

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, OCTOBER 18, 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, Bruce Peterson, and Scott Smith all being members of the Township Committee. Also present were: Theodore Baker, Solicitor; Roy Spoltore, Township Administrator/Clerk; Teresa Warburton, Recording Secretary, Brian Murphy, Township Engineer, Amy Colaneri, Treasurer, 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 October 18, 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 Bruce Peterson and a moment of silence for Planning Board and Environmental Commission member Ernest “Dooley” Holt who recently passed away.

James Crilley, Chairman opened the meeting for public comment.

Nancy Ridgway of Irving Avenue asked for an explanation of the tax abatements as she saw that there were two resolutions on the agenda this evening. Mr. Spoltore explained that the abatements are only for the land improvements as the land value gets taxed under the normal procedure. Applications can be made for new commercial construction or if commercial renovations exceed 30% of the existing value of the land improvements. This new abatement is taxed on an ascending proportion over a five year period and all of the payments remain with the local municipality. Mr. Peterson added that the first year is at 0%, the second year is at 20%, the third year is at 40%, the fourth year is at 60% and the fifth year is at 80%. After the five years are concluded the entire value is taxed at 100% of value and the normal tax distribution is applied. Ted Baker added that the new abated value is not added to the overall valuation of the municipality until the five year abatement program has concluded.

Dean Hawk informed the Committee that a presentation from an energy company was made at a recent Freeholder meeting to investigate installing a hydro-electric generation system at Seeley Lake and Sunset Lake Dam locations. If it is feasible the company would pay all the expenses to rebuild the dams but would be allowed to keep the revenue from the electrical generation from the dams.

There being no other public comments James Crilley, Chairman called for the approval of minutes for the meeting of October 4, 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 Scott Smith, seconded by John T. O'Neill, Sr., to accept the minutes as received and unanimously approved 5-0.

James Crilley, Chairman called for a public hearing on an ordinance entitled, Ordinance Accepting Drainage and Maintenance Easements with respect to Lots 1, 2, 3, 4, 5, 6, and 7 of Block 1402 on the Tax Maps of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. On motion of Scott Smith, seconded by Bruce Peterson 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. Ted Baker explained that these easements would allow for the construction of the drainage improvements along the north side of Colonial Terrace and the future maintenance of the drainage improvements. There being no public comments, on motion of Bruce Peterson, seconded by John T. O'Neill, Sr., to close the public hearing, unanimously carried 5-0. On motion of Bruce Peterson, seconded by John Daddario, to approve and adopt proposed ordinance, unanimously carried 5-0 on a roll call vote.

INSERT ORDINANCE

James Crilley, Chairman called for a discussion and introduction of an ordinance entitled, Ordinance Amending Chapter 405-62(A) (28) (B) of the Code of the Township of Upper Deerfield with respect to Septic Systems. The Clerk read the proposed Ordinance by title. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt proposed ordinance on first reading and setting the date for public hearing on November 1, 2012 at 7:00 pm and was carried 5-0 on a roll call. The Chairman instructed the Clerk to advertise same in the News of Cumberland County as required by law and copies to be made available upon request.

INSERT ORDINANCE

James Crilley, Chairman called for a resolution entitled Abatement for Improvement, Conversion or Construction of Property – Galetto Realty Co LP. The Clerk read the resolution by title. On motion of Scott Smith, seconded by Bruce Peterson, to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Abatement for Improvement, Conversion or Construction of Property – Riley, Bruce & Debra DBA Ultra Clean. 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, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Tax Payments to be refunded. 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, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Payment of Bills in the amount of \$1,062,311.27. On motion of Bruce Peterson, seconded by Scott Smith, to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE REPORTS

John Daddario reported that the EMS and fire departments will hold a school bus drill on 10/28/12 at 6 pm at the Upper Deerfield Township schools. Mr. Daddario asked if the Construction Official Jeryl Goff and Engineer Brian Murphy could inspect the old State Police Barracks on Highway 77, the old school on Old Deerfield Pike and the barn directly across the street as they all appear to be in deplorable condition. Mr. Baker explained that there may be two remedies; one is they are in eminent danger of collapse or two the building is in need of repair and must be brought up to comply with building codes.

Scott Smith asked about the status of the Lennar lift station. Mr. Baker is preparing an agreement to accept the road and sewer improvements at the development. Mr. Baker felt that accepting the electric company bill for the lift station at the beginning of November would be acceptable.

Bruce Peterson requested that he and John Daddario be included in the analysis of the dilapidated properties.

John T. O'Neill, Sr. did not have a report this evening.

Mayor Crilley reminded that on Tuesday Oct. 30th there will be an Upper Deerfield Economic Business meeting at 5:45 pm at Ultra Clean. Mr. Crilley added that he recently attended a meeting between the mayors and freeholders. The county engineer presented a study that was done on all the County road and bridge conditions. It appears that FEMA is going to increase the minimum amount of damage that must be sustained before being eligible for disaster funding in the future. It was also mentioned that if a municipality is going to approve cell towers in the future that they require space to be made available for emergency management services. The CS Regional court committee met and is currently working on the 2013 budget. There is a recent opening on the Planning Board that needs to be filled and Michael Blandino is willing to fill a vacancy. On motion of Bruce Peterson, seconded by John Daddario to appoint Mike Blandino as the fourth alternate to the Planning Board, moving each of the alternates up one spot and making Jack Waeslik a Class IV member created by Ernest Dooley's recent passing, which was unanimously approved 5-0 on a roll call vote.

ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that the elected official liability training from the ACMJIF will take place on January 29th at Merighi's Savoy Inn. The quarterly snapshots ending Sept. 30, 2012, for the JIF, MEL and EPL/POL were included in the packet. The Energy Audit findings for all six buildings should be completed by the next meeting; the preliminary reports for the ambulance building, public works and Fire Co. #3 were also included in the packet. An analysis is being prepared for the possibility of upgrading the mail machine; there are a couple of new options that may reduce the cost of

some mailings. An electric bill analysis comparing the first nine months of 2011 and the first nine months of 2012 was included in the packet, a savings of 17% was shown. The administrator will also analyze the kilowatt demand for the same time period. Seventeen vendors have picked up packets for the East Loop water main connection bid that will be opened on Tuesday. The OAL has requested use of the Township building on Wednesdays in 2013 for their fair hearings rather than on Mondays, the Committee approved the request. Also, included in the packet were recent advisories from the NJLM and the monthly Township departmental reports. The NJLM Conference is set for November 13-15, 2012.

ENGINEER'S REPORT

Brian Murphy reported that the Millenium and Westrum developers agreed to provide shade trees on their Love Lane property at no charge to the Township. Brock Nursery cannot allow their tree spade to leave their property. Dutch Neck Landscaping expressed concern about the quality of the trees and recommended that the Township consider trees grown on a nursery due to the trees having a warranty. It was suggested that DeWildes Rhodo Nursery also be contacted about digging and planting shade trees. Mr. Murphy will continue his research and get an RFP out for the project. The School Village Phase IV project is out for bid with bids to be opened on Nov. 8th. Mr. Murphy examined the re-constructed fire escape at the ambulance building. He recommended that the structural engineer for the ambulance building addition look to see if there is any structural deficiency with the method of attachment to the building.

Mr. Spoltore presented a request from Blauer Associates to amend their contract for the Love Lane USDA project for an additional \$8,000 in order to provide additional administrative services associated with the East loop water main project, costs would be included within the USDA program. A resolution entitled Amending Professional Service Agreement with Blauer Associates for the USDA Program for the Love Lane Radionuclide Treatment Plant was unanimously carried 5-0 on a roll call vote, on a motion of John T. O'Neill, Sr., seconded by Bruce Peterson.

INSERT RESOLUTION

TREASURERS REPORT

The Treasurer's report as of September 30, 2012 shows the balance of all Township accounts as \$5,887,374.05.

At this time James Crilley, Chairman opened the meeting for additional public comments. Nancy Ridgway of Irving Avenue stated that some of the areas on the Love Lane property had contaminated soils where the trees are located. Ms. Ridgway added that there may need to be a member on the Planning Board that also serves as a member on the Environmental Commission. The Solicitor will review the statutes.

With no other public comments, James Crilley, Chairman called for a resolution Authorizing Closed Session to update the Committee on the status of court personnel, contract negotiations and pending litigation. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by Scott Smith, to approve and adopt resolution, unanimously carried 5-0.

INSERT RESOLUTION

Bruce Peterson made a motion, seconded by John Daddario, and unanimously approved 5-0 to reopen the Township Committee meeting to the public.

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

Respectfully submitted,

Teresa L. Warburton
Recording Secretary

Roy J. Spoltore
Township Clerk