grant funds for the Ackley property for the 2014 grant period in the amount of \$200,000.00.

### **Township Committee Concerns**

Mrs. Gross asked if Economic Development could include information and pictures of businesses on the 2014 township calendar and include a business directory in the calendar. Mrs. Ireland commented that Municipal Alliance contributed funds towards printing of the calendar. Mr. Sarclette commented that pictures of the businesses would need to be appealing to be put on the calendar.

Mrs. Gross stated the Senior Center website page needs to be updated and Zumba classes are done. Mrs. Gross advised an updated flyer will be prepared to advise of activities at the Senior Center noting everyone is welcome to attend. Mrs. Gross would like to see a computer installed in the Senior Center to be utilized by participants. Mr. Sarclette is concerned with who will be responsible to deal with technical problems and questions.

Mrs. Gross stated she has questions about the Southern Pine Beetle grant and will talk to Mrs. Ireland later.

Mrs. Gross asked if the property on Route 47, former Susie Bell could be sold and turned into a ratable. It was noted previous discussion included having a tourist center at that location and the compost facility would need to be moved to another NJDEP approved location.

### **Review of Agenda**

The Clerk next reviewed the tentative agenda for the August 15, 2013 meeting.

### **Public Comment**

Mrs. Ireland made a motion to open the public comment session at 9:08 PM, seconded by Mrs. Gross.

Roll Call:     Ayes – Ireland, Gross, Sarclette     Nays – None

There being no public comment Mrs. Ireland made a motion to close the public comment session, seconded by Mrs. Gross.

Roll Call:     Ayes – Ireland, Gross, Sarclette     Nays – None

### **Executive Session**

Mrs. Costello read Resolution #103-2013, A Resolution Providing For A Closed Session Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 for the following purposes:

Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Specifically to discuss legal aspects of municipal purchase of privately owned properties. And Matters Relating to the Employment Relationship. Specifically the hire of new staff. The executive session is expected to last no longer than forty-five minutes. Action will not be taken following the executive session.

Mrs. Ireland made a motion to adopt Resolution #103-2013, seconded by Mrs. Gross.

Roll Call:     Ayes – Ireland, Gross, Sarclette     Nays – None

Mrs. Ireland made a motion to adjourn to executive session at 9:20 PM, seconded by Mrs. Gross.

Roll Call:     Ayes – Ireland, Gross, Sarclette     Nays – None

(See Executive Session Minutes)

Public meeting reconvened at 9:41 P.M.

Mr. Sarclette clarified there have been discussions regarding taking over the property leases at Matts Landing from the State since NJDEP has discovered many inconsistencies with the leases that date back to the 1950's. He noted things have changed and the leases restrict marina owners from selling their business which creates concern for owners to invest in improvements. If the Township holds the leases there may be advantages to the business owners obtaining loans. An agreement between the State and Township is being drafted and will be reviewed by the Attorney General for legality. The present situation is not good for anyone. Mrs. Ireland commented that if the State takes over the properties when leases are abandoned the properties would be demolished. Mrs. Ireland commented if the Township took over Fish Tales it could be a public access site with a boat ramp. Mr. Sarclette felt the property should be leased to another business. Mr. DiDomenico advised the Township would have to bid out the lease and any monies received have to go back into the area for improvements. It was also noted the current leases prohibit people living at the marinas.

Mrs. Ireland advised she spoke with Gordon Gross regarding shared services of a Construction Official noting Mr. Gross does not have time to take on additional municipalities. She noted the western portion of Cumberland County is now looking at sharing services regionally like is being done with municipal courts.

#### **Review of Bills**

The remainder of the meeting was dedicated to the review of bills for approval at the August 15, 2013 meeting.

Mrs. Gross made a motion to adjourn, seconded by Mrs. Ireland.

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Linda L. Costello, Acting Municipal Clerk

**Monday, August 12, 2013, 9:20 P.M.  
Executive Session Minutes**

Present: Andrew Sarclette, Mayor  
Kathy Ireland, Deputy Mayor  
Patricia Gross, Committeewoman  
Frank DiDomenico, Solicitor  
Linda L. Costello, Acting Municipal Clerk

Mr. Sarclette advised there was no need for further discussion on purchase of properties by the Township. Mr. DiDomenico advised he will do additional research, noting property purchases are to be for township use.

Mrs. Ireland advised interviews were held for the laborer position in the Township Road Department. Six interviews were held and the recommended candidate for hire is Mike Prokson.

She noted that numerous projects are pending including recreation grants, demolition projects, forestry and southern pine beetle work and asked if another part-time seasonal position should be considered. Consensus is not at this time.

Mrs. Ireland advised the discussions held through CDC regarding shared services of Construction Official duties has changed.

Mrs. Ireland made a motion to close executive session and return to open public session at 9:41 PM, seconded by Mrs. Gross.

Roll Call: Ayes – Ireland, Gross, Sarclette Nays – None

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Linda L. Costello, Acting Municipal Clerk