

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, AUGUST 7, 2014, 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., Bruce Peterson and Scott Smith all being members of the Township Committee. Also present were: Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Teresa Warburton, Recording Secretary, Brian Murphy, Township Engineer, Chad Ott, Chief of EMS and David J. Rogers, Streets and Recreation Supervisor. Committeeman John Daddario was unable to attend.

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 August 7, 2014 was included in a list of meetings notice sent to The South Jersey Times and the Press, Cumberland County Edition and advertised in said newspapers on January 13, 2014, posted on the bulletin board in the Municipal Building on January 6, 2014 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 Scott Smith.

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

There being no public comments, James Crilley, Chairman called for the approval of minutes for the Meeting of July 17, 2014. 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 John T. O'Neill, Sr., seconded by Bruce Peterson, to accept the minutes as received, and unanimously approved 4-0.

James Crilley, Chairman called for a public hearing on an ordinance entitled, Amending Chapter 396 of the Code of the Township of Upper Deerfield with Respect to Water Use and Fees. The Clerk read the proposed Ordinance by title. On motion of Bruce Peterson, seconded by John T. O'Neill, Sr. 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. Roy Spoltore, Clerk explained that the ordinance will increase the water use fee to \$23 per month and the usage fee above 4,000 per month will increase to \$3.50 per 1,000 gallons over the base amount. John O'Neill stated that the increase is needed because the utility cannot continue to lose money. Scott Smith added that it is not what the Township wanted but it is needed. There being no further public comments, on motion of Bruce Peterson, seconded by Scott Smith to close the public hearing and unanimously carried. On motion of Scott Smith, seconded by John T. O'Neill, Sr. 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, Amending and Supplementing Chapter 360 of the Upper Deerfield Township Code. The Clerk read the proposed Ordinance by title. On motion of Bruce Peterson, seconded by John T. O'Neill, Sr. 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. Rocco Tedesco, Solicitor explained that the proposed ordinance would enable properties that are in 20 years or older in need of rehabilitation to be eligible for a five year tax abatement on any improvement that added to the property valuation up to \$25,000. Mayor Crilley stated that this will benefit the township and not cost the township any money. Nancy Ridgway asked if the ordinance came about because of all the bank

foreclosures? Bruce Peterson explained that the ordinance will encourage property owners to improve their homes and is intended to encourage the improvements to older homes and increase the value of neighboring homes. Roy Spoltore, added that property improvements have to add to the assessed value to the property before it can be considered as eligible for a tax abatement. Dean Hawk, resident, asked if the five year tax abatement is a common practice for municipalities with foreclosed homes. Rocco Tedesco, Solicitor stated that the residential abatement is common in a number of municipalities in the state. The purpose is to encourage improvements to older homes. The tax assessor has the discretion to determine which improvements add value to the propert. There being no further public comments, on motion of Bruce Peterson, seconded by John T. O'Neill, Sr. to close the public hearing and unanimously carried. On motion of Bruce Peterson, 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, Amending Chapter 341 of the Code of the Township of Upper Deerfield with Respect to the Use of the Convenience Center. The Clerk read the proposed Ordinance by title. On motion of Bruce Peterson, seconded by John T. O'Neill, Sr. 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. Rocco Tedesco, Solicitor gave an overview of the ordinance and this will give an exception for people who do not own a vehicle and is a bona fide resident to be able to utilize the facility. Nancy Ridgway commented that she didn't understand what was being discussed thought that this was corrected at a previous meeting before it was advertised. There being no further public comments, on motion of John T. O'Neill, Sr., seconded by Bruce Peterson to close the public hearing and unanimously carried. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt proposed ordinance, unanimously carried 4-0 on a roll call vote.

INSERT ORDINANCE

Chairman Crilley called for Resolutions 14-208 through 14-244 to be combined as a consent agenda and voted upon as one item. Motion by Mr. Peterson seconded by Mr. Smith, to adopt as a Consent Agenda Resolutions 14-208 to 14-244, and unanimously carried. Roy Spoltore, Clerk then read each resolution by title. On a motion by Mr. Peterson, seconded by Mr. Smith, Resolutions 14-208 through 14-244 were unanimously approved by a roll call vote of 4-0.

Resolution 14-208 – Imposing Lien on Block 705, Lot 2.06 – 379 Centerton Rd. - Garron

INSERT RESOLUTION

Resolution 14-209 – Imposing Lien on Block 705, Lot 2.08 – 340 Woodruff Rd. - Pace

INSERT RESOLUTION

Resolution 14-210 - Imposing Lien on Block 804, Lot 2 – 2 Deerfield Dr. Ext. - Ross

INSERT RESOLUTION

Resolution 14-211 - Imposing Lien on Block 807, Lot 2–1002-1003 Highway 77– School Village, LLC

INSERT RESOLUTION

Resolution 14-212 - Imposing Lien on Block 807, Lot 4–1007 E. Parsonage Rd – School Village, LLC

INSERT RESOLUTION

Resolution 14-213 - Imposing Lien on Block 808, Lot 1 – 1010 Olde Road – School Village, LLC

INSERT RESOLUTION

Resolution 14-214 - Imposing Lien on Block 808, Lot 4–1017 E. Parsonage Rd.–School Village, LLC

INSERT RESOLUTION

Resolution 14-215 - Imposing Lien on Block 808, Lot 9–1022 E. Parsonage Rd. – School Village, LLC

INSERT RESOLUTION

Resolution 14-216 - Imposing Lien on Block 808, Lot 14 – 1012 School Lane – School Village, LLC

INSERT RESOLUTION

Resolution 14-217 - Imposing Lien on Block 907, Lot 9 – 1104 First Ave. - Devlin

INSERT RESOLUTION

Resolution 14-218 - Imposing Lien on Block 909, Lot 16–1209 First Ave. – Gunnison Properties, LLC

INSERT RESOLUTION

Resolution 14-219 - Imposing Lien on Block 910, Lot 1 – 1520 Third Ave. - Epright

INSERT RESOLUTION

Resolution 14-220 - Imposing Lien on Block 910, Lot 14–1415 Second Ave. – Kerr & Associates, LLC

INSERT RESOLUTION

Resolution 14-221 - Imposing Lien on Block 913, Lot 7–1706 Fourth Ave – Gunnison Properties, LLC

INSERT RESOLUTION

Resolution 14-222 - Imposing Lien on Block 913, Lot 19–1606 Third Ave. – Kerr & Associates, LLC

INSERT RESOLUTION

Resolution 14-223 - Imposing Lien on Block 913, Lot 22–1603 Third Ave. – MBM Properties III, LLC

INSERT RESOLUTION

Resolution 14-224 - Imposing Lien on Block 914, Lot 3 – 1818 Fourth Ave. - Athey

INSERT RESOLUTION

Resolution 14-225 - Imposing Lien on Block 915, Lot 10–1803 Fourth Ave –MBM Properties III, LLC

INSERT RESOLUTION

Resolution 14-226 - Imposing Lien on Block 1003, Lot 14 – 8 Seeley Rd. - Spagnolo

INSERT RESOLUTION

Resolution 14-227 - Imposing Lien on Block 1106, Lot 3 – 6 Silver Brook Drive -Shrader

INSERT RESOLUTION

Resolution 14-228 - Imposing Lien on Block 1202, Lot 7 – 1241 Highway 77 - CCTS Tax Liens 1

INSERT RESOLUTION

Resolution 14-229 - Imposing Lien on Block 1504, Lot 17 – 12 Hood Drive – Hepner

INSERT RESOLUTION

Resolution 14-230 - Imposing Lien on Block 1504, Lot 40–7 Granada Drive – Merit Construction, LLC

INSERT RESOLUTION

Resolution 14-231 - Imposing Lien on Block 1504, Lot 85 – 23 Granada Drive -Fisher

INSERT RESOLUTION

Resolution 14-232 - Imposing Lien on Block 1507, Lot 17 – 21 Dawson Drive-Timm

INSERT RESOLUTION

Resolution 14-233 - Imposing Lien on Block 1807, Lot 42 – 45 Roberts Ave. - Vivona

INSERT RESOLUTION

Resolution 14-234 - Imposing Lien on Block 1808, Lot 2 – 77 Laurel Heights Drive – COBA, Inc.

INSERT RESOLUTION

Resolution 14-235 - Imposing Lien on Block 1808, Lot 27 – 66 Old Deerfield Pike –Swing

INSERT RESOLUTION

Resolution 14-236 Imposing Lien on Block 2001, Lot 1 – 2 Landis Avenue –Bridgeton Property, LLC

INSERT RESOLUTION

Resolution 14-237 - Imposing Lien on Block 2005, Lot 6 – 16 Hildreth Ave. – Titus

INSERT RESOLUTION

Resolution 14-238 - Imposing Lien on Block 2009, Lot 12 – 2025 Grant Avenue - Schilling

INSERT RESOLUTION

Resolution 14-239 - Imposing Lien on Block 2401, Lot 11 – 92 Landis Avenue – Sukeforth

INSERT RESOLUTION

Resolution 14-240 - Imposing Lien on Block 2401, Lot 21 – 142 Landis Avenue - Reed

INSERT RESOLUTION

Resolution 14-241 - Imposing Lien on Block 2401, Lot 47.03 – 38 E. Finley Road - Kolva

INSERT RESOLUTION

Resolution 14-242 - Imposing Lien on Block 2501, Lot 54.01 – 27 Orillia Drive - Grady

INSERT RESOLUTION

Resolution 14-243 - Imposing Lien on Block 2701, Lot 16 – 230 Rosenhayn Avenue -Brady

INSERT RESOLUTION

Resolution 14-244 – Imposing Lien on Block 402, Lot 21 – 43 W. Deerfield Rd. - Petersen

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Amending Contract with Ricky Slade Construction Inc. for the Reconstruction of a Portion of Love Lane - #3. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Granting Final Approval of the Garrison Application to Sell Development Easement. 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 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Resolution Authorizing the Execution of the Contract with Seabrook Educational and Cultural Center to Provide for the Support and Maintenance of the Seabrook Educational and Cultural Center Exhibit and Museum. The Clerk read the resolution by title. On motion of Scott Smith, seconded by John T. O'Neill, Sr. to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote with Bruce Peterson abstaining.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Appointing Part Time Emergency Medical Technican – **Gary Jess**. 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, unanimously carried 4-0 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 John T. O'Neill, Sr., seconded by Bruce Peterson to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Amending Contract with DDL Enterprises, Inc. for the ADA Accessible Recreation Bathrooms - #1. 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, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Payment of Bills in the amount of \$2,120,229.37. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE REPORTS

Scott Smith reported that Planning Board will meet on Monday August 11, 2014.

Bruce Peterson asked about the speed limit on Fox Road? Rocco Tedesco, Solicitor reported that State Statutes govern motor vehicle speed limits. Based on current reading of State laws, Fox Road would have a speed limit of 50 mph. In order to change a speed limit in a particular area, a traffic engineering study would have to be completed and submitted to the Department of Transportation for approval. Mr. Peterson added that the grounds around the building are looking bad and overgrown. Mr. Crilley stated that several phone calls have been received with regards to the overgrowth at the building, especially out in the front of the building.

John T. O'Neill, Sr. made a motion that Patty Adams and Marion Higbee be approved to attend a training conference for CEU's at a cost of \$130.00, seconded by Bruce Peterson and unanimously approved 4-0 on a roll call vote. Mr. O'Neill reported that the Countryside Village staff did a good job with the National Night Out again this year. He added there was a good turnout, but unfortunately it ended on a bad note that the Fire, Rescue and EMS had to leave to handle a call.

Mayor Crilley reported that he, Mr. O'Neill and Roy Spoltore attended the joint meeting of the municipal governing body representatives and officials from county government; the meeting was somewhat productive. Mr. Crilley was pleased to announce that he received a phone call from Congressman LoBiondo that the Township was awarded a FEMA firefighters assistance grant in excess of \$240,000.00 to purchase 36 air packs. The Mayor thanked Roy Spoltore, Chad Ott and Mark Blauer for a job well done in obtaining this grant.

ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that the Firefighters Assistance Grant was made possible because the Fire Departments are functioning as one unit as they have compiled and prioritized a needs list. Chad Ott and the chiefs should be commended for developing the list and Mark Blauer thanked for his work in

developing a compelling need for the awarded equipment. Roy Spoltore and Brian Murphy recently met with FEMA representatives pertaining to storm damage from Irene; it appears things are heading in the right direction for receiving the actual construction costs for repairs to Love Lane and Colonial Terrace. The Green Acres open space and recreation acquisition planning incentive grant application has been submitted, hopefully the Township will hear from Green Acres by the end of the year. PEOSHA recently did an inspection of the Utility facilities. One of the recommendations was to have a rescue plan for the confined spaces. The City of Bridgeton Fire Department Battalion Chief Todd Bowen and George Robertson reviewed the facilities and the Township is preparing to enter into a shared service or MOU with the City to respond to an emergency confined space rescue. This evenings packets contained the six month JIF snapshot, the Planner magazine and NJLM updates.

ENGINEER'S REPORT

Brian Murphy informed the Committee that the parking lot repaving is moving along well and hopes to have the front lot and ambulance lot repaved tomorrow. The contractor will be replacing damaged curbing around the building. The Convenience Center Building material should be delivered by the end of the month, the construction plans have been submitted to the Construction Office. The County Health Department inspected the generators at the water plants. The engineer will be meeting with Clement Pappas to get information on their sewer pretreatment due to recent spike in suspended solids reported by the CCUA. The ADA bathrooms for the recreation area will be delivered the week of August 25th. John Karkocha has kept the Convenience Center Building project moving along.

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

Dean Hawk of Merritt Avenue stated that based on the tax abatement ordinance definition of improvement, he believes that there will be a lot of questions on this issue. Mr. Peterson commented that the Tax Assessor will be available to answer the questions that may come up with regards to the tax abatement program and whether the improvement will increase in the value of the property. Mr. Hawk asked if the property liens are costing the Township and if so are they being imposed in the lien. The Committee explained that liens are regulated by State Statute.

Nancy Ridgway of Irving Avenue stated that for the past 3-4 weeks she has been having trouble with her telephone. Ms. Ridgway read a letter that the NJLM sent out on the BPU issues with Verizon to handle any line issues that may exist in your municipality. A copy of the letter was provided to Roy Spoltore to address.

With no other public comments, James Crilley, Chairman called for a resolution Authorizing Closed Session to update the Committee on pending contracts and other matters requiring attorney client privileged confidential communications. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt resolution, unanimously carried 4-0.

INSERT RESOLUTION

The Committee reopened the public portion of the meeting on a motion of Bruce Peterson, seconded by John T. O'Neill, Sr., and unanimously carried.

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

Respectfully submitted,

Teresa L. Warburton, Recording Secretary

Roy J. Spoltore, Township Clerk