

**MAURICE RIVER TOWNSHIP
BILL & AGENDA REVIEW MEETING
Monday, January 12, 2015 – 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. Gordon Gross, OEM & HO/ZO Report
- B. Allen Foster, CMFO Report
- C. Discussion Items
 - 1. Unsafe Structure Hearing – 6 Oak Hill Road (Carroll)
 - 2. Letter from Gordon Gross requesting that the township foreclose on property Block 289.01 Lot 6
 - 3. Land Use Board Resolution 2014-08 recommending redevelopment of Block 281, Lots 7, 8 & 18 and Block 296, Lots 33 and 34
 - 4. OPW Fuel Management System quotes review
- D. Misc. Report of Operations
- E. Township Committee Concerns
- F. Review of Agenda for January 15, 2015
- G. Public Comment
- H. Review of Bills
- I. Adjournment

Monday, January 12, 2015, 7:30 P.M.
Bill Review & Agenda Meeting

PRESENT: Andrew Sarclette, Mayor
Patricia Gross, Deputy Mayor
J. Roy Oliver, Committeeman
Frank DiDomenico, Solicitor
Allen Foster, Chief Financial Officer
Denise Peterson, Municipal Clerk

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

ROLL CALL: Mr. Sarclette, present
Mrs. Gross, present
Mr. Oliver, present

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

Office of Emergency Management and Housing/Zoning Reports

Mr. Gross was not present to deliver his report. Mr. Gross did prepare and deliver his monthly report to the Township Committee for review.

Mr. DiDomenico addressed the following items listed on Gordon Gross's report:

1. 5 Station Road, a title report has been obtained and there is one lien holder, US Bank Custodian for Actlien, Inc. A letter was sent to US Bank which was acknowledged by Green card receipt to clean up and that if not cleaned up the Township would clean up and a lien would be assessed against the property.
2. 11 Broad Street, a title report was obtained. There is a new owner, Bank of America. Notice was sent to cleanup in 10 days or the township would clean up and a lien would be assessed against the property. Receipt of the notice was acknowledged by green card.

Municipal Finance Officer Report

Mr. Foster stated that by statute they must introduce by budget by March 13 and would like to introduce the budget at the February 19, 2015 meeting and adopt in March. Mr. Foster will ask if the staff has any significant requests. Mr. Foster would like to review the roadway inventory to determine how much we would like to do this year. The debt has been paid off. Therefore it can be replaced with capital improvement fund money which will give us a down payment if we want to issue debt. He would like a realistic picture in regards to the roads and the capital budget for the next 3 years.

Mr. Foster added that no transfers have had to be done so far. Mr. Sarclette added that there is a door at the garage that needs replacing and that four toilets at Leechester Hall need replacement.

Mrs. Gross asked if there is a way we can help the recreation committee by allocating money toward field lights. Mr. Foster said that yes they can reserve (pay as you go), an example would be reserve a certain amount each year and then after period of accumulation an ordinance will be needed to fund the project. Mr. Foster said to let him know if this is something that will be done so he can make proper allocations.

J. Roy Oliver stated that with the cost of the website being around \$6,000 he would suggest to table until after the budget has been worked through.

It was further discussed the flexibility of a user friendly website would allow office personnel to add, modify and remove items from the website.

Mr. Sarclette stated that he also believes that new carpeting is needed in the meeting room and through the court administration office. Additional item needed is a heater in the OEM building.

Mr. Sarclette also indicated that in the fall there had been discussion of upgrading the surveillance camera system.

Mr. Foster would not like to increase the line items in O&E unless there are requests that substantiate such a move.

Mr. Sarclette stated he is not inclined to raise the budget.

Discussion Items:

1. Unsafe Structure Hearing for 6 Oak Hill Road (Carroll)

Mr. DiDomenico stated this is an unsafe structure hearing for 6 Oak Hill Road, Block 268 Lot 11, the property owner is Brenda Carroll. A letter was sent to Brenda Carroll by regular mail and certified mail. Ms. Carroll and her husband were present for the hearing. Gordon Gross did inspect the property and submitted a report. Mr. DiDomenico proceeded to swear in Mr. Steven Land and Mrs. Brenda Land (aka: Brenda Carroll). They waived the right to have an attorney present. Mr. Land stated he did not have a copy of the report submitted by Mr. Gross but that Mr. Gross had been very helpful.

Mr. Land proceeded to state that a group of young people approached them to buy and repair the mobile home. A written contract was never signed. These people gutted the mobile home and discarded the material in the yard. He did acknowledge that some trash was already present. They are planning to hire someone to help clean up the property. Some cleanup has taken place. They need some time to dispose of the mobile home, preferably when it is warmer. Mr. DiDomenico suggested getting a dumpster and tear the mobile home down and dispose of that way. Mr. Sarclette suggested that some people may be interested in the material for scraping. Mr. Sarclette also suggested that they confirm with Mr. Gross what their options are for the property.

Mr. Sarclette confirmed that all trash material that was in the yard has been removed. Mr. & Mrs. Land confirmed that this is true, just the trailer remains. Mr. Land stated that the doorway has been boarded up but they will better secure septic system and well area.

Mr. DiDomenico asked that whether the work could be completed by April 15. Mr. Land asked that if it took longer can he talk to Mr. Gross. Mr. Sarclette stated that the Township Committee would be in agreement if it can be assured that the well and septic are covered adequately, no electric to building and that the doors and windows are boarded up. Mr. DiDomenico also suggested that "no trespassing" signs be put up.

Mr. DiDomenico stated that the motion should include that the structure is unsafe and not livable and that it is understood that they have until April 15, 2015 to have the work completed which is to make the structure safe whether removed or repaired.

Mr. Sarclette made a motion that the structure is unsafe and not habitable and that they have until April 15, 2015 to make the property safe by removing, demolishing or making the mobile home habitable; seconded by Mr. Oliver.

Roll Call: Ayes: Oliver, Sarclette Nays: None Abstained: Gross

2. Letter from Gordon Gross requesting that the township foreclose on property Block 289.01 Lot 6.

Mr. DiDomenico suggested that this property would have to go to the In Rem Foreclosure attorney. Table this item to the next agenda meeting in February. J. Roy Oliver stated he believes that since it is a Municipal Lien that Foreclosure can start within 6months.

3. Land Use Board Resolution 2014-08 recommending redevelopment of Block 281, Lots 7, 8 & 18 and Block 296, Lots 33 and 34.

Mr. DiDomenico stated that the Township Committee adopted Resolutions 85-2014 and referred a number of lots to the Land Use Board to determine if they met the criteria for redevelopment. The Land Use Board conducted its analysis and concluded that there are only 5 lots to be in need of redevelopment. They are looking at Block 281 Lots 7, 8 and 18 and Block 296, Lots 33 and 34. Land Use Board Resolution 2014-08 shows the recommendations of the Land Use Board. Mr. DiDomenico stated that the Township Committee must decide whether it accepts, rejects or wants to modify the Land Use Board Recommendation. Ownership of the properties was discussed and it was decided that they are owned by Whibco, possibly Maurice River Township but that there were no residential properties involved. Mr. DiDomenico stated that he will need to prepare an Ordinance but will need the Township Committee recommendations.

Ben Stowman stated that at the Land Use meeting there were residents present and they were not against it because no resident properties are involved. Mr. Wade Sjogren, Whibco also attended the meeting and did not object to the redevelopment evaluation process. It was further discussed that regarding the zoning of the area and what type of redevelopment could be addressed. Mr. DiDomenico stated that a report should be sought from the Township Planner, Tiffany CuvIELLO.

Mrs. Gross will talk with Nick Graviano regarding setting up a meeting.

4. OPW Fuel Management System quotes review.

Mr. Sarclette believes that this problem has been resolved and that the screen is working properly. Follow up is needed to check that system is working correctly.

Misc. Report of Operations

1. Mr. Sarclette stated that an Underground Storage Tank was removed here at the Municipal Building. NJDEP says they never received the final certification. They are stating they need the report by March or an extension must be requested.

Mr. DiDomenico stated that Engineers have access to such records and that possibly Mr. Morrissey would be able to search and find the report.

2. ANJEC renewal cost is \$290.00

3. Mr. Sarclette stated that Steve and Gordon have talked to the resident in Milmay regarding the fill that was removed. The resident says that they did not remove any fill. Residents in the area were notified that future removal of fill will be reported.

4. Mrs. Gross stated that the road department replaced the graffiti signs on East Point Road and a letter was sent to Cumberland County Public Works.

5. Mr. Oliver questioned why reports for tax collector, land use board, clerk report, dog licensing, etc. are not on the agenda.

Mr. Foster explained that all accounts are in the current fund account and everything is reconciled by him.

Township Committee Concerns

Mr. Sarclette questioned the status of the Port-O-Call property. This property is an eye soar and cats are living around the building. Mr. DiDomenico will contact the owners again. The foreclosure company is the true owner and they had previously indicated that they wanted to rehab the property.

Agenda Review

The Clerk next reviewed the agenda for the Thursday, January 15, 2015 meeting.

Public Comment:

Mrs. Gross made a motion to open the public comment session at 9:00 PM, seconded by Mr. Oliver.

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

Mr. Ben Stowman of Delmont stated that in regards to the budget, he does not see a way to predict what will be needed for matching funds for the shoreline protection projects. No new information has been received regarding the road protection project. He will obtain a report from Heather Jensen.

Mrs. Gross stated that regarding the restoration of live trees there may be a program that is available. Discussion took place regarding the trees and restoration to the berms along the dike area.

Mrs. Gross made a motion to close the public comment session at 9:08 PM, seconded by Mr. Oliver.

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

The remainder of the meeting was dedicated to the review of bills for approval at the Thursday, January 15, 2015 meeting.

Mrs. Gross made a motion to adjourn, seconded by Mr. Oliver.

Denise L. Peterson, Municipal Clerk