

**MAURICE RIVER TOWNSHIP
BILL & AGENDA REVIEW MEETING
Monday, July 13, 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 (Mr. Gross will arrive at 9:00 PM)
- B. Allen Foster, CMFO Report
- C. Discussion Items
 - 1. Fuel Pump System upgrade
 - 2. New dump trucks for Public Works Department
 - 3. Municipal Court Judge replacement
 - 4. Contracting for Janitorial services Municipal Building and Senior Center
 - 5. Sale of Public Property(s)
 - 6. Seasonal Employment for Laborer in Road Department
 - 7. Bid request for Trash Contract for years 2016-2017
 - 8. Redevelopment Plan for Whibco property
 - 9. Wastewater Study
- D. Misc. Report of Operations
- E. Township Committee Concerns
- F. Review of Agenda for July 16, 2015
- G. Public Comment
- H. Review of Bills
- I. Adjournment

Monday, July 13, 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, CMFO
Denise Peterson, 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. Gross, present
Mr. Oliver, present

Office of Emergency Management and Housing/Zoning Reports

Mr. Sarclette advised that Mr. Gross is attending another meeting and will arrive later to give his report.

Municipal Finance Officer Report

Mr. Foster provided the budget status report and cash receipts reports to the township committee. No further information to provide at this time.

Mr. Sarclette requested that Mr. Foster stay to provide budget information regarding items listed.

Discussion Items:

1. Fuel Pump System upgrade

Mr. Sarclette stated that he had requested that Louann check into a specific type of system that is used by the county and other places and they are very happy with the system. Currently we are not happy with the system we use. Bids and quotes for the upgrade have been received, but they are for the same type of system we currently have. A link was forwarded to Louann regarding this specific system type the county currently uses. There are continued problems of use by the school bus drivers and emergency personnel when using the current system.

The screen was updated this time last year, however after about 6 months the current problems showed up. Mr. Sarclette asked if we can just get prices on a specific type from different people. Mr. Foster stated that yes; bids could be obtained for a "specific system". The county has several different entities using this system without problems; so it must be a reliable system. Additionally there are shore communities that use this system.

Mr. Sarclette further stated that the price for the upgrade to the current system was over \$12,000. Hopefully bids for the new system would be in that area. Mr. Foster stated that if the quotes are under the bid threshold that a formal bid is not needed; however, three quotes would be needed.

2. New dump trucks for Public Works Department

Mr. Sarclette asked Mr. Foster if he had received a copy of the notification that was received from the road department advising of the dump truck situation. Mr. Foster stated that this will more than likely be an item to budget for next year. Mr. Sarclette stated that the little dump would be around \$50,000 plus and the two larger trucks would be more each. Mr. Sarclette further explained that the little dump will need to be replaced first. Mr. Foster stated that there is the possibility of including in the road improvements project. Mr. Sarclette asked Mr. Foster to

evaluate how to accomplish the purchasing these items. Mr. Foster stated that use of an ordinance is a possibility and if included in with the road improvements it should not make much of a difference if the little dump truck is included.

3. Municipal Court Judge replacement

Mr. Sarclette announced that Judge Casarow has provided notice of his intent to retire effective December 31, 2015 and therefore a replacement judge must be appointed. Mr. Sarclette spoke to Mr. Duffy regarding this position and his interest is unknown. Mr. DiDomenico stated that Mr. Duffy should be asked about this position first. Mr. Sarclette stated that this is an important position that represents the community. Mrs. Gross stated that Mr. Bennett has inquired into this position. Additionally, Mr. Duffy has indicated that there are three people who may be interested in this position. Mr. Oliver stated that this will take some time to get a new judge. Mr. DiDomenico will check with Mr. Duffy on this subject; if a prosecutor serves in more than one municipality they would have to discontinue all prosecutor positions within the county if they serve as a judge. Mrs. Gross suggested reaching out to Commercial Township regarding their replacement of the municipal court judge.

4. Contracting for Janitorial services Municipal Building and Senior Center

Mrs. Gross stated that the janitorial services being done at the Municipal Building are “lacking” and the school was advised and small improvements have been made but still ongoing problems. The Supervisor for the custodial services met with Lisa to review the problems but there is still “general” cleaning that is not being addressed properly. Ms. Penny Wells for the Board of Education was in attendance and stated she was not aware of this problem and will address these concerns to the MRTES Business Administrator. Mr. Sarclette stated that custodial services done in the municipal building have been lacking for a few years.

Mr. Sarclette stated that it is preferred to stay in the Shared Service contract with the school, but problems needed to be remedied pretty quickly because this is an ongoing problem. Mrs. Gross pointed out that quotes have been received and the list of custodial services that will be provided includes items that currently are not being done. Ms. Wells will talk to MRTES Business Administrator and will try to remedy the problem.

5. Sale of Public Property(s)

Mr. Oliver explained that Tri-County is interested in obtaining municipal liens by assignment. These properties are located in the Longwood Gardens area and are not buildable lots, but are taxable. Tri-County previously submitted a list of the properties they are interested in obtaining the assignment. The alternatives for selling this liens is through bid for the full amount of the taxes due at the time of sale or sell under the “Jones Act” wherein municipal liens can be sold for less than the full amount that is accrued to the lien; this would be the accrued taxes without the accrued interest. Mr. Polhamus of Tri-County is reviewing the list that was supplied to him for the accrued amounts and will be sending a revised list to the township. Mr. Polhamus questioned whether a negotiation of these figures could be made. Mr. DiDomenico stated that he does not believe the taxes can be waived. Mr. Oliver further stated that this sale would be beneficial to both Tri-County and to Maurice River Township. Assignment of the municipal liens would place the properties back on the tax rolls.

Mr. Sarclette stated the newly obtained In Rem Foreclosed properties will require property maintenance from the public works department. Mr. Sarclette indicated that regarding the foreclosed properties which have been recently obtained by the Township, sale would have to take place through advertisement and a minimum starting bid would need to be set. Mr. Sarclette advised the municipal clerk to obtain information from the tax collector, tax assessor and zoning officer regarding buildable, contiguous property owners, undersized lots. Contiguous property owners would need to be notified. Mr. Sarclette verified that roadways create a barrier and properties opposite the intended sale property are not considered contiguous.

6. Seasonal Employment for Laborer in Road Department

Mr. Sarclette recommended hiring of a seasonal temporary laborer for a maximum of 6 months for the road department. There are two employees in the road department who will be out on leave; one will be out for an extended period of time and the other is not known at this time. Mr. DiDomenico stated that a temporary can be for up to a year.

Mr. Sarclette made a motion to hire a full-time temporary seasonal employee for the road department based on funding availability. Mr. Foster will check on the availability of funds for this hire. Mrs. Gross seconded the motion.

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

A resolution will be prepared for the July 16, 2015 meeting. Mr. Sarclette stated that there are applications on file with the personnel office that will be reviewed for this hire. Advertisement will be made only if needed.

7. Bid request for Trash Contract for years 2016-2017

Mr. DiDomenico asked if there were any changes to the bid specifications, from the previous bid request, that needed to be made. Mr. Sarclette questioned whether any public comments. The only request was to return the trash receptacles to a place out of the roadway. Mr. DiDomenico questioned making it mandatory to delivery recycles to the county land fill. Verification is needed with Cumberland County Improvement Authority regarding their have a trash removal program. Mr. DiDomenico will check on this program. It was recommended to have the receipt date set for mid-October in case there is a need for rebid.

Mr. Veasey of Port Elizabeth expressed concern regarding the trash trucks zig-zagging to pick up the trash. This creates a distraction to drivers as well as a safety problem; it was also stated that when doing this sometimes they simply “kick” the cans across the roadway. This procedure has been witnessed for the past month or so. Mr. Sarclette asked the clerk to forward a letter to Earth Tech addressing the Township Committee’s displeasure of this technique.

Mr. DiDomenico questioned making a specific pick up day of Thursday or Friday in the bid specs. Mr. Sarclette stated whichever is cheaper.

Mr. Stowman indicated that cans being left in the “cart way” has increased also.

8. Redevelopment Plan for Whibco property

Mrs. Gross stated that Mr. Nick Graviano has requested that the Township Committee do a resolution authorizing Nick Graviano to prepare a draft redevelopment plan for the Whibco property. Mr. Stowman added that Land Use Board has already reviewed and submitted their suggestions to the Township Committee. Mr. Sarclette stated that basically this is one property owner and four separate lots; this would enhance these potential properties. Mr. Stowman added that at this point the Township Committee needs to review and decide whether an ordinance should be prepared. Mr. Sarclette stated that upon review of the plan the Township Committee can either accept or decline. Mr. Stowman stated that Mr. Graviano should be working with the Land Use Board and the planner, Tiffany Cuvillo. Mr. Sarclette stated when the Township Committee reviews this redevelopment plan it would be referred back to the Land Use Board for further review. Mr. DiDomenico verified that this is at no cost to the township. Mrs. Gross verified this is a New Jersey Futures project.

9. Wastewater Study

Mrs. Gross asked on behalf of Nick Graviano that this project be wrapped up. Mr. Stowman indicated that possibly pressure from Meaghen Wren. Also Cormac was requested to file the necessary reports.

Discussion Items

Mr. Sarclette questioned whether the Thompson’s Beach easements have been mailed out. Mr. DiDomenico will develop the easement and contact the clerk to discuss and distribute.

Mr. Sarclette mentioned that road department personnel tried to take their CDL driving test and due to equipment failure they were unable. The employee is requesting reimbursement of \$125 to extend the CDL permit.

Mr. Sarclette motioned to approved this request; seconded by Mrs. Gross

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

Mr. Sarclette indicated that the NJDEP is being approached regarding the land swap of the marinas for land located at the end of Schoolhouse Lane in Heislerville. Mr. Sarclette wanted to verify that everyone was still in agreement to proceed with this process. Mr. Sarclette stated that there is 80 to 110 acres located upland and meadow. The ratio for a swap is 4 acres for 1 acre with the NJDEP. Mr. Sarclette explained that approximately 8 years ago the Fishtales marina gave the property back to the state. Securing this property would prevent it from being listed as a derelict property. This building could be used for community meetings, etc. The goal would be to make this area a reasonably good business district. The NJDEP seems to be agreeable to this swap.

Mr. Sarclette stated that there are issues regarding lease and getting to agreeable terms. Mr. Oliver stated that the previous negotiations regarding the Schoolhouse Lane was under the LPU program with NJDEP.

Mr. Sarclette stated he would also like to add the property next to Wawa into this negotiation. Mr. Sarclette asked the clerk to locate this property block and lot.

Mr. Sarclette stated that if the committee has not objections the meeting will take place.

Mr. Oliver added that on June 25th the summary of the Battle of Dallas' Landing took place at Leechester Hall. The investigation revealed nothing artifacts to substantiate the Battle taking place on the Commercial Township site investigated. Hunter Research is doing a second presentation on August 22, 2015 at the Bayshore Center in Bivalve. An email was received from Matt Pisarski, Cumberland County Planning Board advising that a small amount of money is left in the grant and this money is going to be used to studies on the Maurice River Township side of the river.

Mr. Oliver informed the public that the Wall of Honor project is coming along nicely. Barry Fisher has provided plaque sides. The Wall of Honor will be in the Leechester Hall. There are a few local historians working of obtaining the names for the plaque.

Mr. Oliver questioned the COAH – Fair Housing under the Obama administration and the mandate for housing requirement for lower income in suburbia. The state plan mentioned for MRT to have 161 units available. Mr. Stowman spoke with the Township Planner, Tiffany CuvIELLO and she advised that the township start looking at the COAH, but no action at this time is not needed. The plan from the state was not researched properly. Mr. Oliver stated the plan and deadline was to protect against builders lawsuits. Mr. Stowman said the risk to Maurice River is low. Mr. DiDomenico added that MRT is limited by Pinelands and Wetlands and there is no public septic or water system in place. Mr. Stowman stated we need to look at this going forward and Tiffany will be asked to develop a plan. The plan for the town may be 20 to 30 versus the 161 mentioned by the state. Tiffany was researching how the numbers for each individual location were established because it appeared that some larger communities had lower numbers than MRT. Mr. Oliver stated the plan is being forced to equalize. Mr. Sarclette stated that builders were being imposed fees which went into a kitty wherein these funds went to offset lower income housing. Mr. Stowman questioned whether a township can force a municipality to construct a water and/or septic system to accommodate the low housing mandate. Mr. DiDomenico indicated that at this point he does not believe MRT is being targeted because of the Pinelands and Wetlands. Mr. Stowman stated the potential COAHs for MRT would be rehabs or pick a specific spot for COAHs. Mr. DiDomenico stated that New Jersey is one of the few states that has affordable housing laws. Mr. Stowman asked if the Township Committee agrees that the Township Planner be authorized to develop a COAH plan. Mr. Oliver will address this at the next Land Use Board meeting.

Mrs. Gross asked if shells could be placed on Bay Avenue. Mr. Sarclette stated the sign has been removed but there are still items at the end of the road which is believed to be a township

road. Mr. Sarcellette suggested putting the stuff that is on Lighthouse Road on Bay Avenue and also put a small parking area near the revetment. This will prevent people parking on private property.

Agenda Review

The Clerk next reviewed the agenda for the Thursday, July 16, 2015 meeting.

Item number two under New Business was discussed. Mr. Sarcellette stated that this area was previously discussed and decided to be an unsafe area to sell from his vehicle. Mr. Gross said he did advise this gentleman to come to the Township and request a permit to sell there. Mr. Sarcellette stated that previous sellers were grave blankets and wreaths and they were advised to come to the township and then they did not pursue. Mr. DiDomenico advised that if this is township property that a person can be denied use of the property and it should be bid out for use. Regarding liability, the township is protected under the tort claim act but if permitted by the township committee it presents a liability issue. Mr. Sarcellette stated this will be decided on Thursday, July 16, 2015.

Mr. Sarcellette questioned the court security personnel training problem. Mr. DiDomenico stated that nothing has been heard.

Public Comment

Mr. Sarcellette made a motion to open public comments; seconded by Mrs. Gross.

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

Mr. Stowman advised that Mrs. Frizzera did submit the grant for the Mouth of the Maurice River project. There were many letters of support from Maurice River Township area and Commercial Township area.

Mr. Stowman advised that Dorchester Industry may be contacting Mr. Sarcellette to discuss the above project in addition to other concerns.

Mr. Imbarrato questioned how bamboo can be stopped. It was discussed that several municipalities have already passed ordinances regarding planting, maintaining and selling bamboo.

It was discussed regarding passing an ordinance regarding planting of intrusive bamboo and the maintaining bamboo that may have been planted prior to the passing of the ordinance. Mrs. Wells advised that bamboo can be very intrusive. Two types of bamboo clumping or trailing; in both the rhizomes must be prevented from creeping. Ms. Wells advised that there is a state bill being presented by Senator Mazzeo regarding bamboo.

It was discussed how many properties within the township currently have bamboo planted. The clerk was advised to forward a copy of the Ordinance passed by Commercial Township to all Township Committee members as well as the Township Solicitor, Frank DiDomenico.

Ms. Wells questioned how the new light on Route 47 is proposed to work. Mr. Sarcellette stated he believes the light will function as a normal light with the exception of access availability for the Port Elizabeth Volunteer Fire company. Ms. Wells asked whether it was considered how this light and its positioning would affect the school. Mr. Sarcellette stated that once the plans were designed NJDOT advised that if the township wanted to make any adjustments that the township would have to incur 50% of the cost. Currently the Township only pays for the electric to the light. Mr. Sarcellette stated that once it is determined how the light affects the traffic flow; then maybe a sign and a “stop line” can be placed strategically to allow easier accessibility for the school buses. There was mention that previously it was discussed to send the buses out the back of the school to Fox Street or Weatherby Road (down the old railroad bed). Concern exists that cars are not going to let buses out of the school. This situation will have to be monitored.

Ms. Wells asked if any plans have been established regarding controlling the phragmites. Mr. Sarcellette stated that the NJDEP used to do this but we have never done this. Maurice River Township historically has moved the phragmites in the right-of-way. Mr. Sarcellette stated that

applying pesticides or burning, Maurice River Township does not do this. Ms. Wells stated that around the East Point Lighthouse they did start removing them and placing native plants in their place. Ms. Wells stated that birds do not like phragmites and in some places the phragmites are blocking the view of the water.

Ms. Wells questioned the rumor that the township is contemplating allowing a pig farm in the township. Mrs. Wells expressed concern that the keeping of pigs may be a fad and what will happen if the pigs are abandoned and allowed to run free. Mr. Oliver explained that the discussion is not for a pig farm but for the keeping of a maximum of two pigs. Mr. Veasey asked who is pursuing the keeping of pigs. Mr. Sarclette stated that the request was from Mr. Camp on Main Street in Heislerville. It was further explained that Mr. Camp has attended Land Use Board and Township Committee meetings. Ms. Wells asked who will be the control agent for the number of pigs. Mr. Sarclette stated that this would be controlled by Mr. Gross. Mr. Oliver explained that tentatively the minimum acreage would be 10 acres to house 2 pigs and in comparison you can house 9 horses on the same amount of acres. Mr. Sarclette stated that the smell of manure is determined by the feed and this could be difficult to monitor; this is one reason that this is still being discussed. Mr. Sarclette invited Mrs. Wells to attend if this subject goes to Public Hearing.

Ms. Wells stated that she did not appreciate the comment made regarding the comment previously made that \$50,000 is no big deal. Mr. Sarclette explained that this discussion was regarding capital expenditures. Mr. Foster further explained that the \$50,000 will be part of a million dollar capital ordinance funded by a bond.

Ms. Wells questioned if anyone is using the Veterans Park. Mr. Sarclette replied that yes there were two on Saturday and four on Sunday; however, people are not stopping to buy. Mrs. Gross explained that there are 23 veterans registered to sell at the park but there are a lot of them are not taking part. Mrs. Gross is contemplating organizing events where all registered vendors are site and she can advertise. Mrs. Gross added that there are signs regarding the location of the park on all of the access roads.

Mrs. Gross advised the public that there is a historical society for the lighthouse on Sunday, July 19, 2015 at 5:00 pm. Mrs. Gross invited Ms. Wells to attend to obtain support for handicapped accessibility.

Mrs. Gross made a motion to close the public comment; seconded by Mr. Oliver.
Roll Call: Ayes – Gross, Oliver, Sarclette Nays - None

Office of Emergency Management and Housing/Zoning Reports

Mr. Gross stated that at the County meeting which he just left it was disclosed that they are supporting the Mouth of the Maurice River project because of the need for dredging of the river. Currently the Coast Guard and the Marine Police will not service the river area – two before low tide and two hours after low tide.

Mr. Gross added that the Mitigation project has been approved by the county and the state and is currently being reviewed by FEMA. The mitigation plan must be adopted by the end of the year.

Mr. Gross advised that the CMA check for last year has been received and approved for this year and the application for next year has been submitted.

Property Maintenance

Three summons were issued and two have been resolved and one is being heard in court on July 21. Additionally on Land Use summons was issued.

Regarding the newly acquired properties by the township:

- *3219 Route 47; was destroyed by fire and there is debris
- *3221 Route 47; is a small bungalow which is boarded up- possible derelict housing
- *53 Hands Mill Road; needs work; falling down and has collapsed on itself.
- *4484 Route 47; old radio shack in Delmont is overgrown with vegetation, no doors but clean up should be easy.

*9 Ward Avenue; previous owner was in court for property maintenance violation, no one lives there and the property is boarded up.

*6 Station Road; has been boarded up for 25 years and is near the cemetery.

Synopsis: no occupancy and some require property maintenance. Possibly 9 Ward Avenue would be fixable and 3219, 3221 Route 47 is buildable lot. Mr. Gross will do a report of these findings. 6 Station Road is a buildable lot. Mr. Sarclette questioned if this property could be used for parking. Mr. Gordon replied yes this would be an option.

Mr. Sarclette asked about 53 Hands Mill Road. Mr. Gordon stated that 53 Hands Mill Road could be included in the derelict housing program.

Mr. Sarclette asked Mr. Gross to prepare a report and have the road department evaluate for demolition. Currently we will hold 9 Ward Avenue and 6 Station and possibly sell as-is and also 3219, 3221 Route 47. Mr. Gross stated 53 Hands Mill and 4484 Route 47 will be addressed as derelict housing.

Mr. Gross advised that the owner of 26 Quaker did not appear for court again. Clean up still has not taken place. Mr. DiDomenico advised that the township has to wait 30 days. Mr. Sarclette stated that the road department can haul the material but tear down will need to be done by an outside contractor.

Mr. Gross asked if the Puttergill property had been addressed for property maintenance. Work can be done and a lien assessed.

Mr. Gross asked about 49 High Street property maintenance. Mr. Sarclette asked that the road department be asked to only mow what can be reached by the arm of the boom mower.

Cumberland Tower

Mr. Gross advised that the tower is to height of 170 feet today and the mounts for the antenna are installed. Cables and antenna should be installed prior to August 8th. Basically the project is on schedule and should be mostly complete the first week of August and will meet the 120 day mark of August 8th. The FCC license was applied for last week. The cabinet and generator were set last week.

Other tower problems are being looked into. These include other ways to set up alarms and the notification of lack of communications. V-Com is working of resolving.

East Point Road Bridge

Mr. Gross advised that the temporary repairs to the bridge have been completed. Mr. Gross advised that we must move forward for the permanent fix of this bridge. Mr. Sarclette said he had looked at the planks of this bridge and they are pretty bad; he questioned that a larger sheet of metal should have been installed. Mr. Gross stated that he spoke with Mr. Knoop, CCPW and he is willing to work together to get this done. It was questioned whether to wait until the campground closes which is 30 people; this would be less traffic. Mr. Sarclette stated this project will take at least 2 days closure of the bridge to complete the work. Areas to be addressed are traffic disruption, residents, lighthouse functions, and fire and safety issues. Mr. Gross indicated that a fire truck/pumper and possibly the old rescue truck should be staged there while the work is being done. Mr. Sarclette questioned the availability of fire boats and verified their location being Port Norris. Mr. Sarclette stated that is the structure will hold up it can wait till fall for repair. Mr. Sarclette stated that possibly a large plate should be installed. A meeting needs to be set up between the local emergency personnel, the township and the county to coordinate this project. Mr. Gross will talk to Mr. Knoop regarding a meeting and coordinating the project.

Residential Vehicle Sales

Mr. Gross asked if there had been any movement regarding the residential vehicle sales as this is still a problem. Mr. Sarclette indicated that in the past sale of personal vehicles was permitted for a limited time.

Roaming Charges

Mr. Gross advised that there have been roaming charges on his phone. On one weekend he was in West Virginia and there was a search and rescue on Schooner Landing Road and as the coordinator he received calls from the County OEM and two fire chiefs throughout the day. Mr. Sarclette stated that if these are township related calls then there should not be a problem. Mr. Sarclette questioned Mr. Foster regarding this situation. Mr. Foster asked if there is another plan that can be obtained to prevent this. Mr. Sarclette stated that personnel have an unlimited plan for New Jersey, Pennsylvania, and Delaware and lower New York but outside this area roaming charges are incurred. Mr. Sarclette stated that another plan which includes outside areas would cost more monthly. Mr. Sarclette stated that possibly another plan would eliminate this problem.

Mr. Gross advised that the grant for the municipal generator was approved for \$86,000. Mr. Foster asked to receive a copy of this paperwork once received.

The remainder of the meeting was dedicated to the review of bills for approval at the Thursday, July 16, 2015 meeting.

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

Denise L. Peterson, Municipal Clerk