

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, SEPTEMBER 16, 2021, AT 7:00 P.M. IN THE MUNICIPAL BUILDING,
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were James Crilley (7:15), John T. O'Neill, Sr., John Daddario, Bruce Peterson (7:30) and Scott Smith all being members of the Township Committee. Also, present were Rocco Tedesco, Township Solicitor, Roy Spoltore, Township Administrator/Clerk; Chad Ott, Public Works Supervisor, and Amy Colaneri, CFO.

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 Vice-Chairman instructed those present how to exit the room in an emergency.

John Daddario asked for a moment of silence followed by the flag salute led by Scott Smith.

At this time Vice-Chairman John Daddario opened the meeting for public comment.

There being no public comments Vice-Chairman John Daddario called for the approval of minutes for the Meeting of August 5, 2021. On a motion of Scott Smith, seconded by John O'Neill to dispense with the reading of the minutes, and to accept the minutes as received, unanimously approved, 3-0.

Vice-Chairman John Daddario called for a public hearing on an ordinance entitled Amending Attachment 2 and Attachment 4 of the Code of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. On motion of by Scott Smith, seconded by John O'Neill 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. Mr. Spoltore explained that the proposed ordinance permits on-premise consumption of alcohol and off-premise sales of alcohol in the District Schedules for B-3 and Town Center Zones. There being no public comments, on motion of John O'Neill, seconded by Scott Smith, to close the public hearing and unanimously carried. On motion of John O'Neill, seconded by Scott Smith, to approve and adopt proposed ordinance, with a recorded roll call vote of 3-0.

INSERT ORDINANCE

Vice-Chairman John Daddario called for a discussion and introduction of an ordinance entitled, Amending 405-3 and Attachment 2 of the Code of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title and explained that the proposed ordinance will reduce the side yard and rear yard setbacks to 10 feet for an accessory structure. On motion of Scott Smith, seconded by John O'Neill to approve and adopt proposed ordinance on first reading and setting the date for public hearing on October 7, 2021, at 7:00 pm and was carried 3-0 on a roll call vote. The Vice-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

Vice-Chairman Daddario 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 Mr. Smith, seconded by Mr. O’Neill, to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

Vice-Chairman Daddario called for a resolution entitled Payment of Bills in the amount of \$1,332,495.65. On motion of Mr. O’Neill, seconded by Mr. Smith to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

COMMITTEE COMMENTS

Scott Smith reported that the Planning Board approved as minor subdivision for the Methodist Church on Highway 77.

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

John Daddario reported that the Recreation Commission met on Monday. An individual is talking of starting a flag football league and Soccer is moving along. The Walking paths are a big hit. Mr. Daddario added that he had a good meeting with the fire companies.

ADMINISTRATOR’S REPORT

Roy Spoltore stated that the Solicitor is reviewing an amendment to the T-Mobile lease and should be on the next meetings agenda. The JIF has provided a 2021 snapshot that is contained in this evening’s packet along with the August Departmental Reports. Chairman Crilley entered the meeting. Mr. Spoltore explained that the Planning Board reviewed the idea of allowing warehousing and light manufacturing in Block 1207, which is currently zoned as Office Park. The redevelopment plan was conceived in 2005 and with the change towards on-line shopping which reduces the need for retail and the relocation of the Hospital towards Millville/Vineland the need for professional offices has been greatly reduced. The Solicitor suggested that the Committee pass a resolution entitled directing the Upper Deerfield Township Planning Board to Conduct a Study. Chairman Crilley Directing the Upper Deerfield Township Planning Board to Conduct a Study to Determine Whether the Properties Identified as Business Park in the Highway 77 Redevelopment Area Should Have Their Permitted or Conditional Uses Amended or Whether the Properties Should be Rezoned Known as Block 1207, Lots 1, 1.01, 2 and 3, and Block 1206, Lots 1 and 1.01 as Shown On The Upper Deerfield Township Tax Map. On motion of Mr. Daddario, seconded by Mr. Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

INSERT RESOLUTION

Mr. Spoltore reported that he has been contacted about having a property located in the Town Center Zone donated to the Township. The Solicitor suggested that if the committee considers having the

land donated; a title search, wetlands delineation, DEP Notice of Violations and an Environmental Phase 1 will need to be satisfactorily completed before acceptance. The Treasure's report was accepted.

SOLICITOR'S REPORT

Rocco Tedesco, Solicitor recommended that the Township file a formal permit application to the CCUA for them to accept the nitrate removal backwash based on a communication from DEP's Sal Cacavali. It appears that Ray Ferrera, Brian Murphy and Bob Carlson are making headway on obtaining a permit that are similar to the conditions that were discussed last December. Bruce Peterson entered the meeting. The Solicitor had a potential litigation item to talk about in closed session.

Mayor Crilley reported that he just returned from the CCUA meeting. Previously the mayor reported he sent a letter to Township resident and CCUA member that he should attend one of the two monthly meetings or submit a written update as to what is taking place at the CCUA. At the CCUA meeting Mr. Andre told the Mayor he has no intention of providing reports to the Township Committee. Mr. Crilley added that it was the worst public meeting he ever intended with what appears to have been an illegal closed session, CCUA members leaving the meeting before it ended and a disregard for the public from some members. A resolution for a broadband study is supposed to be on the agenda for the CCUA meeting in October. Mayor Crilley stated that he has talked with Mayor Fanucci in Vineland regarding the proposed broadband study by the CCUA.

At this time Chairman Crilley opened the meeting for additional public comments. Helen Elwell of Martin Dive stated that it was nice to see young people getting involved at the CCUA meeting.

With no further public comments and no further business to come before the Committee James Crilley, Chairman called for a resolution Authorizing Closed Session to discuss 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 5-0.

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,

Roy J. Spoltore
Township Clerk