

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, MAY 19, 2022, AT 7:00 P.M. IN THE MUNICIPAL BUILDING, 1325
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were: James Crilley, Bruce Peterson, Thomas Speranza, and John Daddario all being members of the Township Committee. Also present were: Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Amy Colaneri, CFO; and Teresa Warburton, Recording Secretary. Scott Smith was unable to attend.

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.

Bristol Ponds – Nishu Patel, developer explained the two-phase project and stated the redevelopers and financial agreement are in the final stages. Mr. Patel asked the Committee if they would permit him to continue building Phase II knowing he could not get TCO's or CO's for any Phase II residences until the two commercial units in Phase I were completed. Mr. Patel proposed this idea in order to keep the construction crews mobilized and move from one building to next building and to minimize heavy construction equipment in the occupied areas. The plan is to start construction at with the commercial units, move to buildings identified as A, B, C & D, then move to buildings identified as E, F, N and O and then move into the units in the back horseshoe of the development.

Mayor Crilley explained recent issues with another development in the township and asked what assurance does the township have that these same issues will not appear in this project? Mr. Patel offered that the building permits for the 9th building, which would be in Phase II, would not be pulled until the commercial units are under construction. Mr. Patel was asked to define "under construction". He stated that footings would be in place. The Committee wanted to see more than footings for the commercial buildings.

Solicitor Tedesco was concerned about changes in the requirements for the redevelopment plan and if the changes may make it necessary to modify the redevelopment plan and possibly the Planning Board approval. Mr. Tedesco asked if the perfected plan has been submitted to the township planning board engineer, status of the subdivision, status of NJ DOT approvals for traffic light, status of utility approvals from the NJ DEP.

Mr. Patel commented that the perfected plan is under revision, the subdivision is completed but not filed yet, the traffic plan is under revision, and the utility permits will be filed shortly. Mr. Patel stated he was waiting for the redevelopment agreement to be finalized before spending additional funds. He added that he realizes he will be proceeding at his own risk until he receives approvals from all of the outside agency's that have been identified.

Mr. Daddario commented that he needs more information before a decision could be made. Mr. Tedesco will investigate how the redevelopment plan would need to be amended and if the

Planning Board approval would need to be amended. The solicitor will forward his opinion to the Mr. Patel and his attorney for their opinion.

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

Dean Hawk of Merritt Avenue asked if Bristol Ponds could put money in an account to guarantee the commercial building would be built. Mr. Tedesco stated that the Township can't take the money and it doesn't want to be in the construction business. Sandy Acevedo of Old Burlington Road asked if the Planning Board and Industrial Commission give plans and minutes to the township Committee for review? Mayor Crilley commented that each board has a township committee member that sits at their meetings. Mr. Tedesco added that each board/commission is required to have minutes of each meeting to which an opra request could be made to receive copies.

There being no other public comment, James Crilley, Chairman called for the approval of the minutes for the meeting of May 5, 2022. On a motion of Bruce Peterson, seconded by Thomas Speranza to dispense with the reading of the minutes and to accept the minutes as received, unanimously approved 4-0.

James Crilley, Chairman called for a resolution entitled Appointing Part Time Custodial Position. 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 Payment of Bills, in the amount of \$1,052,172.74. On motion of John Daddario, seconded by Thomas Speranza, to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE REPORTS

John Daddario stated that NCLL Chicken BBQ sold 650 tickets. In June, SJ Futbol will be the sanctioned organization to utilize the soccer fields, they have a Facebook page up and running encouraging signups for the community. Cohansey Soccer will be done using the fields on June 18th.

Bruce Peterson reported that court CEU approval has been received for Patty Turkali & Marion Higbee at a total cost of \$150.00. On motion of Bruce Peterson, seconded by Thomas Speranza, and unanimously carried 4-0 on a roll call vote the CEU request was approved.

Thomas Speranza spoke with Lt. Kennedy for bi-monthly meeting. The Police are working on identifying ATV riders, otherwise it is quiet in the township.

Mayor Crilley reported that Millville introduced on first reading an ATV ordinance that would not allow gas stations to fill up any ATV vehicle who pulls into a gas station off the road. There has been a request for the Township to review the ordinance, but safety of the attendants is a concern. Bruce Peterson and the Mayor met with an individual from Holland who is doing a film about the early years of Seabrook, specifically the Japanese and Estonian population. They are currently fundraising they looking for grants.

ADMINISTRATOR'S REPORT

Roy Spoltore, Administrator commented that 2 groups have requested use of the recreation area from the Recreation Committee. On June 25, the CCYS and Robbi Ford is looking to celebrate the end of the sports season. The paperwork and insurance is complete. Clarence Jones has requested use for July 9 from 11am till 3pm to get the community together. There will be free food, ball games and other activities. The application is waiting on the insurance paperwork. Chad Ott requested that Dominic Manno & David J. Rogers be appointed Deputy OEM Coordinators. On motion of John Daddario, seconded by Thomas Speranza, and unanimously approved 4-0 on a roll call vote they were appointed as Deputy OEM Coordinators. Brian Murphy, Township Engineer has been working with WRT and Quad Construction on the delivery of the nitrate removal tanks. The OPRA request from Cohansey Soccer was sent out last week. A letter to Cohansey Soccer identified what equipment was purchased during the last 10 years by the Township which is anticipated to remain on site. Surveillance proposals for Public Works and North Cumberland Little League for cameras and recording equipment and the monthly departmental reports are this evenings packet for review.

SOLICITOR'S REPORT

Rocco Tedesco, Solicitor reminded the committee of the draft recreation ordinance, that need to be reviewed before introduction. The solicitor suggested a sub-committee meeting before the next meeting in June. He also suggested that Bristol Ponds is a contract negotiation and may need to be discussed at the next meeting.

PUBLIC COMMENT

Dallas Peterson of Shadow Brook asked what are the two commercial units being proposed in the Bristol Ponds development? At this time there are no specific plans, although the concept of a restaurant and package good store have been discussed by the potential developer. Mayor Crilley added that the developer is proposing to spend a lot of money in the township, but the Township needs to proceed cautiously so nothing is missed. The Mayor stated that the Township welcomes people who want to invest in the township, but we need to protect the interest of the township residents.

With no other public comments and no further business to come before the Committee, on a motion of Bruce Peterson, seconded by Thomas Speranza to adjourn the meeting, and unanimously carried.

Respectfully submitted,

Teresa L. Warburton, Recording Secretary

Roy J. Spoltore, Township Clerk