

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, MARCH 2, 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 Tom Speranza.

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 16, 2023. On a motion of Joseph Spoltore, 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 4-0

John Daddario, Vice Chairman called for a public hearing of an Ordinance entitled, 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 Scott Smith, seconded by Joseph Spoltore to open the meeting for a public hearing on the proposed ordinance, and unanimously carried. The Chairman instructed the Clerk to distribute copies to those present. Wayne Sabota, of Quail Ridge Drive requested clarification between the Payment in Lieu of Taxes and traditional property taxes. Roy Spoltore, Township Administrator advised that 95% of the tax collected stay with the municipality, and 5% goes to the county. In addition, he explained the tax income anticipated for each of the four urban renewal properties over the proposed thirty year program. Nancy Ridgway of Irving Avenue asked if the building improvements are added to the Township's overall valuation. It was explained that the new building valuation is listed as exempt during the PILOT period and does not count toward the Township's valuation. There being no other public comments on the motion of Scott Smith, second by Thomas Sprenaza to approve and adopt proposed ordinance, unanimously carried 4-0 on a roll call vote.

INSERT ORDINANCE

John Daddario, Vice Chairman called for a public hearing of an Ordinance entitled, Authorizing the Execution of a Financial Agreement with Bristol Ponds, Upper Deerfield Commercial 1 Urban Renewal, LLC. The Clerk read the proposed Ordinance by title. On motion of Thomas Speranza, seconded by Scott Smith 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. There being no public comments on the motion of Scott Smith, second by Thomas Speranza to close the public hearing and unanimously carried. On the motion of Thomas Speranza, seconded by Scott Smith to approve and adopt proposed ordinance, unanimously carried 4-0 on a roll call vote.

INSERT ORDINANCE

John Daddario, Vice Chairman called for a public hearing of an Ordinance entitled, Authorizing the Execution of a Financial Agreement with Bristol Ponds, Upper Deerfield Commercial 2 Urban Renewal, LLC. The Clerk read the proposed Ordinance by title. On motion of Joseph Spoltore, seconded by Scott Smith to open the meeting for a public hearing on the proposed ordinance, and unanimously carried. The Chairman instructed the Clerk to distribute copies to those present. There being no public comments on the motion of Scott Smith, second by Thomas Speranza to close the public hearing and unanimously carried. On the motion of Thomas Speranza, seconded by Scott Smith to approve and adopt proposed ordinance, unanimously carried 4-0 on a roll call vote.

INSERT ORDINANCE

John Daddario, Vice Chairman called for a public hearing of an Ordinance entitled, Authorizing the Execution of a Financial Agreement with Bristol Ponds, Upper Deerfield Commercial 3 Urban Renewal, LLC. 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 Chairman instructed the Clerk to distribute copies to those present. Wayne Sabota of Quail Ridge asked about the differences between the three commercial properties. Rocco Tedesco explained that each commercial lot is approved to have a commercial use. The developer anticipates retail on one, a restaurant on another and self-storage on the third lot. There being no other public comments on the motion of Thomas Speranza, second by Scott Smith, to close the public hearing and unanimously carried. On the motion of Joseph Spoltore, seconded by Thomas Speranza to approve and adopt proposed ordinance, unanimously carried 4-0 on a roll call vote.

INSERT ORDINANCE

John Daddario, Vice Chairman called for a discussion and introduction of an ordinance entitled, Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14) The Clerk read the proposed Ordinance by title. On motion of Thomas Speranza, seconded by Scott Smith to approve and adopt proposed ordinance on first reading and setting the date for Public Hearing on March 16, 2023 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

John Daddario, Vice Chairman called for a resolution entitled Supplying and Delivering Office Supplies Through a Cooperative Price Contract with the County of Cumberland. 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 Authorizing Shared Service Agreement with the Cumberland County Improvement Authority- Construction of Pole Barn. 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 Appointing Part Time Emergency Medical Technician- Brown & Floyd. 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 Resolution entitled Payment of Bills in the amount of \$1,217,074.22 The Clerk read the resolution by title. On motion of Scott Smith, seconded by Thomas Speranza, 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 reported that the pole barn at the convenience center could be constructed within 8 weeks..

Joseph Spoltore reported that the Environmental Meeting was on February 18. Mr. Speranza and Mr. Spoltore visited the Hopewell Nature Preserve with Joe Lacotte and Bill Ziefle to see what they have done and what could be done at the Munyon property. The environmental commission is discussing the proposed project and will provide a written plan to be presented to the Township Committee.

Thomas Speranza reported that the state police stated that it has been relatively quiet in Upper Deerfield according and there are 9 new recruits at the Barracks. The state fire bureau received an anonymous complaint that the training at company 3 was not up to standards. He attended a meeting with the state fire official, Mr. Daddario, Chad Ott, Chief Schaffer, Mr. Pettit and Roy Spoltore. It was determined that individuals certifications were not received at the State level. All three companies will be reviewing their paperwork.

John Daddario reported that Mayor Jim Crilley was not feeling well and could not attend tonight's meeting.

ADMINISTRATOR'S REPORT

Roy Spoltore reported that the newsletter is being compiled if there are any stories that should be included, please let him know. A review of the draft 2023 budget was presented. Three areas of the budget had significant increases. One of the major increases was insurance which went up \$30,000 based on NJ legislative modifications to statutes that have allowed for additional litigation against municipalities and COVID claims. The State Health Benefits increased 22% which required an increase of \$95,000. In order to remain competitive with employing EMT's a \$2 per hour increase was required. The budget shows no increase in local taxes. This will be the last year to not raise taxes unless one of the proposed PILOT projects move forward. Surplus remained constant for 2023 and the Utility surplus increased approximately \$130,000. The budget will be introduced at the next meeting on March 16th, adoption is scheduled for April 18th. The JIF elected officials training will be done through the internet, a link for the thirty-minute training will be forwarded.

ENGINEER'S REPORT

Brian Murphy reported that he is working on closing out the Mill Creek development punch list items with the developer. Contact has been made with a state representative with NJEIT to try and get funding for the water tower. Mr. Murphy is putting together the bid documents for the installation of the playground equipment. Bid specifications are completed for the landscaping associated with Thoroughbred Court. Residents would prefer not to have the tree landscaping but the Planning Board approval called for the landscaping. Rocco Tedesco advised that if the Planning Board approval calls for the landscaping, then it should be installed.

SOLICITOR'S REPORT

Rocco Tedesco reported that he reviewed the ABC manual and there is a time limit to issue a license. Rocco informed Roy Spoltore to do a resolution authorizing the issuance of the license. We should include that the bidder has satisfied all the requirements and received satisfactory background checks. Rocco reported that he has a court teleconference tomorrow on the Cohansey Soccer litigation. The Soccer Club's attorney has requested to be relieved of representation, disputed items requested to be abandoned and a motion to dismiss will be discussed. Mr. Tedesco advised that if the Township is purchasing items for any of the non-profit organizations, then it should be noted that these items are property of the Township.

At this time John Daddario, Vice Chairman opened the meeting for additional public comments. Wayne Sabota of Quail Ridge asked if the convenience center building was covered under the JIF insurance and when will the new playground equipment be delivered. Roy Spoltore informed Mr. Sabota that the building is covered under the insurance policy and the recreation equipment is expected to be delivered in June. Mr. Daddario reminded everyone that there are still supply chain issues and delivery might become delayed further. Mr. Sabota asked Joseph Spoltore where the Hopewell Nature Preserve was located. He responded that the Nature Preserve was located near the Hopewell school.

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

Respectfully submitted,

Janeen Rossi, Township Deputy Clerk

Roy J. Spoltore, Township Clerk