

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY, DECEMBER 2, 2021, AT 7:00 P.M. IN THE MUNICIPAL BUILDING, 1325
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were: James Crilley, John Daddario, Bruce Peterson, John T. O'Neill, Sr., and Scott Smith all being members of the Township Committee. Also present were: Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Brian Murphy, Township Engineer; 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 John Daddario.

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

There being no public comments, James Crilley, Chairman called for the approval of the minutes for the meeting of November 18, 2021. On a motion of Scott Smith, seconded by John Daddario, to dispense with the reading of the minutes and to accept the minutes as received, unanimously approved 5-0.

James Crilley, Chairman called for a public hearing on an ordinance entitled, Amending Section 405-5 Zoning Map of the Code of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. On motion of Bruce Peterson, seconded by John T. O'Neill, Sr. to open the meeting for a public hearing on the proposed ordinance, and unanimously carried. The Chairman instructed the Clerk to distribute copies to those present. Roy Spoltore gave an overview of the proposed ordinance. There being no further public comments, on motion of Bruce Peterson, seconded by John T. O'Neill, Sr. to close the public hearing and unanimously carried. On motion of John T. O'Neill, Sr., seconded by Bruce Peterson to approve and adopt proposed ordinance, unanimously carried 5-0 on a roll call vote.

INSERT ORDINANCE

James Crilley, Chairman called for a public hearing on an ordinance entitled, Authorizing the Expenditure of Capital Reserve Funds for Improvements to the Convenience Center. The Clerk read the proposed Ordinance by title. On motion of Scott Smith, seconded by John T. O'Neill, Sr. to open the meeting for a public hearing on the proposed ordinance, and unanimously carried. The Chairman instructed the Clerk to distribute copies to those present. Roy Spoltore gave an overview of the proposed ordinance. There being no further public comments, on motion of John T. O'Neill, Sr., seconded by Scott Smith to close the public hearing and unanimously carried. On motion of John Daddario, seconded by John T. O'Neill, Sr., to approve and adopt proposed ordinance, unanimously carried 5-0 on a roll call vote.

INSERT ORDINANCE

James Crilley, Chairman called for a resolution entitled Imposing Lien on Block 1807 Lot 43 – 49 Roberts Avenue - Rosello. The Clerk read the resolution by title. On motion of John T. O’Neill, Sr., seconded by Bruce Peterson 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 Budget Transfer 2021-2. The Clerk read the resolution by title. On motion of Scott Smith, seconded by Bruce Peterson 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 \$100,576.78. 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 commented that leaf pickup is going well, it is a tough job, but Public Works is doing an excellent job. Mr. Daddario added that the Township provides a number of services and is a great place to live.

Scott Smith did not have a report this evening.

Bruce Peterson reported that progress continues on the 100th anniversary plans.

John T. O’Neill, Sr. stated that everything is going good with the Utilities.

Mayor Crilley reported that at the CDC meeting, Mr. O’Neill, Sr. was honored by the group for his service. The Cumberland County Utilities Authority is running smoothly at this time.

ADMINISTRATOR’S REPORT

Roy Spoltore, Administrator explained that the remaining budget as of Nov 30th is included in this evening’s packet and only shows expended expenses. The Township has received nine inquiries pertaining to the auction for alcoholic beverage licenses. The Township just received the proposal for animal sheltering in 2022 from the South Jersey Animal Shelter in the amount of \$49,775.00 which is an increase of \$6,100.00 from last year. Clerical help is needed in the Construction Office since there are staff out on medical leave. On motion of Bruce Peterson, seconded by Scott Smith to approve Marianne Weist as a part time appointment, unanimously approved 4-0 on a roll call vote with John Daddario abstaining.

INSERT RESOLUTION

ENGINEER’S REPORT

Brian Murphy reported that the nitrate removal building and assembly bid is due next week. Several contractors were reluctant to bid because of the unknown with prices and availability of products. Mr. Murphy continues to answer questions posed by NJEIT, the most recent pertains to

stating the process of including women and minority owned businesses in the bid process. Currently the Mill Creek development is wrapping up there are some issues that will need to be addressed. Keith Stoms is looking at the sewage pumps and what can be done to improve them, moving forward. Mr. Peterson asked about the CCUA permit. Mr. Murphy stated that the CCUA notified the Mayor, that he needs to acknowledge approval of the draft permit and that will be begin the final permit process. Brian Murphy added that he writes the DEP every month with an update that informs them of the status of the project and the CCUA permit.

SOLICITOR'S REPORT

Rocco Tedesco, Solicitor stated he received the most recent revised developer's agreement for Bristol Ponds, but is waiting on the financial pilot agreement from their attorney. The Solicitor will be forwarding a draft of the conditions, for the Committee's review, that will be required before an applicant can submit an alcoholic beverage consumption or distribution license in February. Mr. Tedesco will review the state statues to determine if it is an auction or sealed bid. All of the comments and information pertaining to amending the agreement for Seabrook East – Mill Creek Development have been collected and sent to Fair Share Housing a week ago. Brian Murphy has prepared a punch list of outstanding site improvement that need to completed in the development. Mr. Tedesco has a conflict regarding the BP zone ordinance public hearing amendment on December 16th and he has recommended that Matthew Ritter sit in his place. The Committee agreed.

At this time Chairman Crilley opened the meeting for public comments. Samuel Elwell of Upper Deerfield thanked the responsible parties for getting the lines painted on the roadway by Wawa. Nancy Ridgway of Irving Avenue commented warehousing is attractive to developers because land in Upper Deerfield Township is cheap and Millville and Vineland are almost completely built out. The electric lines in the Township will need to be upgraded by Atlantic City Electric.

With no further public comments and no further business to come before the Committee, Chairman James Crilley, called for a resolution Authorizing Closed Session to for a resolution Authorizing Closed Session to update the Committee on Contract Negotiations, 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 on a roll call vote.

INSERT RESOLUTION

The Committee reopened the public portion of the meeting on a motion of Bruce Peterson, seconded by Scott Smith and unanimously carried.

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

Respectfully submitted,

Teresa L. Warburton, Recording Secretary

Roy J. Spoltore, Township Clerk