

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON  
THURSDAY, JUNE 20, 2024, AT 7:00 P.M. IN THE MUNICIPAL BUILDING,  
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were John Daddario, Scott Smith and Joseph Spoltore, all being members of the Township Committee. Also present were Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Janeen Rossi, Tax Collector/ Deputy Clerk; Amy Colaneri, CFO; and Chad Ott, Public Works Supervisor. Tom Speranza arrived around 7:07 pm. James Crilley was unable to attend.

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 Chairman instructs 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 Joseph Spoltore.

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

There being no public comments John Daddario, Vice Chairman called for the approval of minutes for the Meeting June 6, 2024. On a motion of Scott Smith, seconded by Joseph Spoltore to dispense with the reading of the minutes, and to accept the minutes as received, unanimously approved, on a roll call vote of 3-0

Vice Chairman Daddario called for Resolutions 24-123 through 24-126 to be combined as a consent agenda and voted upon as one item. Joseph Spoltore made the motion, seconded by Scott Smith, to adopt Resolutions 24-123 to 24-126 as a Consent Agenda, and unanimously carried. The Clerk read the resolutions by title. On a motion by Joseph Spoltore, seconded by Scott Smith, Resolutions 24-123 through 24-126 were unanimously approved by a roll call vote of 3-0.

**Resolution 24-123** – Imposing Lien on Block 1209, Lot 1-1104 Highway 77- Carlls Corner LLC

INSERT RESOLUTION

**Resolution 24-124** – Imposing Lien on Block 906, Lot 4-1117 First Avenue- Butler

INSERT RESOLUTION

**Resolution 24-125** – Imposing Lien on Block 402, Lot 10-1574 Highway 77 – Van Lier

INSERT RESOLUTION

**Resolution 24-126** – Imposing Lien on Block 915, Lot 9-1804 Forth Avenue- DeJesus

INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution Awarding Bid to A.C Schultes, Inc for Development of Well Number 3. The Clerk read the resolution by title. On motion of Scott Smith seconded by Joseph Spoltore to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

#### INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution Awarding Bid to Ricky Slade Construction, Inc. for Improvements to Sunset Lake Park. On motion of Joseph Spoltore seconded by Scott Smith to approve and adopt said resolution, unanimously carried 4-0 on a roll call vote.

#### INSERT RESOLUTION

John Daddario, Vice Chairman called for a resolution entitled Payment of Bills in the amount of \$829,409.78. On motion of Scott Smith seconded by Joseph Spoltore to approve and adopt said resolution, unanimously approved, on a roll call vote of 4-0 with Joseph Spoltore abstaining on the payment for CRHS.

#### INSERT RESOLUTION

### COMMITTEE REPORTS

Scott Smith stated that Public Works does a great job.

Joseph Spoltore reported that the Planning Board approved the Sika Corporation amended Final Site Plan and bulk variance. Lark Urban Renewal cold storage facility will be discussed at the July planning board meeting.

Thomas Speranza reported that the State Police and the Sheriff's Department were responding to a possible abduction today.

John Daddario stated that everyone is enjoying the improvement to the parks. The Sunset Lake Park improvements are geared for younger children. Mr. Daddario asked that code enforcement be advised that the property at Finley and Old Deerfield Pike appears to be having parties late at night and admission is being charged.

### ADMINISTRATOR'S REPORT

Roy Spoltore, Administrator reported that the water tower is moving forward sometime next week it should be viewable from Route 77. There has been an issue with the Pappas pre-treatment plant and surcharges from the CCUA will be assessed to the Township, which would have to establish a special assessment to be added to Pappas. The Affordable Housing Trust Fund status has been filled as required by the new state regulations. The Sika Corporation's Engineer projected that Sika would be using approximately 7.5 DCU's on a daily basis and Township's Engineer Mr. Murphy agrees. The Committee agreed to assess Sika at 10 DCU's to allow for any unforeseen flow usage. On motion by Joseph Spoltore, seconded by Thomas Speranza, the Committee established a 10 DCU assessment for the Sika Corporation and unanimously approved on a roll call vote of 4-0. A property owner on Irving Avenue that owns land with no residence is trying to apply for a Forestry Stewardship plan and wants to trim the trees and take the branches/debris to the convenience center. Rocco Todesco, Township Solicitor advised the committee that it's a business operation and therefore the individual should incur the costs for the commercial removal of the branches. The monthly departmental reports for May are contained in this evening's packet.

## SOLICITOR'S REPORT

Rocco Tedesco, Township Solicitor discussed the Comcast Contract Renewal. Township granted consent for Television services and in return the cable company provided the township with revenue from recurring users. To renew the contract, the Township must adopt an ordinance that requires 45 days' notice prior to the public hearing. Mr. Tedesco is investigating whether the payment to the Township includes revenue from the internet and phone services. Mr. Tedesco recommends the Committee pass a resolution at the next meeting to start the process.

On a motion of Joseph Spoltore, seconded by Thomas Speranza and unanimously approved, the Township Committee meeting was temporarily adjourned for the meeting of the Upper Deerfield Township Redevelopment Entity.

On a motion of Joseph Spoltore, seconded by Thomas Speranza and unanimously approved, the Township Committee meeting was re-opened.

Rocco Tedesco explained that the resolution approves the long-term tax exemption for the Sika US Urban Renewal LLC Redevelopment that has been established through a redevelopment agreement and financial agreement. The Payment in Lieu of Taxes can be based on a percentage of gross revenue or on a percentage of the improvement. In this case a base of \$900,000 has been established with a 2% escalator with the Township retaining 95%. The land tax is deducted from the base number and is distributed with percentage due to each entity. The second step is to introduce an ordinance Authorizing the execution of the Financial Agreement and approving the long-term tax deduction.

John Daddario, Vice Chairman called for a resolution of the Township of Upper Deerfield, County of Cumberland, New Jersey Approving the Application for a Long -Term Tax exemption submitted by Sika US Urban Renewal LLC. On motion of Joseph Spoltore seconded by Scott Smith to approve and adopt said resolution, unanimously approved, on a roll call vote of 4-0.

### INSERT RESOLUTION

John Daddario, Vice Chairman called for a discussion and introduction of an ordinance entitled, Ordinance of the Township of Upper Deerfield, County of Cumberland, New Jersey Authorizing the Execution of a Financial Agreement with Sika US Urban Renewal, LLC. & Approving the Long-Term Tax Deduction. The Clerk read the proposed Ordinance by title. On motion of Joseph Spoltore, seconded by Scott Smith to approve and adopt proposed ordinance with the aforementioned amendment on the first reading and setting the date for public hearing on July 18, 2024, at 7:00 pm and was carried 4-0 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

### PUBLIC COMMENT

With no public comments and no further business to come before the Committee, on a motion by Joseph Spoltore, seconded by Thomas Speranza to adjourn the meeting, and unanimously carried.

Respectfully submitted,

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Janeen Rossi, Township Deputy Clerk

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Roy J. Spoltore, Township Clerk