

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, APRIL 15, 2021, 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, and Scott Smith all being members of the Township Committee. Also present were Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Chad Ott, Public Works Supervisor, Amy Colaneri, CFO; and Teresa Warburton, Recording Secretary. John O'Neill was unable to attend.

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.

Mike Hendrix of Thoroughbred Court asked if there are any updates on the status of the Thoroughbred Court Development? Roy Spoltore commented that a performance bond is in place and the developer has been unresponsive. The township will have to contact the bank holding the performance guarantee. Dean Hawk of Merritt Avenue asked about the bonding for the nitrate removal system. It was explained that the Township needed to get the funding mechanism in place to award the contract for the components of the nitrate removal system. The Township anticipates that the American Rescue Plan will cover the costs of the water infrastructure upgrade.

There being no other public comments James Crilley, Chairman called for the approval of minutes for the Meeting of April 1, 2021. On a motion of Bruce Peterson, seconded by John Daddario, to dispense with the reading of the minutes and to accept the minutes as received, unanimously approved, 2-0 with Bruce Peterson and Scott Smith abstaining.

At this time James Crilley, Chairman opened the meeting for a discussion on the Seabrook East Redevelopment Agreement. Ron Ruckenstein of Land Partners explained the proposed rehabilitation of 8 affordable housing units for the Seabrook East Development that are being proposed off-site in the Seabrook Village and School Village neighborhoods. Mr. Ruckenstein has had discussions with Brian Slaugh, Township's Affordable Housing Planner and Adam Gordon, Fair Share Housing Attorney about designating the rehabilitation units under the market to affordable standard. The 8 units would become income and deed restricted units for a minimum of 30 years. Land Partners has constructed and rehabilitated many housing units in South Jersey. Mayor Crilley commented that the Township vision of the project was that 2 good things were going to occur; there would be 67 new housing units and 8 units in Seabrook Village would be upgraded. Mr. Daddario, asked what is the Township going to gain? Mr. Ruckenstein replied that 8 units would be upgraded and deed restricted that would comply with the affordable housing plan.

Rocco Tedesco, Solicitor asked if they had identified the 8 specific units; if any of the 8 units under contract? will HMFA financing be needed? Will a PLOT be required? Mr. Ruckenstein replied that they would identify the 8 units, none of the units are under contract, HMFA financing and a PILOT will not be needed. The Township agreed to have Teresa Warburton and the construction office sub code officials view the 8 proposed units with the Land Partner representatives and agree on the specific list of items to repair per unit for each of the 8 units and report back to the Committee at their May 6th meeting. Mr. Ruckenstein estimated it could take 2 weeks to 3 months to rehabilitate a property. In the meantime the maximum number of CO's to be issued remains at 34 units.

James Crilley, Chairman called for a public hearing on an ordinance entitled, Bond Ordinance Providing for the Purchase of a Nitrate Removal System and Facility in and by the Township of Upper Deerfield, in the County of Cumberland, New Jersey. Appropriating \$600,000 Therefor and Authorizing the Issuance of \$570,000 Bonds or Notes of The Township for Financing the cost thereof. The Clerk read the proposed Ordinance by title. On motion of by Bruce Peterson, 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. Roy Spoltore, Clerk gave an overview that the township went out to bid for nitrate removal components and gave an overview of the proposal. There being no public comments, on motion of John Daddario, seconded Bruce Peterson, to close the public hearing and unanimously carried. On motion of Bruce Peterson, seconded by Scott Smith, to approve and adopt proposed ordinance, unanimously carried 4-0, on a roll call vote.

INSERT ORDINANCE

James Crilley, Chairman called for a resolution entitled Authorizing the Reading of the 2021 Municipal Budget and 2021 Utility Budget by Title. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John Daddario, to approve and adopt said resolution, unanimously carried 4-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Confirming Compliance with NJAC 5:30-7, Conducting Local Examination of 2021 Annual Municipal Budget Township of Upper Deerfield, County of Cumberland. On motion of John Daddario, seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a public hearing on the 2021 Municipal Budget and 2021 Utility Budget. On motion of by Bruce Peterson, seconded by Scott Smith to open the meeting for a public hearing on the proposed budget, and unanimously carried. The Chairman instructed the Clerk to distribute copies to those present. Nancy Ridgway asked if the budget was going to increase the local taxes by 1 cent, she hoped that everyone understands that are taking money away from individuals being able to upgrade their property. There being no further public comments, on motion of John Daddario, seconded Bruce Peterson, to close the public hearing and unanimously carried.

James Crilley, Chairman called for a resolution entitled Adoption of the 2021 Municipal Budget and 2021 Utility Budget. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John Daddario, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Abatement for Improvement, Conversion or Construction of Property – North Pearl Development, LLC. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John Daddario, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Authorizing Sale of Property Block 406, Lot 26 on the Tax Map of Upper Deerfield Township, known as 5 Polk Lane. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by Scott Smith, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Authorizing Sale of Property Block 1801, Lot 12 on the Tax Map of Upper Deerfield Township, known as 7 Pleasant Drive. The Clerk read the resolution by title. On motion of John Daddario, seconded by Bruce Peterson, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Authorizing Tonnage Grant Application to the NJ Dept of Environmental Protection. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by Scott Smith, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Requesting the State of New Jersey Elevator Safety Unit Enforce the Elevator Subcode Regulations for the Township of Upper Deerfield. The Clerk read the resolution by title. On motion of John Daddario, seconded by Bruce Peterson, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Awarding Engineering Services to Fralinger Engineering PA to prepare Engineering Field Survey, Design, Construction Inspection, and Contract Administration for the Reconstruction of Love Lane (Railroad to 77), Maple Avenue and Midway Avenue. The Clerk read the resolution by title. On motion of John Daddario, seconded by Scott Smith, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Authorizing Professional Service Agreement with Joseph G. Ragno, Esq. for the Services as Special Counsel. The Clerk read the

resolution by title. On motion of Scott Smith, seconded by Bruce Peterson, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Payment of Bills in the amount of \$1, 275,062.29. On motion of Bruce Peterson, seconded by John Daddario to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE COMMENTS

John Daddario stated the North Cumberland Little League fields and grounds look good and registration is up by around 20% over last year.

Scott Smith commented that the Planning Board approved the Love Lane Partners site plan for the net metering solar project for Cumberland Regional High School and a minor subdivision with frontage on Old Deerfield Pike and DuBois Road.

Bruce Peterson did not have a report this evening.

James Crilley reported that the CDC discussed the off-road vehicle issue with the State Police Commanders from the Bridgeton and Port Norris barracks, Sheriff Austino, Commissioner Director Joe Derella. Enforcement regulations from the State are a problem for the State Police but are trying to deal with the issue. State and local regulations were discussed.

ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that one proposal was received to tie in the water lines on Love Lane to the water main and to disinfect the new lines. The proposal came in over the purchasing agent threshold and were rejected. The engineer will receive proposals to only tie in the line to the main water line. ADA Phase II recreational walkways were reported in the amount of \$229, 691.50 from Command Company and \$243,767.00 from Ricky Slade Construction. There is \$234,822.75 available in grant funds and the engineer should have a recommendation at the next meeting. The JIF's Elected Officials training is still available on-line. The Committee reviewed a request from the state to see if the Township objected to preserving land under the State farmland preservation program for Block 1201, lot 1 and Block 706, Lot 1, 4 and 4.01. The Committee voted unanimously to oppose both applications for the preservation program. Block 1201 was rejected because it is part of the Township's Highway 77 Redevelopment Corridor and is commercially zoned. Block 706 was rejected because the Township intends to rezone the area at the next master plan re-exam due to the expansion of municipal ownership of the Big Oak Road Extension corridor that will allow for additional commercial growth in a municipality that is already 68% farmland assessed. The Committee felt that any future farmland preservation should be in the northern end of the Township where public sewer and water are not available. Departmental reports and the treasurer reports are available in this evening's packet.

DEPARTMENTAL MONTHLY REPORTS: March 2021

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 did not have anything for open session.

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

With no 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 contracts, potential 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 4-0.

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 Scott Smith to adjourn, unanimously carried.

Respectfully submitted,

Teresa L. Warburton
Recording Secretary

Roy J. Spoltore
Township Clerk