

MINUTES OF A REGULAR MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON THURSDAY, OCTOBER 7, 2010 AT 7:00 P.M. IN THE MUNICIPAL BUILDING, HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE.

Present were: James Crilley, Chairman, Bruce Peterson, Vice Chairman, John Daddario, John O'Neill, Sr. and Scott Smith all being members of the Township Committee. Also present were: Roy Spoltore, Township Clerk/Administrator, Ted Baker, Township Solicitor Teresa Warburton, Recording Secretary, and David J. Rogers, Streets and Recreation Supervisor.

The meeting was called to order with a public announcement statement read by James Crilley, Chairman.

“In compliance with the Open Public Meetings Act a schedule of regular meetings containing the location and the time and date of each meeting was approved at the Annual Organization meeting of the Township Committee, and within seven days following the Annual Organization meeting, a copy of such schedule of regular meetings was posted in the Municipal Building, at Seabrook, NJ., which Notice has remained so posted throughout the year, and copies of the schedule of regular meetings have been mailed to The News and the Press, Cumberland County Edition, and filed with the Township Clerk in compliance with said Act.” In compliance with State Fire Safety Statutes the Mayor instructed those present how to exit the room in an emergency.

Jim Crilley gave invocation followed by the flag salute led by Scott Smith.

At this time James Crilley, Chairman opened the meeting for public comment.

Lori Maurer & Firth Bowden – both of Richards Road informed the Committee that they both applied to the Atlantic City Electric for an interconnection for solar panel installations and have both been denied. The letters they received stated they were denied because the Carll's Corner Substation Lines are saturated. They asked the Committee for help. Mr. Bowden sought answers from Atlantic Electric as to; the number of township residents on the Carll's Corner Lines? When did the lines become saturated? What was the cause of the saturation? What is being done to correct the saturation? If a new house is built would it reduce the saturation in the lines? They have appealed their denial to the BPU and Mr. Bowden has received a letter informing him that his case will be heard before a administrative law judge. Mr. Baker stated that all of his questions are discoverable before the administrative law judge and that his questions should have to be answered during the proceedings. Eileen Clark stated that Ken Lavine is recovering.

There being no further public comments James Crilley, Chairman called for the approval of minutes for the Meeting of September 16, 2010. On motion of Bruce Peterson, seconded by John Daddario to dispense with the reading of the minutes, and unanimously carried with John T. O'Neill, Sr. abstaining. On motion of Bruce Peterson, seconded by John Daddario, to accept the minutes as received, and unanimously approved 4-0 with John T. O'Neill, Sr. abstaining.

Jim Crilley, Chairman called for a discussion and introduction of an ordinance entitled, An Ordinance Amending Section 98-40.3 of the Code of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. Mr. Baker explained that the Planning Board and the Planner have reviewed the proposed modifications at a number of meetings, the primary change is to take some conditional use standards and make them design guideline standards. On motion of John Daddario, seconded by Scott Smith to approve and adopt proposed ordinance on first reading and setting the date for

public hearing on November 18, 2010 at 7:00 pm and was unanimously carried 4-0 with Bruce Peterson abstaining as he is a property owner within 200 feet of the redevelopment area. The Chairman instructed the Clerk to advertise same in the News of Cumberland County as required by law.

INSERT ORDINANCE

Jim Crilley, Chairman called for a discussion and introduction of an ordinance entitled, Ordinance Amending "Exhibit F" of the Code of the Township of Upper Deerfield Redevelopment Plan. The Clerk read the proposed Ordinance by title. Mr. Baker explained that this ordinance only pertains to the redevelopment area. On motion of Scott Smith, seconded by John T. O'Neill, Sr. to approve and adopt proposed ordinance on first reading and setting the date for public hearing on November 18, 2010 at 7:00 pm and was unanimously carried 4-0 with Bruce Peterson abstaining as he is a property owner within 200 feet of the redevelopment area. The Chairman instructed the Clerk to advertise same in the News of Cumberland County as required by law.

INSERT ORDINANCE

Jim Crilley, Chairman called for a discussion and introduction of an ordinance entitled, Ordinance Amending The "Upper Deerfield Redevelopment Area Design Guidelines". The Clerk read the proposed Ordinance by title. Mr. Baker explained that the ordinance amends building design guidelines and that the planner clarified and amplified the guidelines. On motion of John T. O'Neill, Sr., seconded by John Daddario to approve and adopt proposed ordinance on first reading and setting the date for public hearing on November 18, 2010 at 7:00 pm and was unanimously carried 4-0 with Bruce Peterson abstaining as he is a property owner within 200 feet of the redevelopment area. The Chairman instructed the Clerk to advertise same in the News of Cumberland County as required by law.

INSERT ORDINANCE

James Crilley, Chairman called for a resolution entitled Referral To The Upper Deerfield Township Planning Board Pursant To NJSA 40:55d-64 On The Following Proposed Ordinances: Amending Section 98-40.3 Of the Code Of The Township Of Upper Deerfield, Amending The Upper Deerfield Township Redevelopment Area Design Guidelines And, Amending "Exhibit F" Of The Township Of Upper Deerfield Redevelopment Plan. The Clerk read the resolution by title. Mr. Baker explained that this resolution requests Planning Board to determine if the three proposed ordinance amendments are consistent with the master plan. On motion of John T. O'Neill, Sr., seconded by Scott Smith to approve and adopt said resolution, and unanimously carried 4-0 on a roll call vote with Bruce Peterson abstaining as he is a property owner within 200 feet of the redevelopment area.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Small Cities Grant To Provide Rehabilitation Loans To Low And Moderate Income Homeowners To Repair Their Homes Throughout Upper Deerfield Township. The Clerk read the resolution by title. Mr. Spoltore explained that the next five resolutions are needed to submit a grant application for a Small Cities Home Rehabilitation project and a small Cities Facilities project. On motion of Bruce Peterson., seconded by John Daddario to approve and adopt said resolution, and unanimously carried 5-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Adopting Policies and Procedures Manual for the Housing Rehabilitation Project For 2011. The Clerk read the resolution by title. On motion of Bruce Peterson., seconded by John T. O'Neill, Sr. to approve and adopt said resolution, and unanimously carried 5-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Adoption of a State Model Citizen Participation Plan For DCA Small Cities Program. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John T. O'Neill, Sr., to approve and adopt said resolution, and unanimously carried 5-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Small Cities Facilities Grant to Carry Out Sewer, Stormwater, Roadway And Sidewalk Improvements In The School Village Area Of Seabrook. The Clerk read the resolution by title. On motion of John T. O'Neill, Sr., seconded by Scott Smith, to approve and adopt said resolution, and unanimously carried 5-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Identifying Small Cities Fair Housing and Equal Opportunity Officer. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John Daddario, to approve and adopt said resolution, and unanimously carried 5-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Amending Change Order #3 – Love Lane Well Facility Radium Removal System Containment Building. The Clerk read the resolution by title. On motion of John T. O'Neill, Sr., seconded by Scott Smith, to approve and adopt said resolution, and unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Resolution To Amend Prior Resolutions No. 06-71, Bo. 09-187, And No. 10-188 Endorsing Housing and Mortgage Finance Agency Rehabilitation Application On Behalf Of Vesta-Seabrook Urban Renewal III, LLC. The Clerk read the resolution by title. Mr. Baker explained that Phase III is going through permanent financing and DCA has requested language modifications to previously adopted resolutions pertaining to the Township's acceptance of Phase III of Vesta. On motion of Bruce Peterson., seconded by John T. O'Neill, Sr., to approve and adopt said resolution, and unanimously carried 5-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled To Purchase Snow Fencing Through a Cooperative Price Contract with the County of Cumberland. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John Daddario, to approve and adopt said resolution, and unanimously carried 5-0.

#### INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Resolution By The Township Committee Of The Township Of Upper Deerfield, In The County Of Cumberland And State Of New Jersey Requesting Approval By The Director Of The Division Of Local Government Services To Establish A Dedicated Trust By Rider For Donations – Acceptance Of Bequests And Gifts Senior Center As Allowed By Public Law 1989, Chapter 51; N.J.S.A. 40A:5-29. The Clerk read the resolution by title. Mr. Spoltore explained that DCA wanted the location of the bank account identified for Bequest and Gift Donations On motion of Bruce Peterson, seconded by John Daddario, to approve and adopt said resolution, and unanimously carried 5-0.

#### INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Payment of Bills in the amount of \$229,067.67. On motion of Bruce Peterson, seconded by John T. O'Neill, Sr., to approve and adopt said resolution, and unanimously carried 5-0 on a roll call vote.

#### INSERT RESOLUTION

#### COMMITTEE REPORTS

John Daddario reported that the Township has been trying to resolve drainage and circulation issues regarding the Seeley Road project. They met with County Officials and representatives of the County Engineering Department to review the problems and Mr. Daddario believes they will try to fix and rectify the problem. Chairman Crilley noted that Mr. Daddario has spent a countless hours on trying to resolve this issue

Scott Smith – Shade Tree Committee is researching the type of tree plantings to be used along the Highway 77 Corridor. The Committee would also like to see the Munyon property preserved as a passive recreational area. There are 190 kids in travel soccer and 300 kids in the developmental soccer program.

John O'Neill, Sr. made a motion, seconded by John Daddario, for Patricia Adams to attend the NJLM to obtain continuing CEU's for a Court Administrator on November 17th, unanimously carried 5-0 on a roll call vote.

Bruce Peterson – recently reviewed some possible application of utilizing pavers to rebuild the front steps due to their deteriorating condition. The Township will seek proposals to replace the front steps utilizing pavers. Bruce Peterson made a motion to replace the carpet in the Court Room which was covered by an insurance claim, seconded by John Daddario and to award the contract to Orr's Flooring in the amount of \$2,488.73, unanimously approved 5-0 on a roll call vote. Proposals were also received from Richland Carpets -\$2,510.00, Don Franks – 2,726.20 and Mainline Flooring - \$6,340.00.

James Crilley –announced that the Environmental Commission is sponsoring a workshop on basic tree care on October 25<sup>th</sup> at 7 pm at the Senior Center. The CCUA is holding a budget meeting on Minutes of 10/21/10, their proposed budget increase is 4.9%, the meeting will be at 4:00 pm. Chairman Crilley will attend to request that they look for ways to reduce their budget. Upper Deerfield is the lead agency of the regional shared service grant through the CDC. Twelve municipalities are involved and the project is not

duplicating any of the efforts of the County's Count Grant. Chairman Crilley received authorization for Roy Spoltore to reach out to other municipal administrators to see if there is any interest in moving forward with potential shared service agreements. Bruce Peterson, Darlene Campbell, Roy Spoltore and Mr. Crilley met with and interviewed two revaluation companies. Darlene Campbell, Tax Assessor, provided a correspondence recommending the use of Vital Communications, Inc. The tax assessor has worked with this company before, they have an experienced staff to handle the re-evaluation process, and they want to work with the public before, during and after the process. Ted Baker will follow up with Darlene Campbell before the Township proceeds to award a contract. Chairman Crilley noted that the Township submitted the best practice checklist to the State with only 9 questions answered no out of 88. This will entitle the Township to receive 100% of State Aid. Mr. O'Neill and Chairman Crilley attended a meeting of the CCIA regarding installation of solar panels on public grounds, more information will need to be gathered.

#### ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that the packets contained: 3 correspondences from the NJLM, a list of 12 courses the DCA will be offering at the League meeting in November for officials to attend and a news release from Atlantic City Electric on their process for reviewing solar applications. On a motion of John Daddario, seconded by Bruce Peterson, the Committee agreed to pursue a grant for Hepatitis B shots for volunteer emergency personnel and public works employees. The Committee agreed to follow the open and fair process again for Township Professionals. A spreadsheet showing the list of tax delinquent landlords who own three or more properties was distributed. The concrete foundation barriers are being delivered on Tuesday.

At this time James Crilley, Chairman opened the meeting for additional public comments.

Eileen Clark – stated that the next meeting for the County Open Space Plan will be on Nov. 4<sup>th</sup>.

Nancy Ridgeway – expressed her concern that the Township should be concerned with all county road projects and their impact on residents.

With no further public comments, James Crilley, Chairman called for a resolution Authorizing Closed Session for discussion of possible litigation, personnel issues, public safety issues and contract discussions. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt resolution, unanimously carried.

#### INSERT RESOLUTION

The Committee reopened the public portion of the meeting on a motion by Mr. Daddario, seconded by Mr. Peterson.

On motion of John O'Neill, seconded by Scott Smith to appoint Christopher Morrison as a part time EMT, and unanimously carried 5-0.

#### INSERT RESOLUTION

On motion of John O'Neill, seconded by Bruce Peterson to appoint William Chaffins as a temporary public works employee for leaf season, and unanimously carried 5-0.

INSERT RESOLUTION

On motion of John O'Neill, seconded by John Daddario to appoint Nathan Mixner as a full time public works employee with a 90 day probationary period, and unanimously carried 5-0.

INSERT RESOLUTION

The Committee unanimously approved David J. Rogers to take a course to receive a pesticide application license at a cost of \$89, on a motion of John O'Neill, seconded by Bruce Peterson. A communication from Don Olbrich was received concerning road conditions on Silver Lake Road, the Committee will meet with Mr. Olbrich to discuss the road and the dam. The Committee authorized employees to take a personnel day before the end of the year, in place of the election day holiday. Public Works employees will be given the opportunity to take election day off if all employees agree to take the day off.

There being no further business to come before the Committee, on motion of Bruce Peterson, seconded by Scott Smith to adjourn, unanimously carried.

Respectfully submitted,

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Teresa L. Warburton  
Recording Secretary

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Roy J. Spoltore  
Township Clerk