

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, FEBRUARY 16, 2023, AT 7:00 P.M. IN THE MUNICIPAL BUILDING,
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were John Daddario, Thomas Speranza, Scott Smith and Joseph Spoltore all being members of the Township Committee. Also present were Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Janeen Rossi, Deputy Clerk; Amy Colaneri, CFO; and Chad Ott, Public Works Supervisor. James Crilley was unable to attend the meeting.

The meeting was called to order by Vice Chairman John Daddario, 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.

John Daddario requested a moment of silence followed by the flag salute led by Joseph Spoltore.

At this time John Daddario, Vice Chairman opened the meeting for public comment. There being no public comments John Daddario, Vice Chairman called for the approval of minutes for the Meeting February 2, 2023. On a motion of Thomas Speranza, seconded by Scott Smith to dispense with the reading of the minutes, and to accept the minutes as received, unanimously approved, on a roll call vote of 3-0-1 with Joseph Spoltore abstaining.

John Daddario, Vice Chairman called for a public hearing of an Ordinance entitled, Bond Ordinance Providing for the Construction of a Pole Barn at the Convenience Center and the Purchase of a Backhoe, Skid Steer and Capital Equipment Needed for the Recycling Facility in and by the Township of Upper Deerfield, in the County of Cumberland, New Jersey, Appropriating \$500,000 Therefor and Authorizing the Issuance of \$475,000 Bonds or Notes of the Township for Financing the Cost Thereof. The Clerk read the proposed Ordinance by title. On motion of Joseph Spoltore, seconded by Thomas Speranza to open the meeting for a public hearing on the proposed ordinance, and unanimously carried. The Vice Chairman instructed the Clerk to distribute copies to those present. Nancey Ridgway of Irving Avenue asked if the Township is borrowing from itself. The response was affirmative. There being no other public comments on the motion of Joseph Spoltore, second by Thomas Speranza to close the public hearing and unanimously carried. On the motion of Thomas Speranza, seconded by Joseph Spoltore to approve and adopt proposed ordinance, unanimously carried 4-0 on a roll call vote.

INSERT ORDINANCE

John Daddario, Vice Chairman called for a resolution entitled Appointing Part Time Emergency Medical Technician- Wilgus. The Clerk read the resolution by title. On motion of Thomas Speranza seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution entitled Amending the 2023 Temporary Budget of the Township of Upper Deerfield- 2. The Clerk read the resolution by title. On motion of Thomas Speranza seconded by Joseph Spoltore to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution entitled Authorizing Agreement between the County of Cumberland and the Township of Upper Deerfield Regarding the Alliance for Substance Abuse Prevention. The Clerk read the resolution by title. On motion of Scott Smith seconded by Joseph Spoltore to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution entitled Authorizing Reduction of Performance Guarantee for Land Partners of New Jersey, LLC. The Clerk read the resolution by title. On motion of Joseph Spoltore seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution entitled Awarding Contract to Foley Incorporated, for the Purchase of a 2023 420ST Backhoe Loader. The Clerk read the resolution by title. On motion of Scott Smith seconded by Thomas Speranza to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for Resolution entitled Payment of Bills in the amount of \$1,498,089.04. The Clerk read the resolution by title. On motion of Thomas Speranza, seconded by Scott Smith, to approve and adopt resolution, unanimously approved, on a roll call vote of 4-0 with Joseph Spoltore abstaining on the payment for CRHS.

INSERT RESOLUTION

COMMITTEE COMMENTS

Scott Smith did not have a report this evening.

Joseph Spoltore reported that the planning board approved a minor subdivision and a use variance for a children's day care.

Thomas Speranza stated he met the new State Police Station Commander and there will be a new class of recruits shortly. The electronics and white goods have a new temporary location at the convenience center.

John Daddario reported that NCLL baseball's season opening will be April 15, 2023. The Soccer buildings are being cleaned and the club has a lot of interest for the upcoming season. The playground equipment is due to be delivered around June for the main recreation area as well as the Sunset Lake tot lot.

ADMINISTRATOR'S REPORT

Roy Spoltore reported that the JIF has provided the salvage value for the backhoe at \$41,500, the skid steer at \$13,033.33 and the sweeper attachment at \$11,739. The CCIA has an annual open bid on the construction of a pole barn. We are currently discussing the project with them and waiting for them to provide a cost estimate. If the township moves forward with this concept, a shared service agreement with the CCIA would be required to move forward. The Township received notice of a recycling tonnage grant award in the amount of \$12,332.59, which is around \$2,000 less than last year. The January Departmental Reports and the Treasurer's Report were contained in this evening's packet.

DEPARTMENTAL MONTHLY REPORTS: January 2023

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 reported that he has reviewed the road dedications and title work for the Mill Creek development. The title work has come back clean. He has asked Brian Murphy to review the road dedication and easements. This appears to be the last major hurdle for the development which is why the performance bond was reduced this evening. In the Cohansey soccer litigation, the Township never received a response to the counter proposal. Cohansey Soccer's attorney has asked the court to relieve him as their attorney as they have not been cooperative in providing information. A Court conference is scheduled for March 3rd when the judge will rule on the club's attorney request, if the remaining soccer club property will be considered abandoned, and if the court will entertain a motion to dismiss the litigation.

On a motion of Thomas Speranza, seconded by Scott Smith and unanimously approved, the Township Committee meeting was temporarily adjourned for the meeting of the Upper Deerfield Township Redevelopment Entity.

On a motion of Thomas Speranza, seconded by John Daddario and unanimously approved the Township Committee meeting was re-opened.

Rocco Tedesco explained that the Township has been working with the professionals for the Bristol Ponds development in completing a Developer's Agreement and Financial Agreements for the project. The end result is that four separate Urban Renewal entities have been created, one for the residential component and three separate components for each of the three commercial properties. The residential component is anticipated to generate income to the Township of approximately \$337,000 in the first full year of operation with a 30-year payment of more than \$12,000,000 dollars. The Commercial 1 entity is anticipated to generate \$12,000 in year one and more than \$541,000 over thirty years. Commercial 2 entity is anticipated to generate \$15,000 in year one and more than \$677,000 over thirty years. Commercial 3 entity is anticipated to generate \$22,000 in year one and more than \$1,036,000 over thirty years. The following resolutions and ordinances are part of the process.

John Daddario, Vice Chairman called for a resolution entitled Approving the Application for a Long-Term Tax Exemption Submitted by Bristol Ponds Upper Deerfield Urban Renewal, LLC. The Clerk read the resolution by title. On motion of Thomas Speranza seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution entitled Approving the Application for a Long-Term Tax Exemption Submitted by Bristol Ponds Upper Deerfield Commercial 1 Urban Renewal, LLC. The Clerk read the resolution by title. On motion of Thomas Speranza seconded by Joseph Spoltore to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution entitled Approving the Application for a Long-Term Tax Exemption Submitted by Bristol Ponds Upper Deerfield Commercial 2 Urban Renewal, LLC. The Clerk read the resolution by title. On motion of Thomas Speranza seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution entitled Approving the Application for a Long-Term Tax Exemption Submitted by Bristol Ponds Upper Deerfield Commercial 3 Urban Renewal, LLC. The Clerk read the resolution by title. On motion of Joseph Spoltore seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

John Daddario, Vice Chairman called for a discussion and introduction of an ordinance entitled, Ordinance Authorizing the Execution of a Financial Agreement with Bristol Ponds, Upper Deerfield Urban Renewal, LLC. The Clerk read the proposed Ordinance by title. On motion of Joseph Spoltore, seconded by Scott Smith to approve and adopt proposed ordinance on first reading and setting the date for Public Hearing on March 2, 2023 at 7:00 pm and was carried 4-0 on a roll call vote. The vice 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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Rocco Tedesco requested that Teresa Warburton receive copies of the resolutions and ordinances and their exhibits pertaining to the Bristol Ponds development.

Eileen Clark of Old Deerfield Pike asked if the Bristol Pond project will be constructed in phases. She was informed that it would be phased. Nancy Ridgway of Irving Avenue thanked Mr. Tedesco for his work in the development of the redevelopment and financial agreements. Mr. Tedesco stated that he spent considerable time as did the affordable housing consultants, Joe Ragno a redevelopment attorney and Township professionals and staff. She asked if it is required to have a paid fire company if the population exceeds 10,000 residents. She was informed that no one was aware of any regulation.

There being no further business to come before the Committee, on motion of Joseph Spoltore, seconded by Thomas Speranza, to adjourn, and unanimously carried.

Respectfully submitted,

Janeen Rossi, Township Deputy Clerk

Roy J. Spoltore, Township Clerk