

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON  
THURSDAY, DECEMBER 4, 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, John Daddario 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, 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 December 4, 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 John T. O'Neill, Sr.

Nancy Ridgway of Irving Avenue thanked the Township Committee for allowing the South Jersey Transportation Planning Organization Citizens Advisory Committee to hold their monthly meeting at the municipal building.

Land Partners Presentation – Ron Rukenstein requested the Township Committee to support Land Partners proposal to utilize the Choice Funding Program through the New Jersey Housing & Mortgage Finance Agency. The Committee would need to pass a resolution of support and one designating the development as a redevelopment area. The proposed development would consist of 3 bedroom modular homes that would be constructed at a new facility in Bridgeton. The units would be purchased for homeownership, would not include affordable housing, with a tentative timeline to begin construction around Spring/Summer of 2015. John Biebo stated that most of the homes would be two-story similar to what was proposed to the Zoning Board. The homes would qualify as energy star homes. Mr. Rukenstein added that they would like to have the two support resolutions by December 15<sup>th</sup>. James Crilley asked why the development needed to be included in the redevelopment area. Ron Rukenstein stated that Land Partners is not looking for any tax abatements or other incentives available within a Redevelopment Area Plan. Rebecca Bertram, Solicitor for City of Bridgeton stated that the Mayor of the City of Bridgeton, Business Administrator, Economic Development Director and a Councilman are here in support of this project. Rocco Tedesco asked how this property would qualify as a redevelopment area based on recent case law. Mr. Rukenstein stated that other municipalities have provided the resolution of support without any issues. Mayor Kelly stated that Land Partners business proposal to construct modular homes in an existing building in the City of Bridgeton would be good for the entire area as approximately 120 jobs would be created. Mayor Crilley added that the pictures of the proposed houses appear to be nice and he could see the benefit of the job creation, but he was concerned about the impact of the children in the new homes would have on the Township school system. Rocco Tedesco asked if Land Partners were willing to consider alternatives to the approved subdivision such as reducing the number of units. Ron Rukenstein stated that Land Partners is willing to sit down and discuss any options that may be available for the proposed project. Ron Rukenstein added that the Seabrook East project would be constructed on phases with 30 units under the 2014 choice program and the balance of the units under the 2015 choice program. He reminded everyone that there is a December 15, 2014, deadline to submit the

application for the 2014 choice program. Mr. Tedesco added that he felt the designation of a redevelopment area would require a report and recommendation from the Township Planning Board before the Township Committee could even begin to consider the request, so there is no way the Township Committee could comply with a deadline of December 15th. Ron Rukenstein will forward information requested to Rocco Tedesco regarding the redevelopment designation. Rocco Tedesco, Solicitor asked about the program funding.

There being no other public comments, Chairman James Crilley called for the approval of minutes for the meeting of November 20, 2014. On motion of Bruce Peterson, seconded by Scott Smith, to dispense with the reading of the minutes, and 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 with Scott Smith abstaining.

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

#### INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Honoring Jean Scarani and Upper Deerfield Pre-School. 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

Chairman James Crilley called for a resolution entitled 2014 Budget Transfer #2. The Clerk read the resolution by title. 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

Chairman James Crilley called for a resolution entitled Authorizing Awarding Contract for Township Employee and Volunteer Physicals to RSP Medical, LLC. 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 on a roll call vote.

#### INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Cancel Balance of Funds Remaining in Ordinance Number 680. The Clerk read the resolution by title. On motion of John Daddario, seconded by Bruce Peterson to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

#### INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to NJSA 40A:4-87 – Small Cities Facilities Grant. 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 5-0 on a roll call vote.

#### INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to NJSA 40A:4-87 – Small Cities Home Rehabilitation Program. 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 5-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled A Resolution Granting Final Approval of the Hubschmidt (1) Application to Sell Development Easement. 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 5-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Authorizing the Lease of Certain Land(s) Owned by the Township of Upper Deerfield. 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 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Authorizing Contract Agreement with RJM Construction Services, Inc. for the Hauling of Containers from the Convenience Center. 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 \$87,667.88. 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 COMMENTS

John Daddario reported that the leaf pickup is going slow due to weather and a few breakdowns hopefully it will step up soon. He added that one of Fire Company #3’s fire trucks broke down and will be about out of service for about 2 weeks.

Scott Smith stated that the pump station by Sunset Lake needs to be cleaned up.

Bruce Peterson reported that a meeting was held with Jeff Unger of the Cumberland County Health Department regarding some clean-up issues at the Recycling Center. The new building at the Recycling Center received a Certificate of Occupancy which will enable the electronics, white goods and fluorescent tubes to be moved inside the new building.

John T. O’Neill, Sr. asked Brian Murphy about the Mumford-Bjorkman Associates proposal to inspect the interior and exterior of the Love Lane Water Tower. Mr. Murphy stated that the Tower was last inspected about 10 years ago and should be inspected prior to considering painting the water tower. The Committee will see if there are sufficient funds remaining in this year’s budget.

Mayor Crilley reported that on December 20<sup>th</sup> from 7-11am at Seabrook Fire and Rescue the EMS will be holding their breakfast with Santa. The Senior Center Christmas Party will be held on December 12<sup>th</sup>. The committee unanimously agreed to continue to fund \$1,000 towards this year's annual Upper Deerfield Township Schools Dragon Run for the kids. The RFP's for Prosecutor have been received and the Regional Court Committee will be meeting soon to interview the applicants and make a recommendation to the Township for the 2015 appointment. Chairman Crilley informed the Committee that the former Senior Center Director will be sentenced on December 5, 2014.

#### ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that banking proposals for the next three years were received from Colonial Bank and Susquehanna Bank. The proposal from Colonial Bank provided less fees and higher interest rates and Colonial Bank will be named as the Township bank for the next three years. Music on hold was installed on the phone system today. Quarterly reports through September 2014 from the JIF were included in today's packet.

#### ENGINEER'S REPORT

Brian Murphy informed the committee that the media has been exchanged at the Love Lane water facility along with the nozzles on the tanks. The quote for the tower inspection is \$3,700.00 which was last done for approximately 10 years. The water tower needs to be painted and it has sizable areas that need to be addressed. The tower will need to be taken out of service so that the interior and exterior of the tank can be painted and allow time to dry. Video Pipe Service will be videoing the sewer lines leading into the CCUA pump station behind the convenience center as part of the Small Cities Facilities Grant. It appears that the test wells at the old landfill will need to be cleaned on both the 2" and 4" wells, after that has been completed EPA will let the Township know what wells can be sealed and closed in 2015. AC Shultes stated that they have the ability to clean both size wells if requested to be done.

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

Sandy Acevedo resident of Old Burlington Road asked where the 30 units of the first phase of the Seabrook East project are located and what is the program that they are requesting financing? Rocco Tedesco stated that Seabrook East is located behind the existing Countryside Village Apartment Complex off of MacArthur Drive. The financing request is under the CHOICE program of the Housing and Mortgage Finance Agency program. Ms. Acevedo asked what is status of the Seabrook East project? It was reported that Seabrook East has final approval and homes can be built.

Nancy Ridgway resident of Irving Avenue asked the Committee to take their time and review the information before making a decision. Ms. Ridgway asked if there were any updates regarding cardboard recycling with the Cumberland County Improvement Authority. The matter is still under discussion.

With no other public comments, James Crilley, Chairman called for a resolution Authorizing Closed Session to update the Committee on pending litigation, personnel and 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 5-0 on a roll call vote. No action will be taken after closed session meeting.

#### INSERT RESOLUTION

The Committee reopened the public portion of the meeting on a motion of Bruce Peterson, seconded by John Daddario and unanimously carried.

There being no further business to come before the Committee, on motion of Bruce Peterson, seconded by John O'Neill to adjourn, unanimously carried.

Respectfully submitted,

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Teresa L. Warburton  
Recording Secretary

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Roy J. Spoltore  
Township Clerk