

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, MAY 20, 2021, AT 7:00 P.M. IN THE MUNICIPAL BUILDING,
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were James Crilley, John T. O'Neill, Sr., John Daddario and Scott Smith all being members of the Township Committee. Also, present were Rocco Tedesco, Township Solicitor, Roy Spoltore, Township Administrator/Clerk; Teresa Warburton, Recording Secretary, and Amy Colaneri, CFO. Bruce Peterson was unable to attend the meeting.

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 John Daddario.

SEABROOK EAST DEVELOPER'S AGREEMENT DISCUSSION

Rocco Tedesco, Township Solicitor gave an overview of the request to amend the Developer's Agreement for Seabrook East. Land Partners originally proposed rehabbing 8 affordable units off-site which is not feasible and are now requesting that 7 affordable units be included within the Seabrook East development. The solicitor and administrator had a conference call today with Brian Slaugh, Township's Affordable Housing Planner, and Mr. Slaugh stated the affordable housing units within the development needed to be rental units as approved in the developer's agreement and subsequently approved by the courts for the Township's affordable housing plan. Mr. Tedesco noted that there were inconsistencies between the proposed phasing of the issuances of CO's for the proposals of Land Partners and DR Horton.

Rocco Tedesco stated that according to the Township's approved fair share housing plan, if the affordable units are to be built on-site, the developer will need to address the ownership and operation of the rental units. Ron Ruckenstein stated that Land Partners has an entity that could serve as the owner and operate the rental units. John Bibeau added that they have owned this property since 2004, and all they want to do is finish the project and provide affordable housing, all we are asking for some help to get this done.

Mayor Crilley commented that the regulatory items are beyond our control, and it is making this very difficult to get this done and he suggested the committee meet in closed session to discuss the alternatives.

James Crilley, Chairman called for a resolution Authorizing Closed Session to for a resolution Authorizing Closed Session to update the Committee on contracts and other matters requiring attorney client privileged confidential communications. The Clerk read the resolution by title. On motion of John Daddario, 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 John Daddario, seconded by Scott Smith and unanimously carried 4-0.

Rocco Tedesco, Township Solicitor reported that the Township will provide an answer within 5 business days with options available after speaking with the Township's Affordable Housing Planner and Fair Share Housing. Mr. Daddario added that there was an agreement that both sides agreed to a couple of years ago.

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

Ron Stortini of Richards Road asked if the Committee would reconsider their position regarding his farmland preservation request that was turned down by Upper Deerfield Township Committee. He said that he spoke with Maria in the zoning office who stated that agricultural land can be requested to be in the farmland preservation program and then in the final stages it was turned down by the Township. Mayor Crilley commented that this property is not in the planning area for Farmland Preservation that was adopted in 2012. The township is 60% agricultural and 20% farmland preserved, and your application is not the only application that the Committee has turned down. Roy Spoltore, Township Administrator added that the preservation planning incentive area was created in the Township's 2012 Farmland Preservation Plan. The Committee did not reconsider the applicants request.

There being no other public comments Chairman James Crilley called for the approval of minutes for the Meeting of May 6, 2021. On a motion of Scott Smith, seconded by John T. O'Neill, Sr. to dispense with the reading of the minutes, and to accept the minutes as received, unanimously approved, 4-0.

Chairman James Crilley called for a resolution entitled Authorizing Professional Contract with Kleinfelder. The Clerk read the resolution by title. On motion of John T. O'Neill, Sr., seconded by John Daddario to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution Authorizing the Tax Collector to Adjust Taxes for Wartime Service-Connected 100% Disability – Tamarie Custodio. The Clerk read the resolution by title. On motion of John Daddario, seconded by John T. O'Neill, Sr., to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution Authorizing the Tax Collector to Adjust Taxes for Wartime Service-Connected 100% Disability – Paul M. Szabo. The Clerk read the resolution by title. On motion of John Daddario, seconded by John T. O'Neill, Sr., to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Homestead Tax Payment to be Refunded. The Clerk read the resolution by title. On motion of John T. O'Neill, Sr., seconded by John Daddario to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Tax Payments to be Refunded. The Clerk read the resolution by title. On motion of Scott Smith, seconded by John T. O'Neill, Sr. to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Appointing a Deputy Commissioner to the Atlantic County Municipal Joint Insurance Fund. The Clerk read the resolution by title. On motion of John T. O'Neill, Sr., seconded by John Daddario to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Condemning All Forms of Discriminatory Rhetoric and Abuse. The Clerk read the resolution by title. On motion of John T. O'Neill, Sr., seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Payment of Bills in the amount of \$841,267.88. On motion of John Daddario, seconded by John T. O'Neill, Sr. to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE COMMENTS

John Daddario reported that North Cumberland Little League had their chicken BBQ which was well attended. An organization requested use of the basketball facility on a Saturday. The insurance policy is in place and has been accepted by the Township's JIF and approved by the Township Recreation Commission.

Scott Smith did not have a report this evening.

John T. O'Neill, Sr. made a motion for Amy Colaneri, CFO to attend the state CFO's annual conference and obtain CEU's, seconded by Scott Smith, and unanimously approved 4-0 on a roll call vote.

Mayor Crilley reported that Clarence Jones who is in security with NJ Transit has recently moved into Seabrook East Mill Creek Development and would like to serve on the Recreation Commission as an alternate. On motion of Scott Smith, seconded by John Daddario to appoint Clarence Jones as alternate to the Recreation Commission, unanimously approved 4-0. Mayor Crilley

reported that Vicinage 15 is meeting with the mayors of the three counties in the vicinage to discuss the idea of regionalization in each county. The CCUA had a meeting this afternoon where the board members were discussing privatizing or monetizing the Utilities Authority which will have a potential negative effect on the commercial users in the Township and other users of the facility.

ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that a preconstruction meeting on the walkways was held recently and construction is planned to start at the end of June. Chad Ott & Brian Murphy inspected the local roads and are recommending that Hoover Road and Veteran's Drive be requested for funding this year from the state. Departmental reports for April are in this evening's packet for review. The Treasurers report was accepted.

SOLICITOR'S REPORT

Rocco Tedesco, Solicitor proposed an amendment to the liquor license ordinance and if everyone is ok, it will be on the agenda for the next meeting to introduce the amendments.

At this time Chairman James Crilley opened the meeting for additional public comments. Nancy Ridgway stated she believes that if a municipality opts out of marijuana legislation they may not be able to opt back in very easily.

With no other public comments and no further business to come before the Committee James Crilley, Chairman called for a resolution Authorizing Closed Session to update the Committee on contracts and other matters requiring attorney client privileged confidential communications. The Clerk read the resolution by title. On motion of John Daddario, 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 Scott Smith and unanimously carried.

There being no comments or further business to come before the Committee, on motion of Bruce Peterson, seconded by John Daddario to adjourn, unanimously carried.

Respectfully submitted,

Teresa L. Warburton
Recording Secretary

Roy J. Spoltore
Township Clerk