

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, AUGUST 15, 2019, 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., James Crilley, and John Daddario all being members of the Township Committee. Also present were: Roy Spoltore, Township Administrator/Clerk; Amy Colaneri, CFO and Teresa Warburton, Recording Secretary. Bruce Peterson and Scott Smith were unable 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 John Daddario.

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 August 1, 2019. On a motion of John Daddario, 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.

James Crilley, Chairman called for a discussion and introduction of an ordinance entitled, Ordinance Establishing Chapter 108, Entitled "Affordable Housing Procedural and Eligibility Requirements," to Implement the Third Round of Affordable Housing in Accordance with the Fair Housing Act of 1985. The Clerk read the proposed Ordinance by title. Roy Spoltore gave an overview of the proposed ordinance. On motion of John T. O'Neill, Sr., seconded by John Daddario to approve and adopt proposed ordinance on first reading and setting the date for public hearing on September 5, 2019 at 7:00 pm and was carried 3-0 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 discussion and introduction of an ordinance entitled, Modifying the Township of Upper Deerfield Redevelopment Plan (rt. 77), to add a Senior Residential Inclusionary Zoning District in Furtherance of the Fair Housing Act of 1985. The Clerk read the proposed Ordinance by title. Roy Spoltore gave an overview of the proposed ordinance. On motion of John T. O'Neill, Sr., seconded by John Daddario to approve and adopt proposed ordinance on first reading and setting the date for public hearing on September 5, 2019 at 7:00 pm and was carried 3-0 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.

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Requirements,” to Implement the Third Round of Affordable Housing in Accordance with the Fair Housing Act of 1985. The Clerk read the proposed Ordinance by title. Roy Spoltore gave an overview of the proposed ordinance. On motion of John T. O’Neill, Sr., seconded by John Daddario to approve and adopt proposed ordinance on first reading and setting the date for public hearing on August 1, 2019 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 Resolutions 19-148 through 19-155 to be combined as a consent agenda and voted upon as one item. Motion by Mr. Daddario, seconded by Mr. O’Neill, Sr. to adopt as a Consent Agenda Resolutions 19-148 to 19-155, and unanimously carried. Roy Spoltore, Clerk then read each resolution by title. On a motion by Mr. O’Neill, Sr., seconded by Mr. Daddario, Resolutions 19-148 to 19-155 were unanimously approved by a roll call vote of 3-0.

Resolution 19-148 – Approving Housing Rehabilitation Grant Management Plan.

INSERT RESOLUTION

Resolution 19-149 – Approving of Housing Rehabilitation Policies and Procedures Manuel.

INSERT RESOLUTION

Resolution 19-150 – Small Cities Grant to Provide Rehabilitation Loans to Low and Moderate Income Homeowners to Repair Their Homes Throughout Upper Deerfield Township.

INSERT RESOLUTION

Resolution 19-151 – Approving Public Facilities Grant Management Plan.

INSERT RESOLUTION

Resolution 19-152 – Small Cities Facilities Grant to Construct A Nitrate Removal System At the Seabrook Water Facility.

INSERT RESOLUTION

Resolution 19-153 – Identifying Small Cities Fair Housing and Equal Opportunity Officer.

INSERT RESOLUTION

Resolution 19-154 – Adoption of State Model Citizen Participation Plan for DCA Small Cities Program.

INSERT RESOLUTION

Resolution 19-155 – Awarding Professional Service Contract to Mark Blauer – DBA/Blauer Associates.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Endorsing the Third Round Housing Plan Element and Fair Share Plan and Authorizing and Directing Submission of the Plans to Superior Court, Law Division. The Clerk read the resolution by title. On motion of John Daddario, seconded by John T. O'Neill, Sr. to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Authorizing Amendment of an Agreement with Land Partners of NJ, LLC for the Provision of Affordable Housing as Part of the Development of Block 818, Lots 1-6, Block 819, Lots 1-7, Block 820, Lots 1-31, Block 821, Lots 1-25, also known as "Seabrook East". The Clerk read the resolution by title. Roy Spoltore, Clerk gave an overview of Resolution for amendment of an agreement with Land Partners of NJ, LLC for provision of Affordable Housing. On motion of John Daddario, seconded by John T. O'Neill, Sr. to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Imposing Lien on Block 1202, Lot 7 – 1241 Highway 77- Bergen Square Community Development. The Clerk read the resolution by title. On motion of John T. O'Neill, Sr., seconded by John Daddario to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Payment of Bills, in the amount of \$3,210,823.85. On motion of John Daddario, seconded by John T. O'Neill, Sr. to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote, and with James Crilley abstaining on B. W. Stetson.

INSERT RESOLUTION

COMMITTEE COMMENTS

John Daddario did not have a report this evening.

John T. O'Neill, Sr. stated that the Bottino Family is good for the community.

James Crilley reported additional business visits were made to Palmetto Adhesives, Crestwood and Western Winchester. The Senior Center had a celebration for the 100th birthday for Stephanie Timoteo. The Cumberland County Solid Advisory Committee had a meeting to amend the County's solid waste plan. The last Hazardous waste drop-off day will be held on September 14th at the County Landfill.

ADMINISTRATOR'S REPORT

Roy Spoltore, Administrator asked if the Committee would authorize Anna Ellis and Karen Stratoti to attend the Construction Office Technical Assistant class at a cost of \$345 per person. On motion of John O'Neill, seconded by John Daddario to approve and adopt attendance for the class, unanimously carried 3-0 on a roll call vote. The 2018 Audit was completed with no recommendations; a resolution will be placed on the next meeting's agenda accepting the findings. Seabrook East developers had previously paid for zoning permits for all 67 lots in the fall of 2018, the development is getting ready to start and new zoning permits for each lot with the specific model home will be submitted to the

zoning officer. On a motion of John O'Neill, seconded by John Daddario to waive a second fee from being paid for each zoning permit, unanimously carried 3-0 on a roll call vote. NJEIT has asked for a couple of items to be submitted and then the Seabrook Water Tower project can be bid. WRT will be meeting to discuss their biological treatment system to remove nitrates next week. DEP issued a Notice of Violation for Love Lane and a copy of the letter that the State mandated be sent to all water users was distributed. The Committee requested that all communications that are distributed to the public be reviewed by the Committee before distributing. The Committee was asked to review the tax letter that will be going out with the tax bills and to review the proposed increase in fees for the ambulance service. Documents included in this evening's packet included Departmental Reports from July, Planners Magazine, and the ACMJIF open claims.

SOLICITOR'S REPORT

There was not a report from the Solicitor.

At this time James Crilley, Chairman opened the meeting for additional public comments. Dean Hawk asked when the construction would be finished on the Sunset Lake Roads. It was anticipated to be concluded by the end of August or beginning of September. He asked about the length of time the Auditor has served the Township. It was stated that the Auditor has been the same for around 20 plus years. The Township has gone out for RFP's in the past for the auditor's position. Mr. Hawk asked about the ordinance that will eliminate the entertainment center from the Town Center. It was stated that the entertainment portion will now be open throughout the remaining Town Center area rather than just a small designated area.

With no public comments and no further business to come before the Committee, on a motion of John T. O'Neill, Sr., seconded by John Daddario to adjourn the meeting, and unanimously carried.

Respectfully submitted,

Teresa L. Warburton, Recording Secretary

Roy J. Spoltore, Township Clerk