

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON  
THURSDAY, JANUARY 18, 2018, AT 7:00 P.M. IN THE MUNICIPAL BUILDING,  
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were: James Crilley, John Daddario, Bruce Peterson, John T. O'Neill, Sr. and Scott Smith all being members of the Township Committee. Also present were: Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Randall Scheule, Township Planner; Amy Colaneri, CFO; Chad Ott, Supervisor of Streets & Recreation and Teresa Warburton, Recording Secretary.

The meeting was called to order by Chairman 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 Bruce Peterson.

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 December 21, 2017. On a motion of Bruce Peterson, seconded by John T. O'Neill, Sr. to dispense with the reading of the minutes, and to accept the minutes as received, unanimously approved, 4-0, with Scott Smith abstaining.

James Crilley, Chairman called for the approval of minutes for the Meeting of December 28, 2017. On a motion of Bruce Peterson, seconded by John T. O'Neill, Sr. to dispense with the reading of the minutes and to accept the minutes as received, unanimously approved, 3-0, with James Crilley and Scott Smith abstaining.

James Crilley, Chairman called for the approval of minutes for the Meeting of January 4, 2018. On a motion of Bruce Peterson, seconded by John T. O'Neill, Sr. to dispense with the reading of the minutes, and to accept the minutes as received, unanimously approved, 5-0.

Chairman James Crilley called for a discussion and introduction of an ordinance entitled, Amending Sections 405-4, 405-5 and 405 Attachment 2 of the Code of the Township of Upper Deerfield - Zoning. Randal Scheule, Township Planner gave an overview of the amendments proposed for zoning map. On motion of John T. O'Neill, Sr., seconded by Scott Smith to table the proposed ordinance for further review and unanimously endorsed to table with Bruce Peterson abstaining. Mr. Peterson stated that he has not been involved in any discussions pertaining to the proposed zoning changes and he abstained from all discussions and vote.

Chairman James Crilley called for a discussion and introduction of an ordinance entitled, Amending Sections 405-3, 405-42 and 405 Attachment 2 of the Code of the Township of Upper

Deerfield – Land Mining. The Clerk read the proposed Ordinance by title. Randal Scheule, Township Planner gave an overview of the Resource Extraction changes proposed. This ordinance prohibits resource extraction in any zone, it does not prohibit previous approved sites however it establishes procedures and policies for existing operations. Bruce Peterson commended the work of the planning board and professionals for the preparation of this 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 February 15, 2018 at 7:00 pm and was carried 5-0 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 called for a motion to temporarily suspend the Township Committee meeting so that the members could convene a regularly scheduled meeting of the Redevelopment Entity. On a motion of Bruce Peterson, seconded by John T. O’Neill, Sr. and unanimously carried the Township Committee meeting was temporarily suspended at 7:30 pm.

James Crilley, Chairman called for a motion to reconvene the Township Committee meeting at 7:39 pm. Bruce Peterson made the motion, seconded by John T. O’Neill, Sr. and unanimously approved 5-0 to reconvene the Township Committee meeting.

#### REOPEN TO PUBLIC SESSION

Chairman James Crilley called for a discussion and introduction of an ordinance entitled, Amending Sections 405-3, of the Code of the Township of Upper Deerfield – Descriptions. The Clerk read the proposed Ordinance by title. Randal Scheule, Township Planner gave an overview of descriptions in Chapter 405-3 that were added, modified or deleted based on the master plan reexamination findings. 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 February 15, 2018 at 7:00 pm and was carried 5-0 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 Sections 405-12 of the Code of the Township of Upper Deerfield – Use Regulations. Randal Scheule, Township Planner gave an overview of adding Subsection B for use regulations amendment. On motion of Bruce Peterson, seconded by John Daddario and unanimously carried, to table the proposed ordinance for further review.

Chairman James Crilley called for a discussion and introduction of an ordinance entitled, Amending Sections 405-27 and Section 405-28 of the Code of the Township of Upper Deerfield – Parking and Loading. The Clerk read the proposed Ordinance by title. Randal Scheule, Township Planner gave an overview of the off street parking changes to be more consistent with today’s applications, and also to address loading requirements. On motion of Bruce Peterson, seconded by John T. O’Neill, Sr. to approve and adopt proposed ordinance on first reading and setting the date for public hearing on February 15, 2018 at 7:00 pm and was carried 5-0 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 Ordinance 749 – Fixing Salaries of Certain Officials of the Township of Upper Deerfield in the County of Cumberland, Providing Terms of Payment Thereof. 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 February 1, 2018 at 7:00 pm and was carried 5-0 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, establishing the Position of Senior Maintenance Worker. 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 February 1, 2018 at 7:00 pm and was carried 5-0 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 Budget Transfer 2017-3. 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 Appointing Environmental Secretary – Karen Stratoti. 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 Canceling Certain Outstanding Checks for Cumberland Salem Regional Municipal Court Bail Account. 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 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Canceling Certain Outstanding Checks for Cumberland Salem Regional Municipal Court. 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

James Crilley, Chairman called for a resolution entitled Payment of Bills in the amount of \$479,099.70. 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

COMMITTEE COMMENTS

John Daddario did not have a report this evening.

Scott Smith did not have a report this evening.

Bruce Peterson expressed concern about the number of vehicles at a residence on Park Drive, the zoning officer will investigate.

John T. O’Neill, Sr. presented CEU credits for Amy Colaneri, CFO workshop for finance \$99.00, and Andrea Penny, Tax Collector for OPRA training \$95.00. On motion of Bruce Peterson, seconded by Scott Smith to approve the training, unanimously carried 5-0 on a roll call vote.

James Crilley provided an update on the CCSPCA – the CDC and Upper Deerfield are taking the lead in getting a nine member municipal advisory group formed to review financial information and issues pertaining to the CCSPCA. The advisory group will consist of the 3 mayors or their designee from Bridgeton, Vineland, and Millville, Commercial Township, Elmer, Pittsgrove, Woodstown, Fairfield and Stow Creek, The Cumberland Salem Regional Court has a new Judge for 2018.

ADMINISTRATOR’S REPORT

Roy Spoltore informed the Committee that the new copiers will be delivered next Wednesday, the new phone system will be installed in early February after hours on a night of a regularly scheduled Township meeting. Bostwick Lake committee meeting will be Wednesday at 5 pm in the Senior Center, Roy Spoltore will send a reminder to everyone. December 2017 departmental reports are included in this evenings packet.

DEPARTMENTAL MONTHLY REPORTS: December 2017

Animal Control and Dog Registrar Monthly Report
Clerks Monthly Report
Construction Office Monthly Report
Housing and Zoning
Municipal Court Monthly Report
Tax Collectors Report
Vital Statistics
Fire Marshall

## SOLICITOR'S REPORT

Rocco Tedesco, Solicitor thanked the committee for his reappointment. Mr. Tedesco stated that this Committee makes his job easy as the Committee always makes the best business decisions possible with no politics involved. The Solicitor advised that the Silver Lake Estates development has been purchased by the County, Green Acres and Land for Public trust and turned over to the Township for open space. He added that the regional Municipal Court on occasion has sought his advice pertaining to Bankruptcy notices and issues and would like to know how to handle this advisement in the billing process? The committee recommended that the billing be charged to the court line item.

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

Ken Cymbalsty of Woodruff Road stated that he attended the October 19, 2017 meeting to ask about getting a law on the books so the Township or an individual can file a court complaint for an applicant not being in compliance with Planning Board approval resolutions. He stated that he and his neighbors are suffering due to the noise makers in his neighborhood as the noise occurs from roughly 4pm till dusk. Roy Spoltore stated that the Zoning Officer has visited the site, spoke with the property owners and their attorney, pertaining to the complaints. Mr. Spoltore added that Mr. Cymbalsty has filed complaints with the court but the complaint did not move forward as the judge did not find probable cause.

With no other public comments and no further business to come before the Committee James Crilley, Chairman called for a resolution Authorizing Closed Session to for a resolution Authorizing Closed Session to update the Committee on Pending Litigation 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 5-0.

### 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 comments or further business to come before the Committee, on motion of Bruce Peterson, seconded by John Daddario to adjourn, unanimously carried.

Respectfully submitted,

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Teresa L. Warburton  
Recording Secretary

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Roy J. Spoltore  
Township Clerk