

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, SEPTEMBER 1, 2016, 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., Scott Smith and John Daddario all being members of the Township Committee. Also present were: Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Amy Colaneri, Treasurer, Brian Murphy, Township Engineer, Chad Ott, Chief of EMS and Teresa Warburton, Recording Secretary. Bruce Peterson was not able to attend the meeting.

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

"This meeting is being held in accordance with the "Open Public Meetings Act." Notice of the meeting has been provided and published as required by law in the Daily Journal and The Press, Cumberland County Edition. Notice has also been posted in the Municipal Building. The Clerk shall enter this statement in the minutes of this meeting. In compliance with State Fire Safety Statues the Chairman instructs 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.

Donna Lloyd, Senior Center Director thanked the Township Committee for providing the financial assistance to allow the Phillie Phanatic and Gloucester String Band to perform at the centers summer luau party. The seniors wanted to come out in full force to thank the committee for the party, but because of the time of the Township meeting opted to send a thank you note. She stated the seniors are still talking about the experience and how it makes them feel like kids again. Ms. Lloyd thanked the committee again for their constant support and allowing her to be the director of the best Senior Center in the area.

Steve Patron, managing partner of Harvest State Group, LLC, explained that his development company primarily deals with banks that have foreclosed on failed developments and are seeking to sell the project. Amboy Bank lent funds to a development known as Bristol Ponds which was never built, and his company is trying to find a way to make the project work for a developer and the Township. Mr. Patron has been talking to developers and getting feedback. Mr. Patron recognizes that the Township is looking for a large commitment of commercial development along with the approved residential development that was previously approved in order to move forward with completing the designation of the project area as a redevelopment area. Mayor Crilley stated the Township is looking for the equal amounts of phasing of commercial development with phasing of residential development. Mr. Patron explained a conceptual phasing of commercial development and the possibility of moving the clubhouse to the rear of the commercial zone. Rocco Tedesco, Solicitor, asked about the projected number of residential units that exceeded the original approval of the property and how many units will be 1 or 2 bedroom. Mr. Patron explained that the architect has redesigned the configuration of the apartments utilizing the same building footprint however he did not know the breakdown between 1 and 2 bedroom units. Mr. Patron added that he would like to continue talking with Township professionals as his company moves forward with conceptual ideas.

There being no other public comments James Crilley, Chairman called for the approval of minutes for the meeting of August 18, 2016. On a motion of John T. O'Neill, Sr., seconded by Scott

Smith, to dispense with the reading of the minutes and to accept the minutes as received, and unanimously approved 4-0.

Chairman James Crilley called for a discussion and introduction of an ordinance entitled, Amending Policy Numbers 1.01, 1.06, 1.08, 1.17, 2.01, 3.05, 3.07 and 3.10 and adding Policy Numbers 1.20, 2.20, 2.21, 3.11, and 3.12 of the Personnel Manual of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. Roy Spoltore, Clerk gave an overview of the proposed ordinance. He explained that these modifications are in keeping with the requirements of the ACMJIF. Mr. Spoltore added that the union has signed off on the ordinance. 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 September 15, 2016 at 7:00 pm and was carried 4-0 on a roll call vote. The Chairman instructed the Clerk to advertise same in the Daily Journal as required by law and copies to be made available upon request.

INSERT ORDINANCE

Chairman James Crilley called for a discussion and introduction of an ordinance entitled, Amending Chapter 212 of the Ordinances of the Township of Upper Deerfield to Require Installation of Fire Department Key Boxes and the Registration of Certain Non-Life Hazard Uses. The Clerk read the proposed Ordinance by title. Rocco Tedesco, Solicitor gave an overview of the proposed ordinance. 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 September 15, 2016 at 7:00 pm and was carried 4-0 on a roll call vote. The Chairman instructed the Clerk to advertise same in the Daily Journal as required by law and copies to be made available upon request.

INSERT ORDINANCE

James Crilley, Chairman called for a resolution entitled Amending Contract to Ricky Slade Construction, Inc. for the Paving of Convenience Center Roadways - 2. On motion of Scott Smith, seconded by John Daddario 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 \$90,431.52. On motion of Scott Smith, seconded by John T. O'Neill, Sr., to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE COMMENTS

John Daddario reported that a potential vendor has talked with recreation committee members about running the concession stands. The recreation committee will be discussing the concept as it is getting harder to get volunteers to run the stands. A state contract proposal to purchase battery operated extrication equipment for the rescue truck was received from MES in the amount of \$22,928.88. On motion of John Daddario, seconded by John T. O'Neill, Sr. to purchase the equipment in the amount of \$22,928.88, unanimously approved 4-0 on a roll call vote.

Scott Smith reported that Public Works and the first responders are prepared in the event the hurricane or tropical storm will track inland and effect New Jersey.

John T. O'Neill, Sr. stated that CFO Ruth Moynihan and Amy Colaneri are requesting approval to attend the CFO state conference at a cost of \$650.00. On motion of John T. O'Neill, Sr., seconded by Scott Smith, to approve attendance at the conference, unanimously approved 4-0 on a roll call vote.

Mayor Crilley stated that he went on a tour of the new Technical school which will have approximately 250 freshman students attending full time. The mayor reported that Roy Spoltore will make a presentation on the Township's redevelopment area at an industrial realtor symposium hosted by the CCIA on September 16. Environmental Commission member William Waterman has resigned from his position for personal reasons. The Township Committee accepted the resignation of William Waterman with regret, on motion of John Daddario, seconded by Scott Smith, unanimously approved 4-0. The Committee moved Joe Lacotte into the vacated position of Bill Waterman on a motion of John Daddario, seconded by Scott Smith and unanimously approved.

ADMINISTRATOR'S REPORT

Roy Spoltore reported that the Township sold the small dump truck for \$6,500.00, the chipper for \$2,875.00, the Cub Cadet mower for \$1,525.00 and the jump n jack for \$1,002.00 on Gov Deals. Mr. Spoltore informed the committee that the construction office was projected to collect \$388,000.00 in permit fees for 2016. After 8 months the office has collected \$299,997.00 and appears that the office will surpass the projected revenue for the year. The newsletter is at the graphic designer, the draft should be available this weekend for review. Andrea Penny, Tax Collector, suggested the placement of a stainless steel drop box outside the building for people to drop off tax and utility payments. The unit costs \$1,529.00, the committee had concerns about the need and security for the unit and tabled the discussion for a future meeting. NJLM bulletins and advisories, planner magazine and remaining budget balance spreadsheet through the end of August was included in this evenings packet for review. Mr. Spoltore recently attended a meeting in Bridgeton welcoming the new incoming College President and discussing the attributes of the western part of the county.

ENGINEER'S REPORT

Brian Murphy, Township Engineer reported that he has a meeting next week with developer Bob Nocentino and American Asphalt regarding the paving of Thoroughbred Court. Mr. Murphy has estimated the paving cost to be around \$200 to \$225,000.00. Mr. Murphy added that there are also landscaping issues that will need to be dealt with. Rocco Tedesco, Solicitor stated that he would like to view the performance bond for the development. Mr. Murphy reported that a letter was sent to Atlantic City Electric to eliminate duplicate street lights at certain intersections.

SOLICITOR'S REPORT

Rocco Tedesco, Solicitor did not have a report this evening.

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

Jeremy Warburton Chief of Seabrook Fire and Rescue thanked the Township Committee for their continued support and efforts of the volunteers in the Township. Nancy Ridgway of Irving Avenue thanked all of the first responders from the Township for their assistance and tribute to Billy Ridgway. Ms. Ridgway suggested that the possible tax payment box be incorporated into the building. As a member of CAWA, she invited the committee to attend an outing at Eagle Manor located at 806 Back Neck Road in Fairton, on Sept. 29 at 8:00 pm to tour the newly renovated Eagle Manor.

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

Respectfully submitted,

Teresa L. Warburton, Recording Secretary

Roy J. Spoltore, Township Clerk