

**MAURICE RIVER TOWNSHIP
BILL & AGENDA REVIEW MEETING
Monday, September 16, 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/Unsafe Structure

Block 327, Lot 2 – Mark Pontarelli

B. Reports

1. Gordon Gross, OEM Coordinator

2. Allen Foster, CMFO
Bank Proposals

C. Discussion Items

1. Security Camera Quotes

2. Waterfront/Beach Projects
RREM/Blue Acres
NJ Future Recovery Planning Manager
Long Term Recovery Committee(s)

3. Vendor/Solicitation Ordinance

4. Brownfields Redevelopment Designations

5. Best Practices Inventory Due 10/15/13

6. Paving Matts Landing Rd.

7. Bike Path Grant Application due 09/20/13

D. Misc. Report of Operations

E. Township Committee Concerns

F. Review of Agenda for September 19, 2013

G. Public Comment

H. Review of Bills

I. Adjournment

Monday, September 16, 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

Block 327, Lot 2 – 3 Bay Avenue

Frank DiDomenico advised a demolition hearing has been scheduled for Block 327, Lot 2, 3 Bay Avenue and notifications have been served via regular and certified mail. The owner of the property, Mark Pontarelli acknowledged receipt of certified mail on September 3, 2013. A title search was completed noting a lienholder, John Oliveri, who was also advised via regular and certified mail, however, certified mail was not acknowledged. Mr. DiDomenico advised Mr. & Mrs. Pontarelli contacted him and advised they are living in Florida and provided a new mailing address. They stated they do not have the money to demolish the mobile home and they wish to keep the garage. Their intent is to build a home. Mr. DiDomenico advised Mr. & Mrs. Pontarelli that following the hearing, if the unsafe structure is not taken care of, a lien will be placed on the property. Mr. & Mrs. Pontarelli advised they will not be attending the hearing.

Mr. DiDomenico asked if anyone was present to represent the interest of Mr. & Mrs. Pontarelli, 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: Did you send a notice of unsafe structure to Mr. & Mrs. Pontarelli.

Gross: Yes, notice sent November 1, 2012.

DiDomenico: Have you spoken with Mark Pontarelli?

Gross: Yes and advised will work with him and extended time to January 5, 2013 but nothing has been done.

DiDomenico: Can you describe the condition of the home.

Gross: Four pictures are provided in the packet. Both structures are very unsafe and collapsing. The mobile home is half destroyed and on the ground. Garage is also collapsing.
DiDomenico: Per Mark Pontarelli the garage is in good shape. He did acknowledge holes in roof and evidence of vandals.

Gross: Neither structure is safe and the mobile home is not habitable. The mobile home is in two pieces.

DiDomenico: Is the garage salvageable?

Gross: No. The roof collapsed, plates rotted away, windows missing, and foundation is cracked.

DiDomenico: When is the last time you inspected the property.

Gross: Today and there is no change. The last conversation with Mr. Pontarelli was several months ago. July 22, 2013 a zoning permit was issued to rebuild.

DiDomenico: Is the mobile home unsafe for human habitation?

Gross: Yes.

DiDomenico: What would the cost be if the Township does the demolition?

Gross: Have no idea.

Mr. Sarclette asked if the structures are demolished how long will the owner have to rebuild.

Mr. Gross replied a zoning permit is good for one-year and may be extended.

Mrs. Ireland asked when the one-year period started. Mr. Gross replied July 22, 2013.

Mr. DiDomenico advised that Mark Pontarelli did not deny the mobile home is unsafe.

Mrs. Ireland made a motion to deem 3 Bay Avenue unsafe, seconded by Mr. Sarclette.

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

Mrs. Ireland made a motion to adopt Resolution #105-2013, A Resolution And Order For Demolition Of An Unsafe Structure Located At 3 Bay Avenue, Maurice River Township, Cumberland County, New Jersey, Known As Block 327, Lot 2, Owned By Mark Pontarelli, As Unfit For Human Habitation For Occupancy Due To Dilapidation Or Defect. Motion seconded by Mr. Sarclette

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

Presentations

Gordon Gross, OEM Coordinator, advised the owner of 1 Bay Ave did get a demolition permit, the structure is demolished and footings were being removed today.

Mr. Gross advised the County has started paving Glade Road adding three more inches on top. They are only milling to blend-in. There will be no road closure as one lane will remain open. Possibly job will be completed tomorrow.

Mr. Gross reported the following:

Four property maintenance violations will be heard in court September 17, 2013.

A person has been identified for illegal dumping on Whibco property.

Inspection at Port of Call noted all doors open and structure has been gutted, pipes removed and interior destroyed. Approximately 20 cats are living there.

The MOU with FEMA for future disaster assistance will require attendance at one training class for all designated agents.

Mr. Sarclette commented that the recent drill was put together well and he was impressed with the turnout. He noted it was a good scenario and all the players took something away from the experience.

CMFO Report

Allen Foster advised status and monthly cash reports were provided. He reported that two responses were received regarding requests for proposals for banking services; TD Bank and Colonial. He provided a report on the criteria used to review the proposals advising the primary difference is in the interest rate and cost for services. He advised interest rates are being reduced; as of 01/01/13 was .8% and has been cut in half to .4% and effective 01/01/14 will be .25%. Colonial will pay .25%; TD Bank will not pay any interest. Colonial Bank will continue providing services for free; TD Bank would charge a monthly fee. Mr. Foster advised the proposals could be rejected and redo RFP. His recommendation is to stay with Colonial Bank or rebid. Mrs. Gross asked how often banking services are solicited. Mr. Foster stated it is recommended to do every three years. The consensus was to reject and rebid.

Mr. Foster advised it may be necessary to seek IT services from another vendor in 2014. He also suggested exploring a different email provider.

Discussion Items

1. Security Camera Quotes

Mr. DiDomenico publicly opened the proposals for Security Camera Surveillance System at the Municipal Hall and recreation area. Results were as follows:

ASC Security	\$17,632.50
PSx	\$17,887.00
Macguire Electric	\$74,850.00

Mr. DiDomenico will review the proposals for completeness and provide a written report. Mrs. Ireland will review the camera specs as quoted. Action to award is not anticipated for the regular meeting.

2. Waterfront/Beach Projects

RREM/Blue Acres

Mrs. Ireland and Mrs. Gross reported on the Blue Acres meeting held with the Asst. Commissioner of NJDEP. The process for acquisition of properties with Blue Acres would require the Township to have a plan for preferably large lots or clustered properties for public use. There is no guarantee money will be available but there is a potential for a second round of funding. If private properties are purchased with Blue Acres funds residential redevelopment is prohibited.

NJ Future Recovery Planning Manager

Mrs. Gross reported on progress of NJ Futures noting development planning will be categorized as infrastructure needs, economic development and intergovernmental relations.

Long Term Recovery Committee

Ben Stowman advised the Long Term Recovery Team will be doing a presentation September 17th regarding infrastructure and projects to prevent flooding. He is working on a detailed spreadsheet. He noted Maurice River Township is a prime location for a tourist stop. He also advised FEMA assistance will be done in October and developed plans will be handed off to the Recovery Planning Manager, Nick Graviano. Mrs. Gross advised the goal is to plan uniform and consistent facilities throughout the Bayshore Communities and coordinate tourism opportunities.

Mr. Sarclette advised the focus of the County meetings regarding the Bayshore communities is a push for septic solutions, while our priority is the mouth of the river.

Mrs. Ireland advised additional easements for the Thompson's Beach project have been prepared but any new names will need to be given notice or need to check to see if included in the court order. The progress of the project will be monitored by the Environmental Committee.

3. Vendor/Solicitation Ordinance

Mr. DiDomenico advised he has prepared a draft ordinance for review. The draft is currently written to include a fee of \$50.00 per certificate of registration valid for a 90-day period.

4. Brownfields Redevelopment Designations

Mr. DiDomenico advised the reports of the Planner should be attached to the resolutions. Once adopted, copies must be sent to NJDCA. The Township will advise the Land Use Board when authorized to prepare a redevelopment ordinance.

5. Best Practices Inventory

The Clerk advised the report is due by October 15th. Mr. Foster will review and prepare a draft for consideration and discussion at the October 14, 2013 agenda meeting.

6. Paving Matts Landing Road

Mr. DiDomenico advised the shared service contract for paving Matts Landing Road is being drafted by the County. He stated the portion of the road assumed to be owned by the Township is actually state owned, however the Township has assumed responsibility over the years. The State is giving permission to pave their portion of the road.

7. Bike Path Grant Application

Mrs. Ireland advised no clarification has been received on reallocation of the existing Phase II grant. Consensus is no need to apply.

Misc. Report of Operations

Mr. DiDomenico stated he spoke with a representative at South Jersey Gas regarding resident's complaints of not being able to get natural gas in Milmay. During the conversation he was advised another project may be forthcoming in the Milmay area, however they wish to negotiate the street opening fees. Based on the prior negotiated fees, Mr. DiDomenico recommended reducing the fee from an estimated \$75,000.00 to \$40,000.00 for the Cannon Range and Taylor Avenue areas of Milmay. Mrs. Ireland made a motion to authorize Mr.

DiDomenico to negotiate reduced terms for a street opening permit in the Milmay area at a minimum of \$40,000.00. Motion seconded by Mr. Sarclette.

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

Mrs. Ireland advised she met with the Road Department Supervisor regarding playground equipment. A fence and gate has been installed at the Leesburg Ballpark due to vandalism. The NJSP is aware and has been provided a key. The gate will be locked except during authorized recreation activities. The intent is to keep cars off of the ball fields and curtail drug activity. It was noted lighting the area would be beneficial. Mrs. Gross asked if emergency services will be provided with a key.

Mrs. Ireland also advised she is checking with Green Acres regarding funding for improvements to the tennis and basketball courts.

Mrs. Ireland advised there has been discussion regarding moving existing playground equipment to the grove and adding a skate park, along with some new equipment.

Mrs. Ireland advised she met with an insurance representative, along with Mr. Hagemann and Mr. Creamer, regarding recommended corrections to the playgrounds. She is awaiting answers to questions relating to equipment standards, signage and monitoring. She is also awaiting written confirmation that helmets should be required to ride on the dirt bicycle track in Port Elizabeth.

Mr. Sarclette advised an estimate in the amount of \$53,115.00 for installation of fuel tanks has been provided by a vendor with state contract. He noted the vendor is willing to reduce the bid based on portions of the job that can be done by our staff. The estimate does not include fence or concrete pad.

Mr. Sarclette advised Mr. Morrissey has received additional estimates on a smaller single bay salt shed for approximately \$50,000.00.

Township Committee Concerns

Mrs. Gross asked about progress on the Matts Landing marina leases. It was noted we are waiting on an interpretation by the Deputy Attorney General.

Review of Agenda

The Clerk next reviewed the tentative agenda for the September 19, 2013 meeting.

Public Comment

Mrs. Ireland made a motion to open the public comment session at 9:42 PM, seconded by Mrs. Gross.

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

Bill Eller advised the gas line in Milmay is done. It was noted there may be a second phase.

Mr. Sarclette commented that he needs to check the boat ramp at East Point. Mr. Eller advised the ramp is washed out underneath.

Ben Stowman advised the Bayshore Sustainable Infrastructure Planning Project meeting is open to all residents of Maurice River Township and the Township Committee. They are seeking ideas and input for what needs to be done in our community. He also advised the Rising Tides Committee will be holding a meeting in late October and may need the Township to weigh-in. Mrs. Gross thanked Mr. Stowman for his efforts and time working on these committees.

Jim Veasey of Port Elizabeth asked about an SUV with Texas tags for sale at Barth Road. Mr. Sarclette thought it may belong to the owner of the property. Mr. Veasey also advised an off-site sign was posted at Port Of Call again.

Mrs. Ireland made a motion to close the public comment session at 9:49 PM, seconded by Mrs. Gross.

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

Review of Bills

The remainder of the meeting was dedicated to the review of bills for approval at the September 19, 2013 meeting.

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

Linda L. Costello, Acting Municipal Clerk