

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, JUNE 3, 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, Bruce Peterson 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, Brian Murphy, Township Engineer, Chad Ott, Chief of EMS and Amy Colaneri, CFO.

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 Bruce Peterson.

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

Bruce Peterson stated that he and the Mayor were on the County's conference call about the monetizing of the CCUA and felt this is not necessary. The CCUA does not have a financial issue and interest rates have never been lower if the agency needs to bond improvements.

Sam Elwell of Martin Drive commented that as a previous employee of 32 years at the Cumberland County Utilities Authority he was infuriated that the CCUA would entertain this idea. Costs will go up for everyone including industries, businesses, and all users. The lack of transparency and the back door politics of the Cumberland County Utilities Authority and Board of County Commissioners is unacceptable.

Nancy Ridgway of Irving Avenue stated that she was in contact with someone from Millville this morning and the only way Millville was able to dispose of this company was to get the public involved.

Dean Hawk of Merritt Avenue asked if anyone knows how this company came about and how did this company pick Cumberland County? Mayor Crilley noted that he urged the CCUA to slow down the process and give the professionals time to review things at the CCUA meeting.

Margarita Jespersen of Northville Road asked if anyone committed to slow down the process? The CCUA is asking for the RFP to be returned for June 16. Ms. Jespersen added that other agencies are trying to get out of contracts where this company was monetizing an agency.

Sandy Acevedo of Old Burlington Road commented that this is just a money grab and appreciate the position the Committee has taken on this sewer issue. Ms. Acevedo suggested the

Committee adopt a Resolution opposing the monetizing of the CCUA. She added that there needs to be a public campaign to oppose the proposal.

Mayor Crilley stated that since there are no local newspapers, social media is the best resource to spread the word. The Township Committee will do everything it can to protect the township and the users. He suggested that everyone reach out to your neighbors, call the County Board of Commissioners, etc.

Bruce Peterson reported that he has been in contact with a few of the County Commissioner's. He added that the only time an agency would contact a group like Bernardt Partners is if the agency is struggling financially and that is not the case. Mr. Peterson stated that he asked why the discussion was taking place and no one gave an answer. Mayor Crilley added that the County Commissioners can stop this.

Gus Maier of Smith Drive commented that the group is ready to do whatever is needed to stop the proposal. Mr. Maier asked about the Township's nitrate water problems. He was informed that the Township's last water test that did not meet safe drinking standards was in July 2019. Rocco Tedesco, Solicitor stated that the Township negotiating with the CCUA about accepting the regenerate waste form a nitrate removal system.

Carol Maier of Smith Drive described the CCUA meeting as unprofessional and that one of the commissioners would not let anyone speak and the presenter was a bully. She commended the Township Committee on conducting a professional meeting.

Mayor Crilley summarized by stating that this is an issue that needs to be stopped. As the governing body, the Township Committee will do everything it can to prevent this proposal from happening. The Mayor asked the resident to do your part by reaching out to your neighbors and friends. Contact the County Commissioners, they can stop this proposal and they won't stop it, unless they are overwhelmed. Bruce Peterson commented that Upper Deerfield Township in the last 30 years has replaced all of the sewer and water distribution lines. John Daddario stated that the CCUA meeting was an embarrassment, and the Committee is unanimously opposed to the proposal. Mayor Crilley thanked everyone for their comments.

There being no other public comments Chairman James Crilley called for the approval of minutes for the Meeting of May 20, 2021. On a motion of John Daddario, 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 with Bruce Peterson abstaining.

James Crilley, Chairman called for a discussion and introduction of an ordinance entitled, Amending Chapter 114 of the Upper Deerfield Township Code Entitled – "Alcoholic Beverages". The Clerk read the proposed Ordinance by title. Rocco Tedesco, Solicitor gave an overview of the ordinance that broadens the description of an acceptable on site consumption use, while prohibiting certain consumption uses. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt proposed ordinance on first reading and setting the date for public hearing on June 17, 2021, at 7:00 pm and was carried 5-0 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

Chairman James Crilley called for a resolution entitled Imposing Lien on Block 1807, Lot 43 – 49 Roberts Avenue - Rossello. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John T. O’Neill, Sr. to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution Appointing Public Defender for the Cumberland Salem Regional Municipal Court. The Clerk read the resolution by title. On motion of John Daddario, seconded by Scott Smith, to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution Approval of Change Order #1 Small Cities - Trembley. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John T. O’Neill, Sr., to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Providing Insertion of Special Revenue Item of Revenue in the Budget Pursuant to NJSA 40A:4-87. The Clerk read the resolution by title. On motion of John Daddario, seconded by Scott Smith to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

Chairman James Crilley called for a resolution entitled Payment of Bills in the amount of \$201,682.46. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE COMMENTS

John Daddario reported that the little league had a great season, public works department does a great job keeping the fields well maintained. He added that he loves seeing the fields being utilized. Victory Church requested to have a Hope Day on June 2021 from 2-6 pm. There are no conflicts with other groups or leagues and the insurance policy was approved by the JIF.

Scott Smith did not have a report this evening.

John T. O’Neill, Sr. commented that the utilizes are all functioning properly.

Bruce Peterson commented that the JIF Insurance has saved the taxpayers money since the Township joined and they require any outside group or agency to provide a certificate of insurance showing the Township as an additional insured on their policy for use of the fields.

Mayor Crilley stated that the Township is in the process of looking into opening up the Senior Center and the Director is contacting participants to see their level of interest. During the COVID shut down of the Senior Center, the Director has been checking in on each of the seniors to make sure they have their meds and are feeling ok. Upper Deerfield Township is the host of the CS Regional Court which consists of 10 Municipalities which is the largest regional court in the state. The Construction office also provides services to seven municipalities. The Township continues to look into shared services that are beneficial for the provider and user.

ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that Nick Petroni, the Township Auditor will be retiring, and the township will need to get a new auditor for 2022. The Committee agreed to present a proclamation to Nick Petroni at a future meeting. The Committee agreed to explore an EDA grant application to find out who may be potential tenants for vacant buildings, the application is due by July 8th. Vicki Vagnarelli will be retiring at the end of June. The Committee confirmed that Karen Stratoti will become a full-time employee on June 1st in Construction Office and Sherri Dixon will become a full time on July 1st. The Committee confirmed that they will hold a special meeting on June 21st at 3pm to review aa contract proposal from the CCIA which will require a closed session discussion with no action to be taken. The Committee agreed that masks will be optional and up to the individuals entering the building as to their comfort level.

ENGINEER'S REPORT

Brian Murphy stated that he reached out to Mike Hendrix of Thoroughbred Court regarding the status of the outstanding issues at Thoroughbred development and he has spoken with the representative at Fulton Bank regarding utilizing the developer's performance bond to close out the project. Mr. Murphy is coordinating a start time for the Phase II ADA walkway project with the contractor. The design of the Nitrate removal building is nearly complete, DEP permits for the nitrate treatment system will soon be submitted to the state, and he is still providing documents to NJEIT for the Seabrook water tower.

SOLICITOR'S REPORT

Rocco Tedesco, Solicitor reported that the Land Partners attorney, Keith Davis, is requesting that a developer's agreement be considered at the next meeting of the Committee. Regarding the Seabrook East development, the Township stated the solicitor would provide an acceptable amendment for the issuance of CO's after consulting with Fair Share Housing and the Township's Affordable Housing Planners by May 27th. On May 26th, the solicitor submitted two options for the developer and builder to consider. There was no response until noontime today and the builder advised which option they selected and provided a revised developer's agreement. The Solicitor did not have time to review the proposed draft amendment and the builder did not provide information of the owner/operator that will be handling the on-site rentals. Teresa Warburton, Construction Official will need to monitor the timelines closely once the agreement has been accepted. On motion of John Daddario, seconded by Scott Smith to authorize the Township Solicitor to approve

an amended agreement for the Mayor and Clerk to sign based on the conditions that have been approved by Fair Share Housing and the Affordable Housing Planner, unanimously approved on a 5-0 roll call vote.

INSERT RESOLUTION

The Township has until August 21st to opt out or opt in for any of the six proposed Cannabis licenses. There was a question that if the Township opted out now, would the township be prohibited from opting back in at any time. The solicitor reached out to the counsel of the New Jersey League of Municipalities and both attorneys agreed that the state law allows for a municipality to create an ordinance to opt back in at any time to allow any one of the six licenses. Rocco Tedesco recommended that the Township opt out at this time and do research on these options. The Committee discussed putting together a committee to review the licenses and determine if any of them should be considered. Rocco Tedesco added that there will be a limited number of licenses in the State that would need the endorsement of the Municipality, and the host municipality would get a maximum of a 2% tax.

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

Gus Maier of Smith Drive asked who should be contacted regarding traffic issues in his neighborhood. He was told to contact the state police. Sam Elwell of Martin Drive asked when public sewer may be installed to his neighborhood? Mayor Crilley stated that grant funds have gone away and the cost to install is extremely high and the costs have to be paid by the users, it is not a municipally paid construction.

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