

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON  
THURSDAY, FEBRUARY 3, 2022, 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, Thomas Speranza and Scott Smith all being members of the Township Committee. Also present were Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Amy Colaneri, CFO; Brian Murphy, Township Engineer; Chad Ott, Public Works Supervisor 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 Scott Smith.

At this time James Crilley, Chairman opened the meeting for public comment. Nancy Ridgway of Irving Avenue commented that she read an article that the City of Vineland has an ordinance that prohibits gas stations from filling up All Terrain Vehicles if they are driven to the station.

There being no other public comments James Crilley, Chairman called for the approval of minutes for the Meeting of January 20, 2022. On a motion of Scott Smith, seconded by Thomas Speranza to dispense with the reading of the minutes, and to accept the minutes as received, unanimously approved, 5-0 on a voice vote.

James Crilley, Chairman called for a resolution entitled Authorizing Agreement Between County of Cumberland and Township of Upper Deerfield Regarding the Alliance for Substance Abuse Prevention. 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 Contact Persons for the Employment Practices Liability Attorney Consultation Service Atlantic County Municipal Joint Insurance Fund. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by Thomas Speranza, 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 \$2,319,085.84. On motion of John Daddario, seconded by Thomas Speranza to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

## INSERT RESOLUTION

### COMMITTEE COMMENTS

John Daddario reported that Little League and soccer signups have begun. Little League is offering signups online this year.

Scott Smith commented that Public Works did a stellar job with the clean-up after the Storm.

Bruce Peterson reported that the Environmental Commission asked when the rain barrels at the senior center will be hooked up to water the plants once the weather breaks. The dedication/sponsoring of trees along Veteran's Drive need to be discussed.

Thomas Speranza stated he met with Lt. Gates and Detective Sgt. Augie at the Bridgeton State Police barracks, and all was quiet for the month of January. Seabrook House was their largest issue, resulting from the change in ownership. The two parties had a discussion, and it appears that an agreement was met to minimize the current issues. The All-Terrain Vehicles cases will be coming to court this month, however the Police are not allowed to pursue the All-Terrain Vehicles. Mr. Speranza intends to have monthly reports from the State Police.

James Crilley reported that Thomas Speranza is also on the Finance Committee and the sub-committee is close to presenting a draft budget for review. It looks like the local tax rate will not be increased.

### ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that Hopewell Township received a proposal from Fralinger Engineering to perform the 2-year Bostwick Lake Dam Inspection. The Bostwick Lake account has sufficient funds in the account to pay for the inspection fee of \$2,500.00. On motion of Bruce Peterson, seconded by Scott Smith to approve the expenditure of \$2,500 from the Bostwick Lake Commission Account to pay for the \$2,500 dam inspection, and unanimously approved 5-0 on a roll call vote. The draft budget does not increase the local tax rate. However, the committee may need to pass a COLA ordinance to allow the appropriations to increase by an additional 1%. Due to payment issues related to Medicare, the EMS revenues in 2021 were \$50,000.00 less than anticipated, which will require that deficit amount to move from Out of Cap to In Cap, which will require additional expenditures to be In Cap this year. The preliminary financial numbers from 2021 show the surplus increasing in the general budget. The auditors are currently working on the Annual Financial Statement due in March 2022. The Cumberland County Health Department rabies clinic dates have been announced. Deerfield Township is not hosting this year. The committee asked to see if Upper Deerfield Township could host a clinic. Chad Ott requested approval to take a compost class in the amount of \$295.00 for his DEP recycling license. On motion of Bruce Peterson, seconded by Scott Smith to approve the class for Chad Ott, unanimously approved 5-0 on a roll call vote. The Upper Deerfield Township School District requested the waiving of the Rental Registration fee of \$45.00. On motion of Bruce Peterson, seconded by Thomas Speranza to waive the rental registration fee of \$45.00 for the Upper Deerfield Township School District, unanimously approved 5-0 on a roll call vote. This evening's packet contains a conceptual plan for the playground equipment which is part of the Phase 3 ADA grant from the Small Cities program. The plan will also include two 20 x 30 Pavilions. The newsletter will be going out shortly if anyone has any topics they would like to be included. Requests for Engineering proposals to design the reconstruction of Hoover Road/Veteran's

Drive will be going out to bid in a few days. Mr. Spoltore reported that there has been interest in the Ag/Eco Business Zone along Highway 77. The current zoning has limited permitted uses for commercial uses in these zones. After discussion by the Committee, Rocco Tedesco suggested that the Committee request the Planning Board to consider, evaluate and advise what commercial uses could be permitted or conditionally permitted in this redevelopment area zone. James Crilley, Chairman called for a resolution Directing the Upper Deerfield Township Planning Board to Conduct a Study to Determine Whether the Properties Identified as Agricultural Business Zone and Eco Agricultural Zone in the Highway 77 Redevelopment Area Known as Block 1201, Lots 1, 1.01, 2 and 3; Block 1202, Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9; Block 1205, Lots 1, 1.01, 1.02, 1.03, 2, 3.01, 3.02 and 4; Block 905, Lots 2, 3, 4, 5, 6, 6.01, 8, 8.01 and 8.02 and Block 803, Lots 5, 5.02, 5.03, 5.04, 5.05 and 7 as Shown on the Upper Deerfield Township Tax Map Should Have Their Permitted Uses, Conditional Uses or Other Zoning Controls Amended. On motion of Bruce Peterson, seconded by Scott Smith to send to the Planning Board for evaluation and advisement with a reminder of the 45-day timeline, unanimously approved 5-0 on a roll call vote.

#### INSERT RESOLUTION

#### ENGINEER'S REPORT

Brian Murphy reported that Bob Carlson from the CCUA, Roy Spoltore, Township Administrator/Clerk and myself had a good meeting discussing the CCUA permit. Quad Construction is the building contractor for the Nitrate building at Love Lane specs and they indicated they may have a timing deadline issue due to the supply chain issues. WRT is also having a few supply issues in getting the final pieces together. Mr. Murphy has been in contact with the bonding company for Land Partners since they did not respond to any emails or letters concerning completion of the performance bond items. The attorney recently responded noting what they believed they were responsible to complete. Mr. Murphy and the Solicitor will respond to their attorney's letter. NJEIT has another new contact to discuss the replacement of the Seabrook Water Tower.

#### SOLICITOR'S REPORT

Rocco Tedesco, Solicitor stated that there are three primary items that Land Partners need to complete consisting of the final coat of paving, repairing damaged curbing and maintenance of basin. They believe DR Horton is responsible for some items, however the performance bond is with Land Partners. Currently working with Affordable Housing Consultants on the details needed for the Bristol Ponds redevelopment agreement. Today, I discussed with Roy Spoltore and Brian Rosenberger the PILOT agreement payments for the project. The PILOT will begin at the issuance of the CO's for the first building. The tax office will need to make calculations for the 30-year PILOT as the CO's are issued for the buildings. The liquor license bid packet proposal is complete and the bids will be due on March 2<sup>nd</sup>, with the Committee announcing the eligible bidders on March 3<sup>rd</sup> and the bids will be announced on March 17<sup>th</sup>. The information will also be put on the website.

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

Sandy Acevedo of Old Burlington Road asked if the Township is working with the Cumberland County Improvement Authority on a variety of projects. The Mayor stated that the township has only had a discussion about one project with the Authority. Dean Hawk of Merritt Avenue asked what the problems are with the Bristol Ponds project. Rocco Tedesco, commented it is the details of the project as the Township has learned from issues with the Seabrook East development, trying to make things

easier for the Administrative Staff moving forward. Mary Dean of Woodstown has been a realtor for 40 years and works with the Housing/Zoning & Construction Departments however she has three properties with septic issues. Realtors cannot get a CO with a failed septic and with a transfer of ownership, the buyers cannot live in the homes. She claims that it is taking roughly 5-9 months to get septic approvals from the engineer and County Health Department and Upper Deerfield Township is the municipality enforcing state regulations for septic systems. Bruce Peterson asked for documentation on how other towns are handling the escrow for the sale of properties.

There being no comments or further business to come before the Committee, on motion of Thomas Speranza, seconded by Scott Smith to adjourn at 8:33 pm, unanimously carried.

Respectfully submitted,

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Teresa L. Warburton  
Recording Secretary

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Roy J. Spoltore  
Township Clerk