

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, NOVEMBER 18, 2021, AT 7:00 P.M. IN THE MUNICIPAL BUILDING, 1325
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were: Bruce Peterson, John T. O'Neill, Sr., James Crilley, Scott Smith, and John Daddario all being members of the Township Committee. Also present were: Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Chad Ott, Chief of EMS, and Teresa Warburton, Recording Secretary

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 Bruce Peterson.

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

Sandy Acevedo of Old Burlington Road thanked Mayor Crilley and the rest of the township committee for their role in bringing the Cumberland County Utilities Authority Board back to some sort of civility and normalcy. Carol Maier of Smith Drive reiterated what Sandy Acevedo said and thanked the Township Committee for their role in getting two additional board members appointed to the board and bringing professionalism back to the CCUA meetings.

There being no further public comments James Crilley, Chairman called for the approval of the minutes for the meeting of November 4, 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 with John Daddario abstaining.

James Crilley, Chairman called for a discussion and introduction of an ordinance entitled, An Ordinance Amending Sections 405-3, 405-62a (4) (K), 405-62a (16), and Attachment 4 (Business Park Schedule of District Regulations) of the Code of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. Roy Spoltore, Township Clerk gave an overview of the Business Park review with Planning Board. Bruce Peterson commented this will allow for valuable retables. Mayor Crilley commented this will allow us to keep up with the current times. On motion of Bruce Peterson, seconded by John Daddario to approve and adopt proposed ordinance on first reading and setting the date for public hearing on December 16, 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

James Crilley, Chairman called for a discussion and introduction of an ordinance entitled, Authorizing the Expenditure of Capital Reserve Funds for Improvements to the Convenience Center. The Clerk read the proposed Ordinance by title. Roy Spoltore, Township Clerk state this will allow for the re-conditioning of the two old compactors. On motion of Bruce Peterson, seconded by John Daddario to approve and adopt proposed ordinance on first reading and setting the date for public hearing on

December 2, 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

James Crilley, Chairman called for a resolution entitled Tax Payment to be refunded. 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 5-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Payment of Bills, in the amount of \$1,348,127.97. 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

COMMITTEE REPORTS

John Daddario reported that leave collection is going well. Public Works does a good job. Mr. Daddario thanked the public audience for their role in keeping the public informed about the CCUA, staying tough and saving the rate payers a lot of money.

Scott Smith stated that the Planning Board determined consistency with the Township Master Plan regarding the proposed ordinance to allow warehouse and light manufacturing in the Business Park zone.

Bruce Peterson commented that the Historical Committee held another meeting to discuss the 100th anniversary. The committee talked about doing a time capsule, historical sessions, bus tours, getting the school involved and entertainment. Mr. Peterson thanked the public audience for their work pertaining to the Cumberland County Utilities Authority issues.

John T. O'Neill, Sr. reported that things are doing well with the Utilities in the township.

Mayor Crilley commented that the Planning Board will have an opening as Brent Bodine will be resigning. Mayor Crilley nominated Ed Geletka as the new Alternate #4. On motion of Bruce Peterson, seconded by John Daddario to accept with regret the resignation of Brent Bodine and appointed Ed Gelectka as Alternate #4. The Veteran's Day Celebration was the largest attended ceremony and was nice to have the Woodruff Ace Music group perform. We are currently in negotiations with the public works union, which seems to be going well. With the recent changes at the CCUA, the winners are the rate payers. Work still needs to be done at the CCUA, must stay active.

ADMINISTRATOR'S REPORT

Roy Spoltore, Administrator reported that he received an appraisal estimate for Block 1205 lot 3.01 in the amount of \$500.00 from Pete Meehan, the committee unanimously approved the hiring of Mr. Meehan to perform the appraisal. The ACMJIF announce a dividend release in the amount of \$16,594.00 for the Township. On motion of Bruce Peterson, seconded by John Daddario the committee unanimously approved by a roll call vote applying the \$16,594 dividend to the 1st quarter premium payment in 2022, since the Township currently has \$73,633 in aggregate loss fund account. The line painting at the WAWA was done this evening. The departmental reports for October are in this evening's packets for review along with a list of the entities, agencies etc. that have been notified of the alcohol license bidding.

SOLICITOR'S REPORT

Rocco Tedesco, Solicitor reported that he returned the Bristol Ponds Redevelopers Agreement with revisions to the developers attorney. Issues still need to be addressed with the PILOT agreement regarding how CO's are issued, how taxes are collected until the PILOT starts on a phase or a commercial building. Unsure if there will be separate PILOT's for residential/commercial and how phasing will be addressed. The Solicitor was expecting the CCUA to issue the nitrate backwash permit by the end of October and then it was supposed to be presented to the Industrial Committee. Currently Mr. Carlson has stated that they are preparing the revised/final permit and it needs to be published and allow for 30 days for the public to comment before it can go into effect. Regarding Seabrook East, fair share housing requested a list of items be submitted by the contractor before they would consider approving an amendment to the developer agreement. Mr. Tedesco stated he received the last bit of information today and he will be submitting the information to them. Teresa Warburton, Construction Code Official was asked by the contractor if they could get TCO's for the affordable housing units. The solicitor informed her that a TCO does not satisfy the current developers agreement. Brian Murphy has presented a draft report that shows there are 7 items remaining on the performance guarantee that need to be completed.

At this time Chairman Crilley opened the meeting for public comments. Sandy Acevedo of Old Burlington Road stated she attended a session at the New Jersey League of Municipalities where it was reported that any building over 100,000 sq. ft. would be required to have solar. Dean Hawk of Merritt Avenue asked who maintains the drainage basin behind Hoover Road homeowners? Roy Spoltore, Township Clerk commented that according to the DEP, the township would ultimately be responsible, but the Township can require a Homeowner's Association and commercial developments to maintain their own basins. Nancy Ridgway of Irving Avenue stated the Love Lane property by the water tower is farmland assessed, but she does not believe it is being farmed. The Committee stated that the property is being farmed with soybeans. Ms. Ridgway added that the Veteran's Day ceremony was lovely. Sandy Acevedo stated that the County spent \$300,000 on a pavilion at the Veteran's Cemetery but did not have a Veteran's Day Ceremony.

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 contracts and other matters requiring attorney client privileged confidential communications. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John O'Neill 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 John Daddario and unanimously carried.

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

Respectfully submitted,

Teresa L. Warburton, Recording Secretary

Roy J. Spoltore, Township Clerk