

**MAURICE RIVER TOWNSHIP
BILL & AGENDA REVIEW MEETING
Monday, July 18, 2016 – 6:30 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. Presentation Ed Salmon of Salmon Ventures

B. Executive Session
Resolution 83-2016

C. Gordon Gross, OEM & HO/ZO Report

D. Allen Foster, CMFO Report

E. Public Comment Session

F. Discussion Items

1. 3095, 3097 Route 47 – Date for Demo Hearing
2. 135 High Street – authorization to maintain property
3. Review Quotes for OEM electrical work.
4. Review Quotes for OEM Burglar & Fire
5. Telephone system quotes review.
6. Leesburg Volunteer fire siren tower update.
7. Tree removal quote.
8. Municipal Building sign refurbish/reconstruction and lighting.
9. Request for 3 Month Extension by Whibco retroactive to July 15, 2016 Sites #1-7
10. Cape Mining Request 180- Day extension to Resource Extraction License
Retroactive to June 6, 2016.
11. Ackley Remediation – Authorization for Woodard & Curran to proceed utilizing
2013 HDSRF Funds received.
12. Update call-in list for AFA alarm system.
13. Offer to purchase Block 289.01 Lot 6 received from Mr. & Mrs. Gross
14. Offer to purchase Block 117 Lot 23.05 received from Mr. Greg Novakowski
15. Tabled Ordinance 651 – Vacant & Abandoned Properties Ordinance
16. Coded System Update to Ordinances is \$5,360
17. Container for retired American Flags
18. Well quotes for Leechester Hall

G. Misc. Report of Operations

H. Township Committee Concerns

I. Review of Agenda for July 21, 2016

J. Review of Bills for approval at July 21, 2016

K. Adjournment

Monday, July 18, 2016, 6:30 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 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

Presentation Ed Salmon of Salmon Ventures

Mr. Salmon provided background information regarding Parker and Partners. Christine Parker, who accompanied Mr. Salmon, heads this firm which has been in business for many years and has done business all over the State of New Jersey. She is recognized for her work on websites, economic development, promotion of activities, and promotion of municipalities. These are her specialties. Salmon Ventures partners with one person in each specialty; this way there is someone with the expertise, background and ability to meet all clients' needs.

Mr. Salmon explained that he has 27 years in education in the City of Millville and 26 years in government at all three levels being a Mayor, Freeholder, Director, and State Legislature and in the Governors cabinet as President of the Board of Public Utilities. Currently he is in his 20th year in the private sector; six years with the firm where he was present CO called AUS and there were 1200 employees and then 14 years ago he and Kim Schalick-Downs and I created Salmon Ventures. Salmon Ventures has worked for many companies across the country. The office is located in the Wheaton Industries old executive building. Mr. Salmon stated that a team needs to be organized that has a reputation, background and integrity to deliver for the township.

Mr. Salmon then introduced Christine Parker. Ms. Parker supplied the Township Committee with some sample books which show the type of work that have been done in the past. They work with not only municipalities but also tourism and economic development. Her company does marketing, advertising and public relations. Current and past clients include the Cape May Lewis Ferry, DRVA, Wildwoods, Ocean City, Stone Harbor, Atlantic City and the New Jersey Clean Energy Program. The company has worked with Independence, MO and Avondale, AZ on developing a strategic tourism master plans as well as doing identity branding and websites and marketing.

Mrs. Parker requested input from the committee so that a customized proposal can be completed for the township. Mr. Sarclette stated that the township's current website has been active for a number of years and is informative but ease of access or intuitiveness is subject to interpretation. Mr. Sarclette explained that Maurice River is 94 square miles but not a lot of residents. He explained that the township needs a user friendly website that tells people what they need to

know and avenues to market the area; there is limited potential for growth because of Pinelands and Wetlands. Ms. Parker questioned that manufacturing would not fit with Maurice River Township. Mr. Sarclette stated that manufacturing is probably not the goal anyway but things that make sense for a rural community that could help the tax base and also add convenience to the residents. Looking to take advantage of the little areas that could possibly be developed and make sense to develop; a plan is needed to get some leverage. There is room around the Wawa corner for additional development however some of these properties are owned by the New Jersey Conservation Foundation and NJDEP; there are some private properties in this area. There are some businesses that have closed over the years that have the potential to be reopened whether it is the same business or a different business.

Mrs. Gross asked if they were involved in the Hopewell economic development plan. Mr. Salmon responded yes. Mrs. Gross pointed out that the East Point Lighthouse is located in the township and should be promoted. Mrs. Gross complimented them on the work done with Hopewell Township. The situation is similar in that they also had one corridor to develop and MRT also has one corridor to develop; however Maurice River Township does not permit liquor sales.

Mr. Salmon stated the first thing people look at is the website; the website needs updating and also decide what needs to be promoted on the website is critical. Mr. Salmon stated that Maurice River Township is a beautiful area but need to know what needs to be promoted. He explained that once the website is accessed you want people to come here. Tourism points would be the bay for example.

Mr. Oliver stated that Mr. Sarclette and Mrs. Gross provided a good summary of the township needs but he also feels that the aquaculture of the township needs to be emphasized. Mr. Oliver explained that Maurice River Township has two corridors; one being Route 347 or Route 47 and the other highway of Maurice River Township is the Maurice River and the Delaware Bay. The river is a Wild and Scenic River which ties into tourism, birding, etc. There are also a couple shipyards and explore the possibility of aquaculture and try new things.

Ms. Parker stated that the current website has so much information on it and it is important but it needs to be broken down and cleaned up so that things are easy to find; more efficient and user friendly. Ecotourism: the area is beautiful and there are people who are looking for quiet get-a-ways that are not Wildwood or Ocean City. An area she is going to visit is St. Michaels in Maryland, Towman Island, which is very quiet and low key but they have a couple nice marinas and a couple nice restaurants and it is becoming more and more of a tourism area and it reminds her of this area.

Regarding tourism a page search can be added; when key words are used for a search then page searches will be shown for the township, etc. This is incredibly efficient. Once the IP address is obtained through searches it continues to track activity. Can start small with digital advertising and it can have a great impact. Google analytics allows us to track the traffic to the website and what pages people is viewing, and provides feedback on the website usage.

Mr. Sarclette stated that whatever is done must benefit the community because ecotourism is present here but no money is made; this is the balance act that we have to attain. Starting with advertisement so people have any interest and then hope this encourages people to invest their money in the closed businesses that exist here. Currently people drive through the township but no money is spent here. Expressing to the State that Maurice River Township is in need of being able to develop an area doesn't carry a lot of weight, unfortunately. We need people such as Ed Salmon and Senator Van Drew speaking up because they are respected and known by the ones who make those decisions.

Mr. Sarclette explained that almost everything the township puts out has a picture of the lighthouse as well as the county and state but then what; needs to generate funds so that more work can be done there and the township needs to generate funds so that it will benefit the township, businesses, lighthouse, etc. Ms. Parker stated that the website can be multi-faceted which would include a section for residents, a section for visitors, a section for investment opportunities. There are people looking for small businesses such as marinas, bed and breakfasts and other things that are off the beaten path. Her company has previously done public relations where they develop an article about the tourism opportunities that await and package up different properties that are for sale within a township and send them out to publications like the Mid-Atlantic Real Estate Journal that targets commercial buyers up and down the east coast. An inventory of the available properties must be done and made available.

Mr. Salmon indicated that he believes people who come here are surprised at the beauty of the area. He believes a plan should include maintaining that beauty and possibly enhances but does not take away. Additional thoughts would be to have two-day tours of the township and surrounding area which are the strengths. Bed and breakfasts are needed; also a winery would be a draw to the township. Mr. Salmon asked for a copy of the Master Plan of the township. Maurice River Township has a lot of potential for appeal to visitors that prefer bed and breakfasts over hotels. It was discussed that coordination of the township plan with the county and possible inclusion with surrounding municipalities might be beneficial. Mr. Sarclette stated that previously Maurice River and Commercial Township were working together to try and to be attractive as a whole and separately but now there is a Bayshore Council. Mr. Salmon stated that tying things together can be very beneficial to develop a vacation plan for visitors. It was discussed that Maurice River Township is part of the Bayshore program. Mr. Oliver added that the Environmental Inventory was also updated last year and contains a lot of helpful information.

Mrs. Gross stated that the residents of the township would like to have a bank and a hardware store but when approached these types of businesses always bulk due to the low resident count; however a unique situation exists due to the high traffic flow on Route 347 and Route 47 during the summer months.

Mr. Salmon questioned Route 347 run through MRT until it hits Cape May County and Route 47 also runs through the township. Mr. Sarclette replied yes but this is one of the things that happened to Maurice River Township a few years back; Route 347 was developed to divert the traffic from Route 47 and the result was closed businesses in the township.

Ms. Parker stated another avenue to explore is "bicycle races" which prefer country roads for the events and also triathlons; which has become a big industry. Sponsors and company will come in and do the entire thing. Mr. Sarclette stated that bicycle clubs ride through quite often but not giant organized events.

Mr. Sarclette stated that if the state and Pinelands would permit businesses on Route 347 then it would have been a good thing. Mr. Salmon they would not allow any businesses because it was going through the Pinelands. Mr. Sarclette stated that Pinelands went through the facade of allowing business district but they made such tight constraints on what could be done and how it could be advertised from the roadway that no one would ever invest money in it. Mr. Salmon related the history of the establishment of Route 55 and its development and phases. Basically the Route 55 would run from Camden to Cape May and the original plans called for Route 55 to end at the Avalon exit on the Garden State Parkway and would tie into the Parkway and then it would be a road where people would be able to get onto two major freeways for evacuation purposes.

A brief discussion took place regarding the proposed pipeline for the BL England plant and the opposition being met by the Pinelands. Mr. Salmon stated that this project is on solid legal

footing and the building of the pipeline will happen. Mr. Sarclette stated that this is a shame because they do not care about the pipeline they just do not want the plant. It was further discussed that the proposed pipeline is along Route 49, will provide a back-up system for natural gas for Cape May County and currently BL England burns coal and to go to CO2 will be a tremendous benefit to the environment.

Mr. Salmon stated that on looking at the assets of Maurice River Township fishing, wildlife, birding, the lighthouse, boating and the addition of bed & breakfasts and a winery are all potentially resources for building the ecotourism of the Township. Mr. Salmon also recommended including assets within Cumberland County in conjunction with Maurice River Township to broaden a potential visitors interests and peak their interest to visit.

Mrs. Gross pointed out that Maurice River Township also has a Veterans Vending Park where veterans can sell their wares in a flea market setting. She explained that there is a vicious cycle where no one stops to look and purchase and then the veterans discontinue coming because no one is stopping at the park. Mrs. Gross stated that she would like to target/market veterans to come because it is a business opportunity for them and there is no cost to participate at the park. The veterans must complete an application and supply the necessary identification but there is no cost for the certificate of registration. Mrs. Parker stated that this is a great public relations story. Ms. Parker added that building on this story about attracting new veterans to come and participate and then get in the paper, magazines and potentially the news channels could promote the idea of helping the veterans. Mrs. Gross stated that currently due to the vicious cycle, she is not confident to promote the park because the veterans are not in attendance at the park. Mr. Salmon stated that traveling south on Route 47 from Route 55 signage should be plentiful to promote the Veterans Park.

Ms. Parker stated that it seems that this is multi-faceted with all the things that the township is looking to do. She stated that between Mr. Salmon and her they can offer a lot of answers to the questions that have been presented as well as the opportunities and the next steps to be taken. It was discussed that either Mr. Oliver or Mrs. Gross would be the point person for this project. Mr. Oliver advised that the clerk would forward the Master Plan with addendums and Open Space Plan to Ms. Parker.

The Township Committee thanked Mr. Salmon and Ms. Parker for the presentation and information.

Public Comment Session

Mayor Sarclette requested a motion to open the Public Comment Session at this time. Mrs. Gross made a motion to open the Public Comment Session; seconded by Mr. Oliver
Roll Call: Ayes – Gross, Oliver, Sarclette Nays – None

Nancy Tidy-Patterson, of the Maurice River Township Historical Society and the East Point Lighthouse, stated that when people visit the lighthouse they have inquired about places to eat, stay and bathrooms. Ms. Tidy-Patterson stated that a connection between the Cape May Bird Observatory has been made, a link is starting to form but the infrastructure within the township is missing. Ms. Tidy-Patterson stated the lack of bathrooms needs to be addressed. She recommended a Welcome Center from the county be located near the Veterans Vending Park/Citgo/Wawa area. Mr. Sarclette stated that there are bathrooms that are portable that are better than port-a-potties that could be placed at the lighthouse. Ms. Tidy-Patterson stated that she is going to approach the township and county about working with the lighthouse to pay for a portable bathroom. Mr. Sarclette stated that there used to be a Welcome Center located at the Citgo area but it no longer exists. It was discussed that this Welcome Center may have been premature because now there are now more people traveling through the area. It was discussed

that the property where the Veterans Park is located belongs to the NJDEP and there is also the property previously owned by CD Mechanical. The CD Mechanical property has a new owner and he is working on a project for the site; the Welcome Center idea could be proposed to him should the current project not pan out.

Ms. Tidy-Patterson advised that the MR Historical Society is caught in a dilemma left behind by the last board wherein they had leased the cottage at the lighthouse which is a three year lease agreement. However, on the township and state level that the lease of the cottage is permitted. Ms. Tidy-Patterson advised that she approached the tenants, explained the situation, offered to assist in relocation but the tenants simply became confrontational and threatened to sue. Mr. Sarclette stated that he presented this information to the township solicitor who is doing some research. Mr. DiDomenico advised that he spoke to the Deputy Attorney General who represents the Fish and Wildlife DEP and he did not know there was a lighthouse in Maurice River Township. The Deputy Attorney General emailed a copy of the lease which dated back to 1996. Mr. DiDomenico reviewed this lease and there is no mention of the cottage anywhere. Ms. Tidy-Patterson stated that the lease does say that it is not permitted to sublet any part of the property. Mr. DiDomenico further clarified that this is correct; permission from NJDEP must be obtained first. Mr. DiDomenico provided a synopsis of the lease terms which include annual reports, budget reports, 5-year plans, report of all income including the cottage. Mr. DiDomenico questioned whether the income from the cottage had been reported. Ms. Tidy-Patterson stated she contacted Mr. Golden of the NJDEP about the lease terms because the previous board did not supply her with one. She questioned Mr. Golden about the terms and reporting and contact information and he did not supply her with the information until recently. Ms. Tidy-Patterson is in the process of compiling the information for submittal to the state. Mr. DiDomenico asked what the State had indicated about the tenants. Ms. Tidy-Patterson stated that she was advised to evict them with no alternative. Mr. DiDomenico stated that it appears that NJDEP is putting the burden on the Maurice River Historical Society to evict the tenants. Mr. DiDomenico suggested to Ms. Tidy-Patterson that the Society obtain an attorney to file the eviction as this is not a typical eviction in the sense of lack rent payment, nuisance or contrary to the lease. The situation is that it is an invalid lease because it is contrary to the master lease with the State of NJ.

Ms. Tidy-Patterson added that the tenant has now reported a "mold issue" and she is not sure what to do. Mr. DiDomenico stated that a private mold remediation company to inspect must be hired; this is not unusual because in approximately 50% of the landlord tenant cases when an eviction is attempted mold is discovered. Mr. Sarclette added that if reported it could potentially pull in the Cumberland County Health Department which may force the tenants to leave. Ms. Tidy-Patterson stated that in the lease between the historical society and the tenants it does say that if there is some fire extinguishing or flood which may create mold issues that responsibility falls to the tenants to seek better housing. Mr. DiDomenico advised that if a lease is not contrary to law than the lease between the society and tenants would take precedence over state regarding the mold situation. Ms. Tidy-Patterson ended stating that she is here formally to report that the society is doing what they can to remedy the situation.

Mr. Sjogren, Whibco, was present regarding item 9 on the agenda.

Mr. Sjogren stated that Whibco at the last Land Use Board meeting were advised that their application was deemed complete and Whibco was prepared. However the Land Use Board added an inspection which was performed this last Friday. A report of the inspection was received from Cormac Morrissey and there were only minor issues listed. Whibco is having a public meeting in August and will attend to the minor issues. Mr. Sarclette verified that the request is for 90 days. Mr. Sjogren confirmed. Mr. Oliver offered that he attended the LUB meeting and the members were in agreement to grant an extension to Whibco.

Mr. Oliver made a motion to grant the 90 day extension retroactive to July 15, 2016; seconded by Mrs. Gross.

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

Executive Session

The clerk provided a reading of Resolution #83-2016: A Resolution Providing for a Closed Session Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12. The executive session is being held to discuss Collective Bargaining/other matters relative to employment relationships. The estimated length of the executive session will be thirty minutes. Action will be taken.

Mrs. Gross made a motion to adopt Resolution 83-2016; seconded by Mr. Oliver.

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

Mrs. Gross made a motion to go into Executive Session; seconded by Mr. Oliver.

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

Action will be taken upon return from the Executive Session. Consensus was that action would be taken.

Mrs. Gross made a motion based on the Executive Session that the request for Leave of Absence without pay through August 19, 2016 made by Bill Eller be granted; seconded by Mr. Oliver.

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

It was discussed that Mrs. Peterson be permitted to use her unpaid leave in half day increments as needed.

Mrs. Gross made a motion based on the Executive Session that the request for Leave of Absence without pay pursuant to FMLA made by Denise Peterson be granted and permitted to be used in half day increments effective July 19, 2016; seconded by Mr. Oliver.

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

Gordon Gross, OEM & HO/ZO Report

Mr. Gross was absent. Mr. Sarclette questioned if any information was available regarding Mr. Gross' items that could be discussed in his absence.

Mr. DiDomenico stated that a memo dated June 27, 2016 from Mr. Gross was requesting that the road department cut the grass at 135 High Street, Leesburg as no response has been received from the property owner. This is item 2 under the discussion items.

Mr. Sarclette questioned the setting of dates for the unsafe structures 3095, 3097 Route 47. Mr. DiDomenico stated that a title report must be ordered to make sure there is no entity with interest in the property. Once the title report is received a hearing can be scheduled. Mr. Sarclette agreed to order the title report. This is item 1 under discussion items below.

Mr. Sarclette asked about the condition of the property located next to George's Pizza. The clerk provided that notices had been sent out by Mr. Gross to the property owner advising the need of property maintenance.

Mrs. Gross asked that once the grass is cut by the road department and a lien is assessed, does it have to be approved every time for repeat offenders. Mr. DiDomenico stated that it is best that the committee approve each offence. Mr. Sarclette questioned that once corrected by the road department and according to the ordinance after the lien is filed that the wording would specify

that if not maintained the township will continue to maintain and incur penalties. Mr. DiDomenico stated that then you get into an issue that once the grass is cut then the property is compliant, so once the grass grows up again it is a new violation and requires the entire process. Mr. Sarcellette questioned if a fee can be charged for the notices being sent. Mr. DiDomenico stated that he is not aware of any thing in the statute that would permit this but you can put a lien on the property for the cost of mailing. Mr. DiDomenico will review the township ordinance and fees.

Mr. DiDomenico asked the clerk if 3095, 3097 was one or two lots. The clerk was not certain but read the notification sent by Mr. Gross dated December 3, 2015 which stated the work site location as 3095, 3097 Route 47 which is Block 221 Lot 16.

Allen Foster, CMFO Report

Mr. Foster stated there is nothing major to report regarding the budget. There is only one line item that he is concerned with which is the engineering line which he made some re-allocation of expenses from the HDSRF grants to get them reconciled. Additionally a cancel resolution for one of the older HDSRF grants is on the agenda for the Thursday, July 21, 2016 meeting because every year the state inquires to the status of the line items. Mr. Foster advised that he reconciled them and reallocated some things to engineering. Mr. Sarcellette verified that this was on the environmental engineering line item. Mr. Foster confirmed.

Mr. Sarcellette stated there is an issue with the siren at Leesburg Volunteer Fire Company which needs repair, replacement due to a Public Works employee backing into it. Mr. Sarcellette stated he does not anticipate that this will be a lot of money, realistically around \$1,000 but if the cost was more a claim has been opened with the township insurance which has a \$1,000 deductible. The total cost has not yet been determined. Mr. Sarcellette is working on a plan to have the siren repaired. Mr. Foster advised that the building & grounds line use was at 37% of the budgeted amount. However there are a lot of costs that have recently been discussed that will affect that line item but Mr. Foster felt the line would be okay.

Mr. Oliver advised Mr. Foster that it was found out today that the well at Leechester Hall would need to be replaced. Mr. Sarcellette advised that an estimate received today was for around \$3,600. Additional quotes are being sought. Mr. Oliver said he received a quote for his home at \$4,000 for a 100 foot well and every additional foot it was \$15.

Mr. Foster asked about the Under Ground Storage Tank situation at the Municipal Building. Mr. Sarcellette advised that there is an ongoing discussion with NJDEP regarding the situation.

Mr. Foster asked if the township was going to proceed with dump truck acquisition for public works now. Mr. Foster stated specs had been received from the Public Works Supervisor, Steve Hagemann and he confirmed that it was in the budget for this purchase. Mr. Foster advised that an ordinance will need to be adopted to authorize the spending from the Capital Improvement Fund. Mr. Sarcellette indicated to proceed with this purchase. Mr. Foster stated he would put the specs together for the bid request.

Mrs. Gross asked Mr. Foster if he had the numbers for the funds expended for the Family Night Out event. Mr. Foster stated he did not have specific numbers for this event but the Celebration Public Events and \$1,580 had been spent from that line item total of \$4,000 which was budgeted. Mr. Foster advised that some of the FNO items may be charged to the Recreation line item and the line item is budgeted at \$30,000 and there is \$20,000 left in that line item.

Discussion Items

1. 3095, 3097 Route 47 – Date for Demo Hearing

See above for discussion regarding 3095, 3097 Route 47.

2. 135 High Street – authorization to maintain property.

See above for discussion regarding 135 High Street

Mr. Sarcellette asked if there was a motion to authorization the road department to cut the grass and perform necessary maintenance the property at 135 High Street.

Mrs. Gross made a motion to maintain the property of 135 High Street; seconded by Mr. Oliver

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

3. Review Quotes for OEM electrical work.

Mr. Sarcellette stated that only one quote was received from Steven Walsh in the amount of \$5,200 but a total of three quotes were requested. The other two contractors Ed Griner and Hayman Electric did not respond to the request. Mr. Sarcellette pointed out that Mr. Walsh has performed work the township in the past.

Mr. Sarcellette made a motion to award the project to Steve Walsh for the electrical work at the OEM Building; seconded by Mr. Oliver.

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

4. Review Quotes for OEM Burglar & Fire

The Township Committee reviewed the quotes received from Vector Security, AFA Protective Systems and Franklin Alarm Co. The lowest quote was received from AFA Protective Systems. Mr. Sarcellette explained that the work was to enhance the existing alarm and add the burglar fire and tie it into the monitoring. Mr. Sarcellette questioned the options quote from AFA for cell radio communicator and cell radio monitoring.

Mr. Sarcellette made a motion to award to AFA for installation of \$4,628 and monitoring annual fee of \$420 and after further clarification on the cell radio communicator and cell radio monitoring option which can be added at a later meeting; seconded by Mr. Oliver.

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

The clerk will request further clarification from Louann for the options of cell radio communicator and cell radio monitoring.

5. Telephone system quotes review.

The clerk explained that the current system now has another problem wherein some calls coming into the building are not being routed to the correct extension. Mr. Foster stated that he has encountered this problem when calling into the building

Mr. Sarcellette stated that there are two quotes received: Max Communications quoted for one system which is “bare bones” basic and Comtec quoted a better system which is more expensive. Mr. Sarcellette suggested getting the current system looked out to get the above problem corrected and to get a quote from Max Communication for the same system or equivalent as the one quoted by Comtec. Mr. Sarcellette pointed out the part of the problem is that the current system is no longer supported due to its age and inevitably the current system will need to be replaced in the near future.

6. Leesburg Volunteer fire siren tower update.

Mr. Sarcellette explained the he is working with Maletta Brothers. Maletta Brothers installed a telephone pole with apparatus on the top for the siren in Cedarville. This type of structure allows for the siren to be installed directly next to a building. Currently he is waiting for a callback

from Maletta Brothers. Mr. Sarclette explained that an insurance claim has been filed with the township insurance because the damage was caused by township equipment. The deductible is \$1,000 so if less than \$1,000 the township will just pay and if over it will be filed with the insurance company. Mr. Sarclette asked if it was close to \$1,000 would it be okay to proceed. The consensus was to proceed if the cost was around \$1,000.

7. Tree removal quote.

Mr. Oliver explained that the tree next to the fuel tanks if bad and the cost to remove is \$1,450 and he believes this is the only tree to be removed. Mr. Oliver questioned whether the other two trees on Railroad Avenue were in the township right-of-way and Mr. Sarclette questioned the impact to the roadway due to the trees condition. Mr. Sarclette stated that a couple years ago it was discussed to have a distinct line item for tree removal as part of the Community Forestry Management Plan project. Mr. Sarclette indicated that it is in the best interest of the township to take care of potentially hazardous trees, covers the township regarding liability issues. Mr. Foster stated that this type of charge could be charged to building and grounds or street and roads. Mr. Foster stated that for future budgets he can create a sub-account of forestry.

Mrs. Gross made a motion to attend to the tree located next the fuel tank at a cost of \$1,450; seconded by Mr. Oliver.

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

Mr. Sarclette instructed the clerk to ask Steve Hagemann, PW to measure and determine if the trees on Railroad Avenue are in the right-of-way and if they are a threat to the roadway.

Mrs. Gross announced that the Shade Tree Conference is scheduled for the end of October and there is a need for two people to attend the conference. Mrs. Gross stated it may be good for Steve Hagemann and Eric Wood of the Public Works Department attend this year.

8. Municipal Building sign refurbish/reconstruction and lighting.

The Township Committee reviewed the quote received today from C & S Signs for the possible refurbish/reconstruction of the main sign and little signs located at the municipal building. Mr. Foster advised that two additional quotes will need to be obtained if option 1 is chosen. Mr. Sarclette stated that the two additional quotes should include item 1 as quoted by C & S. Additionally it was requested to verify if option #3 was included in item #1.

It was further discussed regarding the lighting options available for the sign; whether on ground or above the sign. It was discussed that above the sign would be preferable if it could be secure and unable to be vandalized.

Mrs. Gross pointed out that the front municipal parking lot is in need of repair. Mr. Sarclette stated that if the road program is continued it can be requested to be included in the next set of proposals requested.

9. Request for 3 Month Extension from Whibco retroactive to July 15, 2016 Sites #1-7.
See discussion above.

**10. Cape Mining Request 180- Day extension to Resource Extraction License
Retroactive to June 6, 2016.**

Mr. Sarclette explained that Cape Mining is requesting 180-day extension and Land Use Board made the recommendation to request this extension and that they will not mine outside the current license allowance.

Mrs. Gross made a motion to grant the 180-day extension for the Resource Extraction license of Cape Mining retroactive to June 6, 2016; seconded by Mr. Oliver.

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

It was discussed that currently this is a dormant site.

11. Ackley Remediation – Authorization for Woodard & Curran to proceed utilizing 2013 HDSRF Funds received.

The clerk explained that grant funding is available for this remediation work and Mr. Pietrucha is requesting permission to proceed. Mr. Sarclette asked if there were any matching funds involved with this grant. The clerk advised not with this grant.

Mr. Sarclette made a motion to authorize Woodard & Curran to proceed with the remediation at the Ackley Garage site; seconded by Mr. Oliver.

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

Mr. Sarclette asked about the funds for the Sapello Foundry bid specs. Mr. Foster stated that this project is under USEPA and requires the \$40,000 matching funds. Mr. Foster stated that the auditor approved to proceed. The clerk advised that this is out for bid and the proposals are due on August 2, 2016. The clerk will provide a copy of the bid specs to Mayor Sarclette.

12. Update call-in list for AFA alarm system.

The clerk explained that the current list contains the names of Barry Creamer, Gordon Gross and Andrew Sarclette. Mr. Creamer is requesting that if his name remains on the list to move his name to the bottom of the list. It was discussed to put Mr. Creamer's name on the bottom of the list with Mr. Sarclette and Mr. Gordon for now. It was discussed further that Mr. Sarclette will need to be replaced on the list in January.

It was further discussed to have more names on the call-list. Mr. Sarclette stated that generally the problems that exist that prompt call-ins are that someone left the door open and sometimes a sensor goes bad, sometimes something blows off the wall and trips a sensor or the fire company needs access. Mr. Sarclette asked the clerk to check if Leesburg Vol. Fire has a key and code to access the building. Mr. Sarclette stated that there has never been a burglary call.

Mrs. Gross explained that some buildings have lock-boxes with key code access to retrieve the key to enter the building.

13. Offer to purchase Block 289.01 Lot 6 received from Mr. & Mrs. Gross

Mr. Oliver stated that since the property is landlocked it would at least be back on the tax rolls. Mrs. Gross confirmed that they are contiguous property owners to Block 289.01 Lot 6.

Mr. Sarclette made a motion to sell the property to Mr. & Mrs. Gross for the offered amount of \$1,000; seconded by Mr. Oliver.

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

Mr. DiDomenico will prepare a resolution for adoption at the Thursday, July 21, 2016 meeting.

14. Offer to purchase Block 117 Lot 23.05 received from Mr. Greg Novakowski

Mr. Sarclette asked the location of this property. The clerk replied 7 Park Avenue, Cumberland and that the offer is being made by a previously notified contiguous property owner. Mr. DiDomenico stated that the previous minimum bid on this property was \$8,000 and is under a half acre. Mr. Novakowski made an offer of \$1,500.

Mr. Oliver stated to get this back on the tax rolls and made a motion to accept the offer of \$1,500 by Mr. Novakowski for Block 117 Lot 23.05; seconded by Mrs. Gross.

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

15. Tabled Ordinance 651 – Vacant & Abandoned Properties Ordinance

Mr. Sarclette asked if anyone had reviewed the ordinance and made recommendations regarding the previously discussed concerns about this ordinance. Mr. Oliver explained his initial concern on this Ordinance was in regards to the commercial properties. Mr. Sarclette stated that the vacant/abandoned commercial properties are looking bad; not clean. Mr. Oliver asked if wording could be different for the commercial properties as some of these property owners are trying to sell for some time with no success while another is looking for a good business prospect to open. It was discussed wording be that if they are up to code the Ordinance does not apply but if not up to code then they would be subject to the ordinance and all applicable fees. Mr. DiDomenico stated that creating different standards for different properties could be challengeable.

Mr. Oliver offered wording that commercial properties need to be maintained in accordance with the property maintenance ordinance and if violated as determined by the zoning officer than these fees and penalties would apply. Mr. DiDomenico stated this could also be done with the residential properties also. Mr. DiDomenico explained that Ordinance 651 is worded that "if vacant" the ordinance applies. Mr. Sarclette then possibly this is a way to reword the ordinance as the intent is to eliminate non-maintained properties. It was discussed to table Ordinance 651 to the August meeting.

16. Coded System Update to Ordinances is \$5,360

Mr. Sarclette explained that codification of the ordinances is a mandatory process.

Mrs. Gross made a motion to proceed with the codification of ordinances at a cost of \$5,360; seconded by Mr. Oliver.

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

17. Container for retired American Flags

Mr. Oliver advised that he spoke with Jeff Bruckler who was requesting a status of the collection container for retired flags. Mr. Bruckler volunteered to pick up these flags and take them to the American Legion in Millville for disposal. Mrs. Gross explained that the container has been retained and Designer Wraps can do the design for the coating. Mrs. Gross stated that it also has to be determined where the container will be located. Mr. Whildin added that a patch needs to be welded in the bottom. It was discussed to place at the public works garage and in line with the surveillance cameras. Mr. Whildin added that the container needs to be sandblasted in order to get the wrap to stick properly. Mr. Oliver asked when the container would be ready. Mrs. Gross stated that possibly in a month. Mr. Sarclette stated that C & S signs can do the sandblasting and the wrap.

18. Well quotes for Leechester Hall

Mr. Sarclette explained that currently one quote has been obtained and two additional quotes are being sought. It was discussed that if the two additional quotes are received prior to Thursday, July 21st, the Township Committee can review and award.

Mr. Oliver announced that the Senior Dance scheduled for July 23rd has been cancelled due to the lack of water at the Leechester Hall.

Misc. Report of Operations/ Township Committee Concerns

Mrs. Gross announced that the Bayshore Council By-laws have been finalized. Mr. Whildin added that a resolution must be adopted by all the participating municipalities. Mrs. Gross will provide a copy of the sample resolution for adoption at the Thursday meeting.

Mr. Oliver stated that a quote will be forwarded from Salmon Ventures for comparison to Clearbridge-SNJ.

Mrs. Gross announced that Clearbridge produced the press release regarding the Trading Card program that is being sponsored by the Municipal Alliance. Facebook received 12,500 views regarding this press release.

It was discussed that possibly both companies Clearbridge and Salmon Ventures will be used for the different items of marketing. Mrs. Gross stated that Salmon Ventures did a very good job at Hopewell.

Mr. Oliver stated that on Thursday, Dave Smith – Fire Official, Louann and I meet with the State Fire Officials to discuss the upcoming inspections of the local churches. The State Official presented regulations from 1983 which require churches to meet certain safety requirements which most if not all of our churches have not met. The good news is that during the process of evaluating the churches Dave's supervisor will be bypassed and straight to the State representative. Additionally the write-up against the Dave is going to be rescinded by the State representative. Tours of the Dorchester Methodist and Port Elizabeth Methodist were conducted after the meeting. Dorchester church had a few deficiencies which included that exit doors must open out, paneling needs fire retardant paint and the alarm system in the Sunday School Room needs to be replaced with a hardwired device with monitor service. Also the State is willing to work with the township and the churches in stages, so that churches do not have a large bill all at one time; prioritize the violations. Progress must be shown toward amending the deficiencies. There is an alternative to file an appeal with the Board of Fire Commissioners which includes a filing fee of \$50. If the County finds in favor of the church than the State would in all probability would not contest. Mr. Oliver announced that the State Official said that they are working on inspecting all churches. A synopsis is being sent from the State and once received a meeting with the individual churches will take place. Dave will be doing the inspection instead of the state following the guidelines for Maurice River Township.

Mrs. Gross stated that she has been working on the Family Night Out event scheduled for August 4, 2016.

Review of Agenda for July 21, 2016

The clerk reviewed the agenda for the Thursday, July 21, 2016 meeting. Item #2 under Old Business Announcements change to announce the cancellation of the Senior Dance on July 23rd. Mr. Oliver asked that it also state "To Be Determined" for the new date.

Review of Bills

The remainder of the meeting was dedicated to the review of bills to be approval at the July 21, 2016 meeting.

Adjournment

Denise L. Peterson, Municipal Clerk

MAURICE RIVER TOWNSHIP

RESOLUTION NO. 83-2016

A RESOLUTION PROVIDING FOR A CLOSED SESSION NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12.

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that a closed session may be held for certain specified purposes when authorized by Resolution adopted by the governing body; and

WHEREAS, it is necessary for the Township Committee of Maurice River Township to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated herein below:

- ____(1) **Matters Required by Law to be Confidential:** Any matter, which, by express provision of Federal Law or State Statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- ____(2) **Matters Where the Release of Information Would Impair the Right to Receive Funds:** Any matter in which the release of information would impair, restrict, or otherwise adversely affect a right to receive funds from the Government of the United States and/or the State of New Jersey.
- ____(3) **Matters Involving Individual Privacy:** Any material, the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations or other personal material of any educational, training, social service, medical, health, custodian, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.
- ____(4) **Matters Relating to Collective Bargaining Agreements:** Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement including the negotiation of the terms and conditions thereof with employees or representatives or employees of the public body.
- ____(5) **Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds:** Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.
- ____(6) **Matters Relating to Public Safety and Property:** Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.
- ____(7) **Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:** Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

X (8) **Matters Relating to the Employment Relationship:** Any matter involving the employment, appointment, termination or employment, evaluation of the performance or promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

_____ (9) **Matters Relating to the Potential Imposition of a Penalty:** Any deliberations of a public body occurring after a public hearing or public portion of a meeting that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF MAURICE RIVER TOWNSHIP, assembled in public session on the date of the meeting date set forth herein below, that a closed session shall be held for the discussion of matters relating to the specific items designated above involving the Township of Maurice River. The governing body shall convene a closed session discussion immediately upon passage of this resolution and it is anticipated that the deliberations conducted in closed session shall be disclosed to the public upon conclusion of the matter and/or after determination of the Township Committee that the public interest will no longer be serviced by such confidentiality and that the meeting will return to open session at the conclusion of the discussion and formal action may be taken if/as authorized. **The estimated length of the executive session will be thirty minutes.**