

**MAURICE RIVER TOWNSHIP
BILL & AGENDA REVIEW MEETING
Monday, August 17, 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. Cancel the Shared Services agreement with MRTES for custodial services
 - 2. Review of quotes from Custodial Vendors
 - 3. New Dump Truck – State Contract quote
 - 4. Gypsy Moth Egg Mass survey
 - 5. Petition to BPU regarding Verizon Land Line issue.
 - 6. Bay Avenue - blockage at end of the road.
 - 7. UST Reporting - Hiring of an LSRP to complete the remediation.
 - 8. OEM building heater.
 - 9. Bamboo Ordinance
 - 10. Extend the Certificate of Registration permit licensing period from 90 day (with 90 day automatic renewal) to a year.
 - 11. Bus access by use of old railroad bed behind Sapello Foundry.
- D. Misc. Report of Operations
- E. Township Committee Concerns
- F. Review of Agenda for August 20, 2015
- G. Public Comment
- H. Review of Bills
- I. Adjournment

Monday, August 17, 7:30 P.M.
Bill Review & Agenda Meeting

PRESENT: Andrew Sarclette, Mayor
Patricia Gross, Deputy Mayor
J. Roy Oliver, Committeeman
Frank DiDomenico, Solicitor
Denise L. 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

1. Property Maintenance Report

Mr. Gross provided a property maintenance report to the township committee. Still moving forward and getting a lot of things cleaned up.

2. Cumberland Tower Project

Mr. Gross stated that the tower is up; base cabinet and generator are installed. Currently waiting for the hardware to come into the cabinet and Verizon to run a line. Unfortunately, Verizon cannot provide a time line to complete. Antennae are also installed. Mr. Sarclette asked if the licenses are received. Mr. Gross added this may be part of the hold up or waiting just the interior part of the radio system. It is substantially complete but not operational.

Mr. Sarclette asked about South Tower. Mr. Gross provided that they are still having a lot of difficulties with the South Tower. Technicians have been down on several occasions but still a lot of issues. Most of the firemen have active 9-1-1 or text messaging.

3. East Point Bridge Repairs

Mr. Gross spoke to John Knoop the Cumberland County Public Works Engineer today regarding the East Point Bridge repairs. A meeting was held and they did an inspection with a boat on Friday and provided a letter of results. The report stated that only one side of the bridge will be closed at a time for resident and emergency service access. Additionally, the bridge substructure and decking are generally in good shape, there is some movement in the decking and will be addressed by shimming some the joist and lag bolt all decking down to the joist. They will also be working on the abutment wall to minimize any settlement. The County would like to start this within the next two weeks. It was discussed that it would be best to do the work prior to the Labor Day weekend.

4. Prohibit Sale of Automobiles on Residential Lots

Mr. Gross asked if the ordinance language to prohibit constant sale of automobiles on residential lots was discussed. Mr. DiDomenico did review the ordinance and there was nothing addressing

the selling of automobiles on private property. Mr. Gross clarified that the problem is year-long automobile sales on residential lots. Mr. Sarclette stated that the ordinance does address unregistered vehicles. Mr. Sarclette stated that they can only have only 1 unregistered vehicle not 4-5 vehicles. Mr. Gross stated it is not 4 or 5 vehicles but rotating sales of usually one vehicle at a time. Mr. Oliver asked whether to enforce the sellers to obtain a Certification of Registration to sell. Mr. DiDomenico advised that this would in essence be giving permission to sell the automobiles. Mr. Oliver inquired whether if they continue to sell; are we not giving permission to sell. Mr. DiDomenico they may continue to sell but it is not sanctioned sales. It was agreed that the township committee needs to review this policy.

5. Final Close Out on FEMA Storms

Mr. Gross has finally closed out 3 of the FEMA storms. These include May of 2011, August of 2011 and June of 2012. Sent all the final reports have been submitted to FEMA and the State OEM. This was approximately \$40,000 brought in for the storms. A couple of months ago two other reports were submitted.

6. South Jersey Gas Pipeline – Certificate of Filing

Mr. Gross stated that the Certificate of Filing for the South Jersey Gas pipeline. This has already been to the Land Use Board. It appears that this project is moving forward. Mr. Sarclette asked if this is the pipeline on Route 49. Mr. Gross verified that it was and that it included several municipalities including Maurice River Township.

7. Hazmat Situation on Newell Road

Mr. Gross stated that there was a hazmat situation on Newell Road with the State Police the other night. The mayor was contacted. A house had to be secured and boarded. Mr. Sarclette spoke to the station commander regarding lights still being on in that building on the second story. Mr. Gross will check if there is electric run there. Mr. Gross stated that the owner was notified of the situation and unsafe structure. Mr. Sarclette stated the question of power to the house is one subject but are people back in the building doing the same activities which prompted the investigation. Mr. Gross will check on power to the building.

8. EMAA Year-End Report

Mr. Gross stated the EMAA year-end report is ready for submission. This is a salary reimbursement for the state police.

9. Motor Vehicle Crashes In Maurice River Township

Mr. Gross stated that all of the organizations are doing an excellent job of working together. There have been 6 fatalities in Maurice River Township and it has been a rough year for the volunteers. There was a crisis management team out the other night which did have a nice group of attendees. Basically they are trying to work with some of the young firefighters regarding what they are seeing. Mr. Sarclette asked whether this is available at other times. Mr. Gross stated that yes this is available with very short notice.

10. Generator Grant Update

Mr. Gross added that generator grant has been moved to the Freeholders and the Purchasing Department of the County. They have approved the funding so now it will be a few more months before anything is heard. An engineer is being hired to go out to all the sites because the

quotes are older and re-evaluate things. The MRT municipal building generator is in line for this funding. The cost a year and half ago was \$86,000.

11. Maurice River Township Family Night Out

Mr. Gross added that there was a great participation with the Family Night Out. The event was well received and has not received any complaints regarding the event. Mr. Sarclette stated everything he has heard is compliments. Mr. Sarclette said it was nice to see the volunteer fire company's participation. Mrs. Gross added that if this is done next year there needs to be an evaluation of how to handle safety/emergency situations. Additionally, the Sheriff's Department requested that they be given one of the township radios if the event takes place again. Mrs. Gross held a meeting the following Monday to do a post-evaluation of the event.

Mr. Oliver added that regarding the Motor Vehicle Crashes in Maurice River Township, a couple of days ago there was an accident on Route 616 at the front of Shaun Lenahan's property. Mr. Oliver explained that people were speeding on Route 616 traveling north and Mr. Lenahan was leaving his driveway and had less than half a second to react. Mr. Oliver questioned whether a parabolic mirror would help and provide a warning to residents trying to leave their driveways. Mr. Sarclette questioned whether these would be installed by the county. Mr. Gross said he did not know about mirrors on the county roads but the radar machine did show a decrease in speeding. Mr. Gross further stated it has not been around for quite a while. Mr. Sarclette stated that the county could be asked if they installed the mirrors or any other type of early warning equipment. Mrs. Gross added that with the radar equipment will provide reports which will include "patterns" of speeding. Mr. Sarclette stated that historically it is usually local residents that are speeding through town not out-of-towners.

Mr. Sarclette asked that the clerk forward a letter to Mr. Knoop at the CCPW regarding mirrors, other early warning devices.

Municipal Finance Officer Report

Mr. Foster was not in attendance for this meeting.

Public Comment Session

Mr. Sarclette stated that if no one had an objection he would like to move the Public Comment Session to this time. Mrs. Gross made a motion to open public comment, seconded by Mr. Oliver.

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

Mr. & Mrs. Buffer of Leesburg requested consideration for a Trap-Neuter and Release program in Maurice River Township. Mrs. Buffer described that there is a high number of cats around the vicinity of High, Ward and New Streets in Leesburg. She further explained that she has taken some cats in the past for spay/neuter but cannot continue to do so. Mr. Sarclette stated that this is a controversial program because the cats are then released and they eat the birds. This program is not a 100% popular program. Mrs. Buffa explained that if the program took place for just one year it would decrease the cat population. Mr. Sarclette stated that there is a similar situation program at the old Port-O-Call restaurant. Mr. Sarclette stated that he is not aware of the budgeting for this program and will research with our animal control officer.

Mr. Oliver offered that he had spoken to Hanna Nichols, the Township Clerk of Commercial Township. Ms. Nichols stated Commercial Township has a grant of \$25,000 through PetSmart for the TNR program. Mr. Oliver suggested talking to Mayor Moore to acquire additional information regarding the grant from PetSmart. Additionally Commercial Township has a

volunteer who receives the cats and transports them to Cape May for spay/neuter. The approximate cost is \$250 per cat which would be covered under the grant. Finding a volunteer to collect the cats and transport to have spay/neuter done may present a problem. Mr. Sarclette asked what is done with the cats once they are spayed/neutered. Mr. Oliver verified that they are released back into the wild. Mrs. Buffa asked how the Animal Control for MRT would be involved. Mr. Sarclette the Animal Control person for MRT would trap but not take for spay/neuter. Mr. Oliver stated the Animal Control contract is a per animal contract. Ideally the PetSmart grant with a volunteer would most likely be a more cost effective choice. Mr. Oliver asked Mr. & Mrs. Buffa to return to the September meeting for an update.

Mr. & Mrs. Haase of Heislerville asked the status of the marina lease with the state. Mr. Sarclette advised he and Mr. DiDomenico had attended a meeting with NJDEP on August 13, 2015 regarding the possibility of a land swap.

Mr. DiDomenico provided a synopsis of the meeting. The state admitted that they are not good landlords in regards to the marinas. The state is willing to transfer the marina district to the township but cannot just give the property away; therefore, either cash or land swap is necessary. Additionally the appraisal cost needs to be evaluated. This discussion with the state also entailed how to take care of the people who are operating the marinas now. The current lease states that no one can live there and can only operate the marina. The old lease also states that once the lease expires the building must be removed within 45 days.

There were three options that were evaluated:

1. Leave situation as it is.
2. Blue Acres purchase of the buildings.
3. Transfer the marinas to the township.

Mr. DiDomenico stated language was requested to protect the marina owners such as acknowledging that the owners are tenants and that they have rights to remain. Mr. Sarclette stated that the way it is now if the current owners say they are done, the lease ends; the state will not be leasing the marina again. Mr. Sarclette added that there is concern in holding the marina owners harmless and allow them to keep their homes and businesses. Mr. Sarclette stated that the State of New Jersey is not going to transfer the marinas should anyone walk away. Mr. Sarclette indicated that the state is willing to work with the township to get this transfer of the marina district to the township. The Township of Maurice River owns properties that may be eligible to put on the table for this transfer to happen.

Mr. Sarclette explained there are hurdles for the township regarding the leases for the marinas. Mr. Sarclette asked whether Deputy Mayor Gross and Committeeman Oliver were in favor of the negotiations with the state. Mr. DiDomenico stated the resolution approving these negotiations is set for approval at the Thursday, August 20, 2015 meeting.

Mr. DiDomenico explained that a report must be completed by the township called the Ogden Rooney report which has not been received. The Ogden Rooney Act states how the State of New Jersey can transfer property. Mr. DiDomenico stated that it is best for all marinas to continue to operate normally. Mr. Sarclette stated that a Blue Acres application is being forwarded to the township should anyone be interested in that avenue. Blue Acres will ultimately get rid of any structures on the property. Mr. Sarclette did indicate to the state that they have not been very active in maintaining this area. Mr. Haase expressed that they do not want to wait another 2-3 years for resolution of this problem. Mr. Sarclette indicated it appears that everyone involved does not have any problems with making this work out. Mr. Sarclette stated the marina district must be set up by ordinance which allows for public input and if it passes it will give legal standing to proceed.

Mr. Sarcellette stated that he is very supportive of the Hooked on Fishing program.

Mr. Stowman asked about the communication from Steve Eisenhauer regarding the water access. He asked which side of the river they were looking at near the bridge. Mr. Sarcellette stated that it was the river side. Mr. Stowman asked if input was needed from the Public Access Committee. Mr. Sarcellette verified input from the Public Access Committee would be beneficial but this particular spot was already public access. Concern was expressed for a great amount of people using this spot and the location on a “breakneck” curve. It was further discussed that generally the access was for individuals not large groups. Mr. Sarcellette explained that this was a public access being organized under the Natural Lands Trust within Cumberland County. Mr. Sarcellette stated that the name of the project is “Kayak Trail”. Mr. Sarcellette indicated that a meeting with Steve Eisenhauer might be beneficial.

Mr. Stowman stated that a group is meeting as a work session regarding several Bayshore topics. Mr. Stowman stated that Mayor Moore received information that Army Corps will be providing information regarding the Mouth of the Maurice River project and what the next steps will be.

Mr. Imbarrato of Dorchester stated that the problem of speeding on Route 616 in Dorchester has been ongoing for many years. Mr. Imbarrato suggested putting a stop sign at the intersection of Carlisle Place Road and Main Street. Mr. Imbarrato stated the radar sign is only a temporary fix. Mr. Oliver stated a minor improvement was a 40 mph sign was put at Carlisle Place Road and Main Street. Mr. Oliver responded to changing the speed would require an engineer evaluation of the situation, which would require a mean average of speed. Unfortunately if the mean speed is found to be 45 mph this may cause an increase in the speed limit. Mr. Sarcellette added that a survey of traffic accidents would need to be done in order to substantiate the installation of a stop sign. Mrs. Gross provided that the results of the last radar report showed that most people do not speed it is a false appearance of speed because of the closeness of the homes to the roads. Mrs. Gross stated that the station commander was also surprised that there was not as much speeding on that road as previously thought. Mr. Oliver asked if a red light camera were installed would it stand up in court. Mr. DiDomenico stated that the county would have to install and most municipalities are taking them down as there are problems with admissibility in court. Mr. Sarcellette stated that the portable speed limit sign needs to be placed again and monitored by the New Jersey State Police. Mr. Sarcellette further stated that the NJSP can be asked to patrol this area for speeding. Mr. Oliver stated that patrols should be monitoring first thing in the morning and on Saturday nights.

Mrs. Gross made a motion to close the public comment session, seconded by Mr. Oliver.

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

Discussion Items:

1. Cancel the Shared Services agreement with MRTES for custodial services

Mrs. Gross explained that she had a conversation with Patricia Powell at MRTES and it was amicable decided that terminating the shared service contract would be beneficial for both parties. Mrs. Gross asked if it would be a hardship to the school if the township had a private company do the municipal building cleaning. Mrs. Powell stated if the contract is continued the school would inevitably have to hire another employee. Mrs. Powell stated that the school will continue services until the township has hired a contractor.

The Shared Service Agreement requires a 30 day notice. Mr. DiDomenico had discussed this with Mrs. Powell and it was decided to waive the 30 day notice by resolution and end the Shared Service Agreement.

2. Review of quotes from Custodial Vendors

Mrs. Gross reviewed the three quotes received. Mrs. Gross believes that Capital Contractors will provide the best services and has the best prices for services offered. Mr. Sarcellette questioned whether these contractors are bonded. Mr. DiDomenico stated it would be in the best interest of the township that these contractors be bonded. Mr. Sarcellette also questioned whether the employees of the companies were background checked. The clerk will verify that the contractors are bonded and that they perform background checks on their employees. The clerk will forward the quotes received to Mr. DiDomenico.

3. New Dump Truck – State Contract quote

Mr. Sarcellette asked if the CMFO, Allen Foster had provided input regarding this purchase. This will be discussed when Mr. Foster is in attendance and unfortunately the road improvement project ordinance has not been determined. Mr. Sarcellette stated this will either need to be budgeted next year or added to the road improvement project ordinance.

4. Gypsy Moth Egg Mass survey

Mr. Sarcellette asked whether the township would like to participate in the survey. Mr. Oliver stated that the spraying would take place in May. Mr. Sarcellette questioned if there was a fee for the survey. The clerk verified that there is not cost for the survey. The clerk will submit the request for the survey with two municipal maps.

Mr. Stowman stated that there is a possibility that there may be grant funding available to help with the cost of this spraying.

5. Petition to BPU regarding Verizon Land Line issue.

Mr. Sarcellette stated that a petition has not been received. Mr. Sarcellette stated that Greg Facemyer of Hopewell Township is working on the petition to BPU regarding Verizon's responsibility to the land lines.

6. Bay Avenue - blockage at end of the road.

Mrs. Gross received an inquiry regarding having clam shells placed on Bay Avenue. Mrs. Gross drove down Bay Avenue and found the entire end of the road blocked off. Mr. DiDomenico stated that if they are intentionally blocking the road the NJSP could be requested to investigate. Mr. Sarcellette stated that the current road is packed down well but when it rains it allows for mud. Mr. Sarcellette stated that clam shells are hard to get and would like to consider recycled asphalt which is currently on Lighthouse Road. Recycled asphalt is cheaper and more readily available than clam shells. Mr. Sarcellette stated that they are placing boats, trailers and flower pots to prohibit travel. It was discussed to put a cul-de-sac at the end of the road. Mr. Stowman suggested that the solution would be to add to the beach area and put the cul-de-sac after the resident properties. Mr. Sarcellette will check out the blockage situation and the beach area located after the resident properties.

7. UST Reporting. Hiring of an LSRP to complete the remediation.

Mr. Sarcellette asked if any further information had been received by the clerk. The clerk stated that Woodard & Curran did provide a quote of \$12,000 to perform the remedial work for the UST tank. The clerk also added that she spoke with Ms. Kwasak at the state and advised that the committee is reviewing and will make a determination regarding hiring a LSRP. Mr. Sarcellette stated that the township paid GSH to do the work and submit the necessary reports. Mr. Sarcellette expressed concern that this was brought to the township's attention 15 years after the original work was done. Mr. DiDomenico will check on the retention period for remediation of UST tank. The clerk was asked to pull the original contract with GSH for review regarding the necessity of filing these reports and also the amounts that were paid to GSH for the work. Mr. Sarcellette asked for evaluation of this paperwork to see if there is any legal ground to file against the original contractor who was paid to do the work and file the necessary paperwork.

8. OEM building heater.

Mr. Sarclette explained that South Jersey Gas installed a line so that a natural gas heater could be installed in the OEM building. The quotes received were: Riverview Plumbing \$16,900, Laury Service at \$32,972, Falasca replied that they were not bidding and no reply was received from Heating Specialists.

The township committee reviewed the two submitted bids and the consensus was to go with Riverview Plumbing with a quote of \$16,900 as lowest responsible bid.

Mrs. Gross will check into the Direct Install program to see if there are any programs available for the installation of this heater.

9. Bamboo Ordinance

The Township Committee reviewed the "draft" Bamboo ordinance prepared by the Township Solicitor, Mr. DiDomenico. Mr. Oliver asked for clarification to be made in section 14-2.3 c.) Removal in regards to who is responsible for the encroachment of bamboo onto neighboring properties. Mr. DiDomenico will make the necessary clarification.

10. Extend the Certificate of Registration permit licensing period from 90 day (with 90 day automatic renewal) to a year.

Mrs. Gross asked for the Certificate of Registration licensing period to be changed to 12 months versus 90 days. Mr. DiDomenico will review the statutes and advise.

11. Bus access by use of old railroad bed behind Sapello Foundry

Mr. Oliver is investigating the possibility of Winchester & Western in allowing the township to acquire the railroad bed behind the school. This would allow a safer exit for the buses to exit the school via Weatherby Road to the new light at Port Elizabeth-Cumberland Road.

Mrs. Gross expressed that she believes the new light will permit for a safer exit for the buses and that time should be allowed to see how the new light effects the situation with exiting the school. It was further discussed how the buses will affect the residents of Port Elizabeth should the exit be changed to Weatherby Road. Further discussion emphasized the safety of the buses as a priority.

Mr. Sarclette asked if Mr. Oliver was going to check with the Winchester & Western and he concurred that he would.

Township Committee Concerns

Mr. Sarclette stated that he and Mr. Gross met with administrative personnel of Dorchester Shipyard regarding complaints made regarding the noise emitted by their facility. A study was done and the business is not above the allowable noise levels. The county stated that the township can give relief in the form of a resolution. The state has statutes that govern noise levels and from research done the township can only passed ordinances that are more stringent not less. Mr. DiDomenico concurs that generally speaking ordinances in other situations would have to be more stringent than the state. Mr. DiDomenico will investigate the noise statutes of the State of New Jersey and will advise. Mr. Sarclette indicated that Dorchester Shipyard is evaluating the installation of a block wall between the neighboring property. Concern was expressed regarding the sound simply traveling up which would affect the second story of the neighboring dwelling.

Mr. Sarclette asked for the township committee's opinion regarding the Trap-Neuter and Release program. It was discussed regarding spaying and neutering and then release back into the

community where they can still kill birds/animals, defecate on personal property and the fact that the rabies vaccination is only a one year vaccination and the cats would have to be re-trapped and re-vaccinated.

Mr. Sarclette provided additional information regarding the Newell Road hazmat situation. The New Jersey State Police, Hazmat and FEMA were present at the property regarding criminal activity last week. The next day the Road Department had to board up the property and secure it. Now neighbors have reported seeing lights in a second story window which has been reported to the New Jersey State Police for follow up.

Mrs. Gross asked the clerk to forward a thank you letter to the Road Department for their assistance with the preparations for the Family Night Out event.

Mr. Sarclette asked the clerk to forward a letter to John Powell, Administrator and James Stigliano, Associate Administrator at the Bayside Prison to consider donating their old stadium lights to the Recreation Committee of Maurice River Township for the baseball fields. Bayside Prison recently upgraded their lighting system and may have the old lights still on hand. Mr. DiDomenico stated that donation to the Recreation Committee would be allowable as a non-profit organization. Mrs. Gross added that she believes the prison is updating to LED lights.

Mrs. Gross indicated concerns regarding the maintenance of the concession stand. She stated that on opening the concession stand for the Family Night Out it was found in less than favorable condition. Mrs. Gross also asked "why" the bathrooms located at the concession stand are not used. Mr. Sarclette indicated that it comes down to someone cleaning these bathrooms. It was discussed that these bathrooms can be used but maintaining/cleaning will need to be addressed. Mrs. Gross will address the maintaining of the concession stand with the Recreation Committee when the 2016 baseball season starts.

Mr. Oliver stated that Mrs. Hagemann, Senior Supervisor has done some preliminary work regarding organizing senior dances for 2016. The same band is able to attend the dances and she is working on the dates for the dances.

Mr. Oliver stated that the Wall of Honor is a larger scale project than originally anticipated. At this time the Wall of Honor installation and unveiling is projected for Memorial Day 2016.

Mr. Oliver stated that due to scope of work to install the collar and sluice gate and the uncooperative tide it would be more advantageous to hire an excavator to do the work. Mr. Foster had previously provided a quote of \$1,500 per day to hire an excavator. It is projected that this job would not take more than two days to complete.

Consensus was to hire the contractor with the excavator to install the collar and sluice gate.

Agenda Review

The Clerk next reviewed the agenda for the Thursday August 20, 2015 meeting.

Review of Bills

Mrs. Gross made a motion to close the public comment session, 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 August 20, 2015 meeting.

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

Denise L. Peterson, Municipal Clerk