

**MAURICE RIVER TOWNSHIP
BILL & AGENDA REVIEW MEETING
Monday, April 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

1. Happy Street

B. Allen Foster, CMFO Report

C. Brenda Carroll – 6 Oak Hill Road

D. Resolutions

Resolution No. 61-2015 A Resolution Cancelling The Bid Receipts For New Backhoe
Loader With Ditch Cleaning Attachment

E. Discussion Items

1. Street Lights quote for 3 new locations in Maurice River Township
2. Toilet upgrades for Leechester Hall.
3. Ordinance change for use of Leechester Hall and the Senior Center to include provisions for funeral arrangements.
4. Coded Systems quote for codification of Ordinances 627 to 638 is \$2,850.00.
5. Mr. Gross memo of March 23, 2015 regarding the flood map changes.
6. Facility Use Request form from the Municipal Alliance for use of Leechester Hall on April 14, 21, 28 and May 5, 12, 19 for the Hooked on Fishing, Not Drugs Program.

F. Misc. Report of Operations

G. Township Committee Concerns

H. Review of Agenda for April 16, 2015

I. Public Comment

J. Review of Bills

K. Adjournment

Monday, April 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, 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

Property Maintenance - Mr. Gross provided the Township Committee with update regarding property violations. There are a few more that he going to start very soon. Regarding 6 Oak Hill Road a letter was forwarded to the property owners to attend the meeting tonight. Mr. Gross stated the property is in good shape and he has no problem with granting them more time to get the property in better shape. Mr. Sarclette and Mr. DiDomenico concurred that the original agreement was to work with Mr. Gross regarding extensions.

26 Quaker Street – no progress on this violation. Mr. Gross stated this is unsafe structure issued. He had to issue a summons for court which is May 6th. If no progress through the court then demolition hearing will be needed. The property owners have not even cleaned up from the fire.

Cumberland Tower Project - There was a kick off meeting on April 8, 2015 which started the 120 day completion. The engineers have already reviewed the drawings. Mr. Sarclette questioned the antennae for the tower. Mr. Gross stated this is a license issue with the FCC, an application must be submitted for the license for that location. Mr. Sarclette questioned could we put own antennae on the tower. Mr. Gross stated that he does not believe so. Mr. Gross advised that there is a safety meeting every Friday at 10 am on site.

EMAA Funding - Mr. Gross supplied the township committee with paperwork which is for the salary reimbursement which was sent in for last year.

RERP Grant - Mr. Gross stated that everything has been order and the signs have been received. We are eligible for the new grant and they have put in for 50 road cones.

Emergency Relief Program - The trailer has been ordered and Caprioni has donated a new spot-a-pot and the chemicals. Additionally, Caprioni's stated they will clean it for no cost. Mr. Gross will send a Thank You letter to Caprioni's.

Cumberland County meeting is being held on April 14 at 9:00 am at the training center regarding enforcing the water certification along with septic certification for rentals every 5 years. This driveway application is full page with a \$100 fee to put an addition on your home. This applies to those who live on a county road. Mr. Sarclette questioned is this a county rule or state rule. Mr. Gross stated he believes the water rule is a County Board of Health. Verification was requested is this only a county road and Mr. Gross verified that yes, but Pineland's roads will need Pineland's approval.

Mr. Sarclette requested that Mr. Gross express the concerns regarding this ruling and how it affects the municipality pertaining to the enforcement.

Mr. Oliver questioned was the fee a flat \$100 fee. Mr. Gross stated that for single family the fee is \$100; there are other fees on the form for other items, including commercial, etc.

Fire Hall/Leechester Hall Drainage - Mr. Sarcellette stated that Cormac Morrissey is working on the problem. Mr. Sarcellette will contact Mr. Morrissey and request a report for meeting on Thursday, April 16, 2015.

Happy Street - Mr. & Mrs. Robinson attended the meeting to express their concerns regarding the dispute over property lines and the paper street, Happy Street. Mr. Sarcellette advised Mr. & Mrs. Robinson that the township is aware of the ongoing dispute over property lines and the conflicting surveys which were obtained by Mr. & Mrs. Robinson and their neighbors, Mr. & Mrs. O'Doherty. Mr. DiDomenico stated that initially it was believed that the berm was on Happy Street, however, it has since been determined that the berm is on the Robinson property. Mr. DiDomenico further stated that his discussion with Mr. DeFabrites of Fralinger Engineering believes the other surveyor used the incorrect marker. Mr. DiDomenico advised Mr. O'Doherty that his fence is in the township right-of-way and it should be removed. Mr. O'Doherty was advised to contact his title company if he was advised of his property lines.

Mrs. Robinson states that they are continually harassed by Mr. O'Doherty. Mr. DiDomenico advised Mrs. Robinson that this is a dispute between two property owners. Mrs. Robinson advised that Mr. O'Doherty has removed the survey markers. Mr. DiDomenico advised that a complaint can be filed and a suit can be filed for damages for removal of the markers. Mrs. Robinson advised that Mr. O'Doherty did not have stones set, just lines done. Mr. Sarcellette advised that berm is not a problem with the berm or the fence.

Mr. Sarcellette stated that nothing can be gained by re-surveying the properties. Mrs. Robinson's son tried to talk with Mr. O'Doherty but he was not cooperative. Mr. DiDomenico advised Mr. O'Doherty that the fence is on township property, but he did not seem willing to move the fence. Mr. Gross advised that the Robinson's can have a berm on their property. Mr. Sarcellette and the committee agreed that a quote request will be solicited from the township engineer to see how much it will cost the township to have the surveys redone. Mrs. Robinson stated they are afraid to file formal complaints regarding this dispute because they are afraid of repercussion by the neighbor. Mrs. Gross advised the Robinson's to document the activities.

Mrs. Gross asked Mr. Gross regarding the six piece concrete benches and how they could be put them together to make them as safe as possible. Mr. Gross advised there is a concrete adhesive that is very dependable but suggested to insure placement because moving after assembled and glued together it will be nearly impossible to move.

Mr. Sarcellette questioned Mr. Gross regarding the reliability of the fuel system. Mr. Gross advised you must know the sequence to operate as the screen cannot be read which does cause problems and system has not worked properly for some time. Mr. Sarcellette stated it seems that it is time to upgrade this system. Mr. Sarcellette asked Mr. Gross opinion regarding other systems he has used. Mr. Sarcellette asked Mr. Gross to help in the investigation of other systems that may be easier to use.

Mr. Oliver advised that he met with Steve Hagemann and Gordon Gross at the Bricksboro dike sluice gate. After evaluation of this gate they determined that a comparable gate would work at the River Road ditch. Mr. Oliver further explained that Mr. Hagemann said that the collar can be obtained from the county for no cost and the fabrication of the steel gate would cost around \$200 if obtained from Allen Steel. Mr. Gross agreed that this would help. Mr. Sarcellette advised that the area would have to be monitored for erosion and flooding problems as well as the theft of the gate due to the increase in "junking" in the area.

Municipal Finance Officer Report

Mr. Foster provided the Township Committee with information that budget now includes the adopted budget.

Mr. Foster requested clarification regarding the cancelled backhoe bid. Mr. Foster questioned whether the ditch cleaning attachment should be included on the new bid specifications;

removing the ditch cleaning attachment will allow for a quick rebid request. Mr. Sarclette would this cause a problem to get the ditch cleaning attachment in the future because the attachment must fit the machine that is purchased. Mr. Foster stated that we need specifications if we rebid the ditch cleaning attachment. It was discussed regarding the different types of ditch cleaning attachments which presented the problem with the bid that is being cancelled tonight with resolution 61-2015. Mr. Sarclette stated that the bid will be cancelled tonight and it will be discussed regarding what will be rebid prior to Thursday.

Mr. Foster asked if a determination can be made regarding the Website update. Mr. Oliver believes the money could be used more effectively elsewhere. The consensus was to not go forward with the upgrade this year.

Mr. Sarclette asked about the quotes for the surveillance upgrade and if they are still valid. Mr. Foster advised that vendors would have to make that determination. Mr. Sarclette indicated that Louann will have to check on the quotes.

Mrs. Gross advised that the wind blew over the port-o-potties again. It was discussed that tie downs may have to be put on the port-o-potties.

Mr. Sarclette advised the clerk that he still cannot access the surveillance remotely. Mrs. Gross has not tried to access recently. Mrs. Gross advised that she received a demo of the new surveillance cameras at the Leesburg Fire Company which she can access remotely by laptop and also the on her cell phone.

Brenda Carroll – 6 Oak Hill Road; Mrs. Carroll was not present. Mr. Gross will follow up on this maintenance issue.

Resolutions

The Clerk read Resolution No. 61-2015 - A Resolution Cancelling The Bid Receipts For New Backhoe Loader With Ditch Cleaning Attachment in its entirety.

Mr. DiDomenico questioned the basis for cancelling the bid. The reason for cancelling should be included in the resolution.

Mrs. Gross made a motion to adopt Resolution 61-2015; seconded by Mr. Oliver.
Roll Call: Ayes – Gross, Oliver, Sarclette Nays: None

Mr. Sarclette clarified the cancellation was due to the lack of specifications for the ditch cleaning attachment to provide bids. He further stated that specifications can be obtained for the ditch cleaning attachment they will be included otherwise the rebid will be for the backhoe loader only.

Discussion Items:

1. Street Lights quote for 3 new locations in Maurice River Township

Mr. Sarclette provided the quote information for 70 watt street light under the CSL tariff is \$827.44 each with a monthly maintenance fee of \$7.39 each light (5500 lumens). The intended new street lights would be installed at the following locations:

- a. W19081 (BT212 15) **OR** W19645 on New Street in Delmont, NJ
- b. 65533/25595 on Leesburg-Belleplain Road in Leesburg, NJ
- c. W18963 on Schoolhouse Lane in Heislerville, NJ

Mr. Sarclette made a motion to approve the installation of the three new street lights at the locations indicated; seconded by Mrs. Gross.

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

2. Toilet upgrades for Leechester Hall

Mr. Sarclette stated this also includes a plumbing modification. Mr. Sarclette stated that 2 quotes have been received; 4 quotes were requested. The two quotes received were for \$3,488.79 from Mr. Rooter and \$2,060.00 from Riverview Plumbing. Mr. Sarclette questioned whether additional quotes need to be obtained.

Mr. DiDomenico stated it can be awarded to Riverview as the low bidder or they can obtain more quotes. The vendors who did not reply can be viewed as not interested. Mrs. Gross asked whether the bathroom near the kitchen/stage area was included. The Clerk will check if this is a “functioning” bathroom.

Mr. Sarclette asked the Clerk to advise Louann to wait a couple more days then advise that due diligence has been met regarding the outstanding vendors.

3. Ordinance change for use of Leechester Hall and the Senior Center to include provisions for funeral arrangements.

Mr. Oliver requested clarification regarding the allowance of the Senior Center and the Leechester Hall for usage for funerals. Mr. DiDomenico stated that discriminatory specifications cannot be made. It was discussed on when and who to say “yes” to the usage of these facilities for the funeral services. Mr. DiDomenico suggested that it could be open to all residents of the township. Mr. Sarclette stated that there is not an interest in competing with the other local facilities. Mr. Sarclette does not feel it would be prudent to put the Ordinance change specifying fee, etc. for funerals. Mr. Sarclette questioned for “emergency situations” could a phone approval be done. Mr. Oliver stated this would violate the Open Public Meetings Act.

Mrs. Gross questioned the use of the Senior Center for all seniors in the municipality. Mr. Sarclette stated there are two issues to deal with. Mr. Oliver opined that at this time his thought is no for the Senior Center; and there is the “timing” issue for approval of use of the Leechester Hall. The Township Committee discussed the other options for residents were the local church halls as well as the Heislerville Community Hall.

It was discussed that if it is not in the Ordinance, then the answer is no for such requests. Mr. Oliver will discuss the internal policy with Mrs. Hagemann.

4. Coded Systems quote for codification of Ordinances 627 to 638 is \$2,850.00.

Mrs. Gross motioned to approve the quote for codification quote of \$2,850; seconded by Mr. Oliver.

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

5. Mr. Gross memo of March 23, 2015 regarding the flood map changes.

Mr. Sarclette explained that Mr. Gross’ evaluation of the changes to flood map revealed that there is nothing that can be done to help with the new flood map changes.

Mr. Ben Stowman explained that basically evaluation for input. Mr. Stowman is going to work with Gordon was the group final report for the Community Rating System. The help/relief may come from the Community Rating System. It appears that only municipalities with substantial money will be able to challenge. Mr. Stowman advised that there is a Stockton representative who is challenging the height. The end result is that flood insurance rates will be increasing.

6. Facility Use Request form from the Municipal Alliance for use of Leechester Hall on April 14, 21, 28 and May 5, 12, 19 for the Hooked on Fishing, Not Drugs Program

Mrs. Gross motioned to approve the request for use of the Leechester Hall on the dates indicated; seconded by Mr. Oliver.

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

Mr. Sarcellette explained that the Special Use Permit request and the long term lease request (for up to 10 years) were sent to Mr. Chidley NJDEP for use of the Fishtails Marina. Mr. Chidley is requesting pictures in order to send the request up the ladder for approval.

7. Matts Landing area and swap for property owned by the Township.

Mr. Sarcellette spoke to Mr. Dave Golden of the NJDEP regarding the lease situation that exists with the marinas on Matts Landing Road. Mr. Golden talked with Mr. Sarcellette about the Matts Landing situation. The state is interested in seeing if something can be worked out so the leases can be kept whole with their investment. They are willing to swap properties with the township; property at the end of School House Lane, etc. It must be determined how many acres in a match situation because river property has a higher value. Mr. Sarcellette advised Mr. DiDomenico that we must delineate enough property to encompass all of Anchor Marina; object is that we encompass everything that is active as a marina.

The issue on the township side is that we have in the vicinity of 111 acres. The township would like to keep some of this property. Problem is that if we get the properties, the township still has the problem of public bids. If one of the marinas decides that they do not want to operate a marina they cannot sell; it must go up for public bid. The current lease can take the building if they own it but cannot sell the land. The state is interested in making this happen if a plan can be established. Mr. DiDomenico stated that the current renters need reassurance of their investment. Mr. Sarcellette requested Mr. Domenico to review the lease situation regarding the marinas and provide feedback; there is also a property tax question. Mr. Sarcellette also requested permission to meet with the NJDEP to discuss the feasibility of this endeavor. Mr. Sarcellette stated that it is in the best interest of the township to maintain the marina district.

Mr. DiDomenico questioned would the township own or lease under this agreement. Mr. Sarcellette stated the township would own the area. Mr. Sarcellette stated regarding the property tax situation would have to be evaluated so that taxes are charged, but in a way that it is affordable enough to maintain the businesses.

Mrs. Gross advised that if this works out then it would be easier to promote the area. Mr. Sarcellette stated that it was also discussed to also purchase the buildings.

Mr. Oliver asked in riparian rights were attached to this property. Mr. DiDomenico believes that riparian rights are with the property. An agreement was supposed to be sent by the Deputy Attorney General regarding riparian rights but the state did not follow through.

Mr. Sarcellette stated that should the plan go through a plan must be in place to handle the houses and lease situation. Mr. Sarcellette asked Mr. DiDomenico to reach out to the Deputy Attorney General again.

Mr. Sarcellette stated the biggest issue is how to transfer the properties; leases agreement from state to the township and the public bid aspect. Protecting the current tenant's rights needs to be addressed. Mr. DiDomenico will investigate the rights of the current property owners.

Mr. Sarcellette stated that the only marina that is not a residence is Anchor Marina. Mr. Sarcellette stated that the other marinas are Popeye's, Fishtails, Haase's and Driftwood which is owned by Haase's.

Misc. Report of Operations

Mr. Sarcellette stated that there was a meeting held in Commercial Township on April 7, 2015. The meeting was to discuss the Mouth of the Maurice River. In attendance were the Army Corps of Engineers and NJDEP. The Army Corps representatives were encouraging they seemed that they were looking for a way to help. However, nothing has been heard from anyone since the meeting. Mr. Stowman stated that the NJDEP representative recommended that the project be broken down into sections as "Basket Flats" has already been approved. Mr. Stowman stated that Army Corps is evaluating which funding avenue would have the best chance. Mr. Sarcellette stated that they also mentioned the point that comes out of Maurice River side, "Sneakers Point" which needs a rock jetty installed. Mr. LoBiondo had a representative in attendance at the meeting also.

Senator Van Drew has not provided any feedback regarding his meeting pertaining to the Mouth of the Maurice River.

Township Committee Concerns

Mr. Oliver provided that the Senior Dance which was held on March 21 was well attended. There were approximately 70 seniors in attendance. The next dance is June 20, 2015. There was good food and good music.

Mrs. Gross questioned whether there should be one-day liability insurance for the ribbon cutting ceremony. Mr. Sarclette asked the Clerk to check with the insurance agent if coverage was needed for the use of the park.

Mrs. Gross also indicated that the Veterans Home will not be bringing the residents to the event because of the property conditions and the fear of someone falling.

Mrs. Gross announced that Maurice River Township had three local businesses winners for the Best of the West South yearly contest: Barnacle Bills, Maurice River Diner and Cumberland Painting. Mrs. Gross stated that CDC is charging the winners \$35.00 per person. Can the township do something to honor the winners? Mr. Sarclette indicated that possibly the township could pay for 2 people to attend the luncheon. Mr. DiDomenico stated that the township could pay the luncheon fee directly to the CDC for winners to attend.

Mrs. Gross stated that at the CDC meeting was attended by a representative of South Jersey Times and then questioned why meetings were not being covered by the newspaper. The representative stated to let them know that coverage is needed and they will try to accommodate the request. The South Jersey Times does not have personnel to cover all meetings.

Mrs. Gross asked if the seven to ten benches could be placed and an adhesive used to hold them together and in place. Must determine where they will be placed.

Mrs. Gross stated that there is an interest in combining the Green Team and Environmental Committees. Mrs. Gross inquired to invite the Green Team to the Environmental Committee on April 23, 2015. There is also a need to evaluate the Environmental Resource Inventory which was created in 2001.

Mrs. Gross announced that Baseball Opening Day is Saturday, April 18, 2015.

Mrs. Gross asked that a letter be sent to the Cumberland County Public Works Department as a "dumping area" has been located on County Route 550 between Route 347 and Route 47. The Clerk will send a letter.

Mrs. Gross announced that the Green Team will be attending the Arbor Day celebration at Maurice River Township School District on April 24, 2015 and will be handing out tublings to students.

Mrs. Gross announced that there are representatives from federal, state, county and local to serve as speakers for the Ribbon Cutting event scheduled for May 16, 2015. All five signs for the park will be installed.

Mr. Sarclette requested a motion to open for public comment prior to the Review of Agenda. Mrs. Gross motioned to open the Public Comment session at 9:36 PM; seconded by Mr. Oliver.
Roll Call: Ayes: Gross, Oliver, Sarclette Nays: None

Public Comment

Mr. Stowman attended the Nature Conservancy meeting regarding the beta test and found it interesting, but it is not complete yet. Shows the solutions would work the best according to how fast the tide was and how high it ran up and down. There were representatives from all five Townships in attendance. It is possible in the future to use these solutions for the Mouth of the

Maurice River only if the hard structures are installed. The Nature Conservancy is “pro green” structures.

Mr. Stowman asked what would happen to the dike area. Mr. Sarclette stated the dike area would remain with the state. Mr. Stowman expressed concern that the state maintains and continues to maintain the dikes if the Township acquires the marina area; need to ensure the state has a vested interest.

Mr. Stowman thought that we should charge everyone for the Leechester Hall for use due to funeral after service events. Can a meeting be held after the fact? Mr. DiDomenico believes this would cause problems.

Mr. Sarclette requested a motion to close the public comment session. Mrs. Gross made a motion to close the public comment session at 9:42 pm; seconded by Mr. Oliver.
Roll Call: Ayes – Gross, Oliver, Sarclette Nays: None.

Agenda Review

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

Review of Bills

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

Adjournment

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

Denise L. Peterson, Municipal Clerk

MAURICE RIVER TOWNSHIP

RESOLUTION NO. 61-2015

**A RESOLUTION CANCELLING THE BID RECEIPTS
FOR NEW BACKHOE LOADER
WITH DITCH CLEANING ATTACHMENT**

WHEREAS, the Maurice River Township Committee authorized the receipt of bids pursuant to a "fair and open process" for New Backhoe Loader With Ditch Cleaning Attachment; and

WHEREAS, it was determined that the bid package was deficient by not supplying the specifications necessary for the ditch cleaning attachment; and

WHEREAS, without the specifications for the ditch cleaning attachment proper bidding cannot take place.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Maurice River Township that the bid receipt for the New Backhoe Loader With Ditch Cleaning Attachment scheduled for April 16, 2015 at 3:00 PM be cancelled, all known bidders who have received a bid package be notified of the cancellation and an advertisement be placed in the official newspaper.