

Corbin City Newsletter

Mayor's Comments

Spring has finally arrived and it's time to start spring cleaning in preparation for dumpster weekend cleanup in June.

Many of you may have concerns regarding the City. I want you to know that my door is always open to the citizens of Corbin City. I will be glad to talk to you at any time. Call the City Clerk and she will make an appointment for us to have a discussion about your concerns.

Have a happy and safe summer,
Mayor Kelly Camp

Revaluation/Taxes

The city has been notified by the county that we will be required to have a city wide property revaluation next year. This process has many steps before someone visits your home for your assessment. First, the tax assessor and the engineer must make sure our maps are all up to date. Mayor and Council must hire a firm to do the inspection of properties. As a resident, you will receive a notice when the inspector will be in your area or you can ask for an appointment that is convenient for you. It is important that you allow the inspector to enter the property. They will have proper identification to verify they are a part of the company who is doing the assessment. If you fail to leave the inspector in, you could be charged a higher rate than if the inspector had access. Once you receive the new assessment you will have an opportunity to review your new assessment with the assessor.

Revaluation helps balance out the assessments on all properties. It is said one-third will go up, one-third go down, and one-third stays the same. As the time gets closer, Mayor and Council will issue more information.

Rentals/Zoning Officer

If you have a property that is being rented, you must have a Certificate of Occupancy, for each new tenant. This will be issued after a fee of \$75.00 is paid at City Hall and the Zoning Officer makes his inspection. Upon inspection the Zoning Officer will either issue the Certificate of Occupancy or tell you what is needed to be repaired before the Certificate will be issued. After said repairs are made a re-inspection will be required. There is no fee for the re-inspection. If you have done what was required the Zoning Officer will issue a Certificate. Remember no occupancy until the Certificate is issued.

Failure to comply with the above requirements will lead to a summons to appear in court.

Also note, when a house is being sold before a settlement takes place a Certificate of Occupancy is required. Make sure your realtor is advised of this.

Finally, the Zoning Officer is available at City Hall every month on the second and fourth Tuesday at 5:30 to 7:00 PM. You may call city hall and leave a message for the Zoning Officer and the City Clerk will make sure he receives said message.



Budget

The City has adopted a budget for the coming year. As of now, the City will not see a tax hike, however, the County and State have not submitted their budgets and until they do we cannot say that there will not be an increase in taxes for our residents. We will keep you posted.

Remember

Make sure that your house numbers are visible from the street so in an emergency the responding companies will go to the right house. Place numbers on mailboxes and your home and they should be large enough to be seen. Remember, time is very important in an emergency. Looking for house numbers could delay the help you need.

Recycling News

Any plastic container that has a triangle with a number in it on the bottom is recyclable.



Milk/juice cartons, microwave trays, yogurt cups, water bottles, most plastic containers, glass and cans should be recycled. ***Please do not place plastic bags in the recycling material. It interferes with the sorting conveyer belt at the ACUA and cost time and money.*** Plastic bags can be recycled at your local grocery stores. Instead of plastic bags, take reusable bags for your shopping--they're washable and sturdier than plastic.

Electronic Waste

Electronic waste (TV's, computer components, printers, etc.) will **NOT** be picked up with the recycling per state laws. These items can be recycled at Upper Twp. Public Works Dept. on Mt. Pleasant Rd. (there is a large box in the back) or any Goodwill store.



You can also take your printer cartridges to Staples (get a \$2 credit for each) or Best Buy. You can also recycle DVD's and CD's at Best Buy.

Construction debris, carpeting, and yard waste should be taken to ACUA in Egg Harbor Twp. for recycling.

Think before you throw it out.

Recycling Pays

Corbin City gets financial credit for recycled items. If you take any metal to a scrap yard we are asking that you give us a copy of your receipt to the City Clerk so the town gets credit for your recycling. The money we get goes to projects such as the shredder truck on dumpster weekend.

Railroad Park

Council is attempting to enhance and improve our two City parks for the enjoyment of all residents. A port a potty has been placed in the Railroad Park and new plantings will be added. This is a great area to have a picnic.

Beach

Picnic tables are being repaired and the piers will also be repaired and improved. Some residents have voiced concerns regarding the use of toxic herbicides being used at the beach. Rest assured that there are no toxic chemicals being used.

We ask that everyone helps us keep these areas safe and clean.

Citizens Input

Mayor and Council would like to have input from our residents. We understand that you are very busy with work and family but we would like you to let us know if you feel there are things that you would like to have done. Call us, e-mail or drop a note to City Hall with concerns or ideas.

STORM WATER

What is Storm Water

Storm water run-off is the water that literally runs off: your property when it rains or snows. All storm water run-off either seeps into the ground or into a nearby stream. Storm water run-off eventually finds its way to Tuckahoe River or in Tuckahoe Wildlife Management Area which is part of the Great Egg Harbor Water Shed.

What is Nonpoint Source (NPS) Pollution?

- *Residential and agriculture fertilizers, herbicides and insecticides.
- *Oil, grease, and toxic chemicals.
- *Sediment from improperly managed construction sites, forested lands and eroding stream banks.
- *Nutrients and bacteria from faulty septic systems and pet waste.

What can you do prevent nonpoint source pollution.

- * If you must use lawn fertilizer, use them sparingly and according to the direction.
- *Control soil erosion on your property.
- *Use materials that allow water to soak into the ground.
- *Water from your sprinklers should never enter the street.
- *Gutters and downspouts should be directed toward the grass, gravel, planted or wooded areas.
- *Wash your car on porous surfaces to allow soapy water to soak into the ground.
- *Never hose down the driveways as sidewalks.
- *Dispose of used oil, antifreeze, paint and other household chemicals properly.
- *Never dispose of litter in the street or into a storm drain.
- *Always clean up after your pets. Pet waster contains bacteria and nutrients that are a source of pollution.
- *Purchase household detergents that are low in phosphorous
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For more information more information contact the New Jersey of Environmental Protection at www.state.nj.us/dep.

Historical Society

This past Christmas the Historical Society had its first Christmas Open House tour. Many residents opened their homes to the public for the tour. Unfortunately, it was the night of the heaviest rainfall in December in years. However, it did not dampen the spirit of the visitors that took the tour.

The Historic Society would like to make this an annual event and each year making it bigger and better. If you are interested in participating in this event you can contact City Hall and leave your name and phone number and a member will contact you.



Volunteers Are Needed



The Corbin City Emergency Management Coordinator is seeking volunteers to fill positions for Corbin City's Emergency Operations Plan. Some of the duties would be checking on the elderly and the handicapped during emergencies (storms and flooding). For more information, call Tom Bennis at 609-335-2743.

Did You Know

Our City Clerk is a notary. She will be glad to notarize your documents during regular business hours for free. Bring your documents and identification to City Hall during regular office hours. *Do not sign the document until you are at City Hall because the clerk must witness your signature.*

The Tuckahoe River is federally designated a Wild and Scenic River under the US Department of the Interior

Corbin City was named after August Corbin, a president of the Pennsylvania Rail Road in the 1890's. He later went on to found the Long Island Railroad.