

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, JULY 19, 2012, AT 7:00 P.M. IN THE MUNICIPAL BUILDING,
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were: James Crilley, John T. O'Neill, Sr., John Daddario, Scott Smith, and Bruce Peterson all being members of the Township Committee. Also present were: Theodore Baker, Solicitor; Roy Spoltore, Township Administrator/Clerk; Teresa Warburton, Recording Secretary, Louis C. Joyce, IV, Planner, David J. Rogers, Streets and Recreation Supervisor, and Chad Ott, Chief of EMS.

The meeting was called to order by Chairman James Crilley and he read the following public meeting announcement.

“This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of July 19, 2012 was included in a list of meetings notice sent to The News of Cumberland County and the Press, Cumberland County Edition and advertised in said newspapers on January 11, 2012, posted on the bulletin board in the Municipal Building on January 6, 2012 and has remained continuously posted as the required notices under the Statue. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk. In compliance with the State Fire Safety Statutes, Chairman Crilley instructed those present how to exit the room in an emergency.

James Crilley gave an invocation followed by the flag salute led by John T. O'Neill, Sr.

James Crilley, Chairman opened the meeting for public comment.

Dean Hawk asked who actually owns Seeley Lake. The Committee believed that the Lake is privately owned but that the Tax Office would have who the current owner is.

Nancy Ridgeway stated that she watched a lady get off a NJ Transit Bus on the east side of Pearl Street across from Laurel Plaza who then tried to cross Pearl Street to get to the shopping center. She noted that there are not any designated crosswalks to cross Pearl Street. The Committee will contact NJDOT to see if there are any plans to provide a crosswalk.

There being no further public comments James Crilley, Chairman called for the approval of minutes for the Meeting of July 5, 2012. On motion of Bruce Peterson, seconded by John T. O'Neill, Sr., to dispense with the reading of the minutes, unanimously carried. On motion of Bruce Peterson, seconded by Scott Smith, to accept the minutes as received, unanimously approved 5-0.

Bruce Peterson recused himself from the meeting at this time and took a seat in the audience, as he owns property within 200 feet of the redevelopment area. Mr. Peterson added that he has not been involved in any way with the development or approval throughout this process with the Planning Board or the Township Committee Meetings with regards to the two ordinances that are being proposed within the Redevelopment Area.

James Crilley, Chairman called for a public hearing on an ordinance entitled, An Ordinance Amending Chapter 405-57 of the Code of the Township of Upper Deerfield. The Clerk read the proposed ordinance by title. On motion of John T. O'Neill, Sr., seconded by Scott Smith to open the

the meeting for a public hearing on the proposed ordinance, and unanimously carried. The Chairman instructed the Clerk to distribute copies to those present. Louis C. Joyce, IV, special project planner gave an overview of how he prepared this ordinance pertaining to the Town Center zone. Specifically the ordinance dealt with distinguishing between design standards or conditional use standards to be applied to a large scale retail development. Mr. Joyce explained large scale retail would be permitted as a conditional use standards subject to following conditions: 1) minimum of 20 contiguous acres with 500 feet of frontage, 2) frontage and vehicular access to an arterial or collector road, 3) Front building setback from collector road - 100 feet, 4) Front building setback from arterial road - 150 feet, 5) Side building setback - 50 feet, 6) Rear building setback 50 feet, 7) Maximum building height – 2.5 stories 35 feet, and 8) Maximum impervious coverage – 75%. Mr. Baker added that the ordinance simplifies the conditional use and design guidelines for large scale retail and makes the standards more consistent with case law. There being no public comments, on motion of John Daddario, seconded by John T. O’Neill, Sr., to close the public hearing, unanimously carried 4-0. On motion of John T. O’Neill, Sr., seconded by Scott Smith to approve and adopt proposed ordinance, unanimously carried 4-0 on a roll call vote.

INSERT ORDINANCE

James Crilley, Chairman called for a public hearing on an ordinance entitled, An Ordinance Amending Chapter A430 of the Code of the Township of Upper Deerfield with Respect to the Redevelopment Plan of the Township of Upper Deerfield, Section VI (A) (2) with Regard to Smart Growth Planning. The Clerk read the proposed Ordinance by title. On motion of John Daddario, seconded by Scott Smith to open the meeting for a public hearing on the proposed ordinance, and unanimously carried. The Chairman instructed the Clerk to distribute copies to those present. Louis C. Joyce, IV, explained that there is a section in the Redevelopment Plan that speaks to designs standards and this ordinance amends Section A430 Attachment 10 to include design guidelines for large scale retail with respect to the Redevelopment Plan. Mr. Joyce added that both of these ordinances were reviewed by the Planning Board as required by law and found to be consistent with the Township Master Plan. Mr. Baker noted that proper notification has been sent to property owners within 200’ of the affected zone as required by law. There being no public comments, on motion of Scott Smith, seconded by John T. O’Neill, Sr., to close the public hearing, unanimously carried 4-0. On motion of John Daddario, seconded by John T. O’Neill, Sr., to approve and adopt proposed ordinance, unanimously carried 4-0 on a roll call vote.

INSERT ORDINANCE

Bruce Peterson rejoined the meeting and took his seat with the rest of the Township Committee members.

James Crilley, Chairman called for a resolution entitled Honoring Korey Lechner. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by Scott Smith, to approve and adopt said resolution, unanimously carried 5-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Awarding Ambulance Bid. The Clerk read the resolution by title. Ted Baker explained that PL Customs offered the highest amount for a trade-in. Mr. Baker added that First Priority bid was lower but there were a number of deviations and deficiencies in their proposal which made their proposal non compliant. John O'Neill, Sr. noted that chassis options will be limited in the future as the boxes will be refurbished and the chassis will be replaced. Bruce Peterson explained that by replacing the chassis and refurbishing the ambulance box in the future, this will dramatically reduce replacement costs of ambulances. On motion of John Daddario, seconded by John T. O'Neill, Sr., to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

The Committee reviewed the architectural proposals for the proposed addition to the ambulance building and decided to table the discussion until a future meeting while they review the proposals and possibly interview the professionals.

James Crilley, Chairman called for a resolution entitled Payment of Bills in the amount of \$352,345.46. On motion of Bruce Peterson, seconded by John Daddario to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE COMMENTS

John Daddario stated that the recent storm displayed some areas that need to be improved. One concern is that Station 32 Seabrook Fire & Rescue does not have a generator for the station. Since the station has a large hall room this could be used as a cooling station but the facility would need a generator for emergencies. When the Township looks into generators for the Senior Center, EMS and Municipal Buildings, Fire Company #2 should be included as well.

Scott Smith asked Dave Rogers the status of the tree cleanup at the Recreation Fields? Dave Rogers reported that they should be finished in a week. Mr. Smith asked about the status of the damaged bleachers? Mr. Rogers stated that he was waiting for the insurance claim.

Bruce Peterson noted that the storm showed there were some communication gaps that need to be improved upon in order to keep the public informed.

John T. O'Neill, Sr. reported that a representative from Asphalt Industries would be stopping by the building to discuss surface treatment of roads rather than asphalt overlay.

Mayor Crilley stated that the Love Lane roadway repair should start around the first of August and be completed by the end of August. Mr. Crilley suggested that a weather proof bulletin board be installed at the Municipal Complex to communicate with the public in the event of an emergency. The Chairman informed the Committee that the Governor's office called and that Cumberland, Salem and

Atlantic counties will be eligible for 75% FEMA funding due to the recent storm. Chairman Crilley reminded the Committee that there are two openings on the Economic Committee and that the monthly departmental reports are in your packets for review.

ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that NJLM advisories, the NJ Planner and the monthly NJLM Legislation update is included in the packet for your review. The Car Wash on N. Pearl Street wanted to relocate their existing sign to the other side of the property due to the location of the Dollar General sign and they asked if the sign permit fees could be waived. A couple of Committeeman suggested they would personally cover the costs. It was reported that Nature's Choice stock has been sold to Harvest Power Inc and the new company intends to continue compost operations at the facility. The Cumberland County Improvement Authority asked the Township to adopt a model Recycling Ordinance. Mr. Baker reviewed the proposal and found numerous items that did not pertain to the Township and there were other items that should be included in the existing Township recycling ordinances. Mr. Baker will prepare modifications after Jeff Unger of the CCIA, reviews the existing ordinances and makes recommendations. The Committee discussed the preliminary assessments by Pennoni regarding utilizing the old Love Lane Water Facility generator to power the Municipal Building, Senior Center and EMS Buildings in the event of an emergency. After some discussion the Committee decided that each building should have its own generator and the old large generator should be sold. Split air conditioning units for the lobby and hallway quotes were requested from six vendors and only one bid was received back. The Committee requested that the project be put out to a formal bid rather than requesting proposals. The compactor containers at the recycling center have a scrap value of around \$500 each and the repair cost would be approx. \$5,000.00 for two. The Committee decided to scrap the old compactor containers rather than repair them. Downe Township sent a correspondence requesting the Township to join in a study to create a Regional Municipal Health Department, The Committee felt that the State would not permit this to be done and did not believe it would be cost effective. On August 22nd from 9-12 pm the third legislative district mobile office will be on site for Township residents. A proposal from MV Engineering to design a drainage plan for Colonial Terrace that would be funded 75% by FEMA in an amount not to exceed \$12,450.00. On motion of Bruce Peterson, seconded by Scott Smith to award the proposal to MV Engineering in an amount not to exceed \$12,450.00, unanimously approved 5-0 on a roll call vote.

INSERT RESOLUTION

Mr. Spoltore stated that the laser fiche work is approximately two years behind in inputting and college student Rachel Adams is available to input the data. On a motion of John Daddario, seconded by Scott Smith, to hire Rachael Adams as a part-time administrative assistant was unanimously approved on a roll vote.

TREASURERS REPORT

The Treasurer's report as of June 30, 2012 shows the balance of all Township accounts as \$5,045,520.89.

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

Frank Tyler of Centerton Road asked if the ordinances would affect his property on Centerton Road. Mr. Baker stated that the ordinance changed some conditional uses to design standards in the Town Center zone which is located on the west side of Highway 77. ,

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,

Teresa L. Warburton
Recording Secretary

Roy J. Spoltore
Township Clerk