

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON  
THURSDAY, NOVEMBER 4, 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., Bruce Peterson, and Scott Smith all being members of the Township Committee. Also, present were Rocco Tedesco, Township Solicitor, Roy Spoltore, Township Administrator/Clerk; Brian Murphy, Township Engineer, Amy Colaneri, CFO and Teresa Warburton, Recording Secretary. John Daddario 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 Bruce Peterson.

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

There being no public comments Chairman James Crilley called for the approval of minutes for the Meeting of October 21, 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 Crilley called for a resolution entitled Authorizing the Tax Collector to Adjust Taxes for a Wartime Service-Connected 100% Disability - Borgese. 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 4-0 on a roll call vote.

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 21-181**

**AUTHORIZING THE TAX COLLECTOR TO ADJUST TAXES FOR A  
WARTIME SERVICE-CONNECTED 100% DISABILITY- BORGESSE**

**WHEREAS**, Borgese, Richard A, property owner of 44 Finley Road, Block 1204 Lot 3.01, has been certified by the U.S. Department of Veterans Affairs as having a wartime service-connected 100% disability; and

**WHEREAS**, due to his disability, has been approved for a total tax exemption under N.J.S.A. 54:4-3.30, L 1948, C259 which changes his property assessment classification from a 2 to a 15F exempt status and the collection of property taxes; and

**WHEREAS**, the approved disability began on January 1, 2021; and

**WHEREAS**, the property taxes for the 1<sup>st</sup> quarter 2021 in the amount of \$1,836.28, and 2<sup>nd</sup> quarter 2021 in the amount of \$ 1,836.28 and 3<sup>rd</sup> quarter 2021 in the amount of \$ 1,836.28 and 4<sup>th</sup> quarter in the amount of 1973.04 to be refunded and the taxes for the 1<sup>st</sup> quarter 2022 in the amount of \$ 1,902.90 and 2<sup>nd</sup> quarter 2022 in the amount of \$ 1,902.89 will be waived.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of Upper Deerfield Township, County of Cumberland and State of New Jersey on this 4<sup>th</sup> day of November 2021, determines that the assessed value of the property should be exempted in the amount of \$235,800.00 and the property be reclassified as 15F exempt with an effective date of March 31, 2021; and

**BE IT FURTHER RESOLVED** that the Tax Collector is authorized to waive the property taxes for the 4<sup>th</sup> quarter of 2021 and 1<sup>st</sup> and 2<sup>nd</sup> quarters of 2022 in the amount of \$ 5,775.29 and, due to the 100% disability exemption.

Moved By: Bruce T. Peterson

Seconded By: John T. O'Neill, Sr.

VOTING

James P. Crilley  
John L. Daddario  
John T. O'Neill,  
Sr.  
Bruce T. Peterson  
Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
			X
X			
X			
X			

CERTIFICATION

I hereby certify that the foregoing is a true copy of Resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held November 4<sup>th</sup>, 2021.

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Roy J. Spoltore, Township Clerk

Chairman Crilley called for a resolution entitled Authorizing the Tax Collector to Adjust Taxes for a Wartime Service-Connected 100% Disability - Steward. 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.

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 21-182**

**AUTHORIZING THE TAX COLLECTOR TO ADJUST TAXES FOR A  
WARTIME SERVICE-CONNECTED 100% DISABILITY- STEWARD**

**WHEREAS**, Steward, Philip., property owner of 47 Eisenhower Drive, Block 820 Lot 1, has been certified by the U.S. Department of Veterans Affairs as having a wartime service-connected 100% disability; and

**WHEREAS**, due to his disability, has been approved for a total tax exemption under N.J.S.A. 54:4-3.30, L 1948, C259 which changes his property assessment classification from a 2 to a 15F exempt status and the collection of property taxes; and

**WHEREAS**, the approved disability began on March 31, 2021; and

**WHEREAS**, the property taxes for the 3<sup>rd</sup> quarter 2021 in the amount of \$130.12, and 4<sup>th</sup> quarter 2021 in the amount \$ 130.12 to be waived and the taxes for the 1<sup>st</sup> and 2<sup>nd</sup> quarters 2022 in the amount of \$251.72 will be waived.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of Upper Deerfield Township, County of Cumberland and State of New Jersey on this 4<sup>th</sup> day of November 2021, determines that the assessed value of the property should be exempted in the amount of \$236,700.00 and the property be reclassified as 15F exempt with an effective date of March 31, 2021; and

**BE IT FURTHER RESOLVED** that the Tax Collector is authorized to waive the property taxes for the 1<sup>st</sup> and 2<sup>nd</sup> quarters in the amount of \$251.72 and the balance of 2022 when the tax rate is struck, due to the 100% disability exemption.

Moved By: Bruce T. Peterson

Seconded By: Scott Smith

VOTING

James P. Crilley  
John L. Daddario  
John T. O'Neill, Sr.  
Bruce T. Peterson  
Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
			X
X			
X			
X			

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\_\_\_\_\_  
Roy J. Spoltore, Township Clerk

Chairman 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.

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 21-183**

**TAX PAYMENT TO BE REFUNDED**

**WHEREAS**, a certain tax payment from taxpayers and mortgage companies has been made resulting in a credit on the following properties for the tax year 2021:

- |  |   |
|--|---|
| 1. Clark, Jerry + Eileen<br>193 Old Deerfield Pike<br>Bridgeton, NJ 08302<br>Block: 1509 Lot: 15 | Refund: \$ 299.69<br><br>(Homestead Rebate, Exempt Veteran) |
| 2. Schmidt, Rudi + June E<br>1547 Highway 77<br>Bridgeton, NJ 08302<br>Block: 202 Lot: 16        | Refund: \$ 308.94<br><br>(Homestead Rebate, Exempt Veteran) |
| 3. Borgese, Richard A.<br>44 Finley Road<br>Bridgeton, NJ 08302<br>Block: 1204 Lot: 3.01         | Refund: \$ 5,645.60<br><br>(Over Payment, Exempt Veteran)   |

**NOW, THEREFORE, BE IT RESOLVED** that the Tax Collector has requested that a refund be made for the amount set forth therein;



FROM: Economic Development                      20-170-229                      \$ 10,000.00

**BE IT FURTHER RESOLVED** that a copy of the Resolution be filed with the Chief Financial Officer and Township Administrator.

Moved By: Bruce T. Peterson

Seconded By: John T. O’Neill, Sr.

VOTING

James P. Crilley  
John L. Daddario  
John T. O’Neill, Sr.  
Bruce T. Peterson  
Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
			X
X			
X			
X			

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\_\_\_\_\_  
Roy J. Spoltore, Township Clerk

Chairman Crilley called for a resolution entitled Cancelling Ordinance Numbers 722 & 819. 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 4-0 on a roll call vote.

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 21-185**

**CANCELLING ORDINANCE NUMBERS 722 & 819**

**WHEREAS**, Capital Ordinance Number 722 and 819 are no longer needed for its stated purpose; and

**WHEREAS**, it is necessary and proper that the capital ordinance appropriations be returned to the General Capital Improvement Fund; and

**WHEREAS**, it is necessary to formally cancel the appropriations that are no longer needed for its stated purpose;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Upper Deerfield, in the County of Cumberland, State of New Jersey, that Capital Ordinance Number 722 in the amount of \$1,900.18 and Capital Ordinance Number 819 in the amount of \$703.10 are canceled and the capital ordinance's appropriation be returned to the General Capital Improvement Fund in the total amount of \$2,603.28.

Moved By: Bruce T. Peterson

Seconded By: John T. O'Neill, Sr.

VOTING

James P. Crilley  
 John L. Daddario  
 John T. O'Neill, Sr.  
 Bruce T. Peterson  
 Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
			x
X			
X			
X			

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\_\_\_\_\_  
 Roy J. Spoltore, Township Clerk

Chairman Crilley called for a resolution entitled Cancelling Ordinance Numbers 784. 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.

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 21-186**

**CANCELLING ORDINANCE NUMBER 784**

**WHEREAS**, Utility Capital Ordinance Number 784 is no longer needed for its stated purpose; and

**WHEREAS**, it is necessary and proper that the Utility Capital ordinance appropriations be returned to the Reserve for Radionuclide Treatment Account; and

**WHEREAS**, it is necessary to formally cancel the appropriations that are no longer needed for its stated purpose;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Upper Deerfield, in the County of Cumberland, State of New Jersey, that Utility Capital Ordinance Number 784 in the

amount of \$123,957.85 is canceled and the capital ordinance appropriation be returned to the Reserve for Radionuclide Treatment in the total amount of \$123,957.85.

Moved By: Bruce T. Peterson

Seconded By: Scott Smith

VOTING

James P. Crilley  
John L. Daddario  
John T. O’Neill, Sr.  
Bruce T. Peterson  
Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
			X
X			
X			
X			

CERTIFICATION

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\_\_\_\_\_  
Roy J. Spoltore, Township Clerk

Chairman Crilley called for a resolution entitled Payment of Bills in the amount of \$2,234,040.92. On motion of Bruce Peterson, seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 21-187**

**PAYMENT OF BILLS**

**WHEREAS**, vouchers have been received as per the attached bill list, and

**WHEREAS**, all charges listed thereon have been approved for payment, and

**WHEREAS**, the goods/services shown therein have been received by the Township of Upper Deerfield,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Upper Deerfield, County of Cumberland and State of New Jersey, that the attached bills in the amount \$2,234,040,92 be paid, and

**BE IT FURTHER RESOLVED** that the Finance Officer is hereby authorized and directed to issue checks in payment of same.



Moved By: Bruce T. Peterson

Seconded By: Scott Smith

VOTING

James P. Crilley  
John L. Daddario  
John T. O'Neill,  
Sr.  
Bruce T. Peterson  
Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
			X
X			
X			
X			

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Roy J. Spoltore, Township Clerk

COMMITTEE COMMENTS

Scott Smith thanked everyone for the support on the recent election.

Bruce Peterson reported that the Environmental Commission asked about the replacement of trees on Veteran's Drive. The Committee will have the trees planted in the spring and possibly have businesses or residents donate a tree. The rain barrels at the senior center are capturing water but the water is not being dispersed to the flowers around the building. Brian Murphy will speak with Chad Ott to water the flowers with the recaptured water. Mr. Peterson congratulated Scott Smith on his re-election and congratulated Tom Speranza on his election.

John T. O'Neill, Sr. commented that the utilities are functioning fine.

Mayor Crilley reminded everyone about the Veteran's Day Ceremony on 11/13/2021 at 10 am. The top two auditing firms were interviewed, and the firm of Ford Scott from Ocean City is being recommended. References were checked and the Committee agreed to nominate Ford Scott to serve as auditors for 2022 at their January re-organization meeting. The Township received notice of a \$240,000 transportation grant to repave Hoover Road and Veterans Drive. Veteran's Drive services the playground and sports fields. The planting of the trees could be tied into the 100<sup>th</sup> Anniversary celebration. Nothing new to report regarding the Cumberland County Utilities Authority, but the township will continue to monitor activities and keep items moving in the right direction. The Mayor

thanked Sam Elwell for writing a letter suggesting that the CCUA establish a municipal advisory committee.

## ADMINISTRATOR'S REPORT

Roy Spoltore informed the Committee that JIF Finance committee has finalized the draft 2022 budget for introduction. The Township's premium will increase \$7,365.00, however the Township will receive a dividend in the amount of \$16,5940.00. The township nitrate testing for October was 5.42 at Seabrook and 5.84 at Love Lane. The Cumberland County Improvement Authority will increase the tipping fee in 2022 by \$2.29 per ton. Clark, Clayton, and Hintz completed the 2021 affordable housing monitoring reports for the Township, and they are available on the Township website. A public hearing scheduled for November 18, 2021, for ordinance 831 changing the B-1 zone to a B-2 zone for Lots on Blocks 805/806 will be held on 12/2/2021. Property owners within 200 feet will be notified of the public hearing and a notice will be published in the Daily Journal. On a motion of Bruce Peterson, seconded by Scott Smith, unanimously approved 4-0 on a roll call vote the public hearing date for Ordinance 831 was moved to December 2, 2021.

## ENGINEER'S REPORT

Brian Murphy informed the committee that the Township is still waiting on permits from the Cumberland County Utilities Authority and NJ Department of Environmental Protection regarding the nitrate removal facility at Love Lane. WRT is on schedule for their construction of the nitrate media tanks. The pilot well at Love Lane will need to be sealed. Mr. Murphy explained the potential pathways from the soccer fields to the football fields. The Committee agreed that the best location for the pathway would be to go down to Old Burlington and go behind Public Works rather than going through the wetlands of the wooded area. Mr. Murphy will speak with DEP to see if permits will be required for the selected pathway. He added that he will be compiling a punch list of all the development improvements that need to be completed or repaired.

## SOLICITOR'S REPORT

Rocco Tedesco provided an overview of the potential land donation of Block 1208, Lot 1.03 to the Township by Bench Realty. Bench Realty is involved with a notice of violation by DEP for disturbing wetlands on another parcel of land. Since the monetary violation payment has not been made by Bench Realty to the state, there are judgement liens on all property owned by Bench Realty. The Committee unanimously agreed to have a title and judgement search done on the property, not to exceed \$2,000. The Solicitor will contact DEP to see if there is a judgement on this property if it could be removed since a government entity would be taking title to the property.

Mr. Tedesco explained the history of the Seabrook East development and the latest request from D.R. Horton and their attorneys. D.R. Horton has asked if 6 CO's could be issued since the affordable housing units have been constructed but are awaiting the delivery of kitchen cabinets. The Construction code official viewed the homes and additional work was still needed to be completed. The solicitor asked for input from Fair Share Housing and Clark Caton Hintz. The feedback received requested that 1) Evidence of Affordable Housing Administration taking place, 2) Evidence of the marketing of the Affordable Housing Units and 3) Completion date for the first 5 Affordable Housing Units. Mr. Tedesco suggested releasing 6 units when the three aforementioned items have been completed, but he recommended holding the last 10 CO's until such time that all 7 Affordable Housing

Units have received a CO and all of the remaining developments site improvements have been completed. The committee unanimously concurred with the recommendation.

Mr. Tedesco explained the liquor license process. The Township will publicize the selling of two licenses by public bid. Potential bidders will contact the Clerk of their interest and the Clerk will send bid documents to the interested parties. Bidders who meet the pre-qualifications will be notified a week prior to the public auction if they are eligible to bid. The Solicitor also recommended that the Committee get an appraisal of Block 1205, lot 3.01 to see its sale value. Mr. Tedesco will review the various ways the property could be sold.

At this time Chairman Crilley opened the meeting for public comments. Nancy Ridgway of Irving Avenue asked about the landlocked property? It was explained that the property has frontage on a right-of-way owned by the Township that goes from Silver lake Road to Finley Road. Helen Elwell of Martin Drive thanked everyone cleaned up the trash on Northville Road. The CRHS football team did the clean up as part of the Clean Community program. Dean Hawk asked if there was a contact person for D.R. Horton to get information. Wayne Sabota asked who selects the sites for voting? The Township provides the locations in April. This was the first time with the new machines which took 4 times longer to vote. If more machines will not be provided, the voting location will have to change for district 3 and/or 4. Mr. Sabota also asked who is responsible for the security? Township Committee informed that is the Board of Elections responsibility. Sam Elwell of Martin Drive stated that the traffic lanes at Cornwell Drive by Wawa are barely visible. Mr. Murphy will get this resolved.

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

Respectfully submitted,

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Teresa L. Warburton  
Recording Secretary

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Roy J. Spoltore  
Township Clerk