

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON
THURSDAY JULY 18, 2024 AT 7:00 P.M. IN THE MUNICIPAL BUILDING,
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were James Crilley, John Daddario, Scott Smith, Thomas Speranza and Joseph Spoltore, all being members of the Township Committee. Also, present were Rocco Tedesco, Solicitor; Roy Spoltore, Township Administrator/Clerk; Janeen Rossi, Deputy Clerk/ Tax Collector; Amy Colaneri, CFO; and Chad Ott, Public Works Supervisor.

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 John Daddario.

At this time James Crilley, Chairman opened the meeting for public comment. Resident Roberta Johnson expressed concerns she is having at Countryside Village that included: management, streetlights not working, utility room doors unlocked at night, unattended garbage containers and vehicle parking issues. She also requested speed limit signs for Macarthur Drive.

There being no other public comments, James Crilley, Chairman called for the approval of minutes for the meeting of June 20, 2024. Scott Smith made a motion, second by Thomas Speranza, to dispense with the reading of the minutes and to accept the minutes as received, unanimously approved, on a vote of 4-0-1 with James Crilley abstaining.

James Crilley, Chairman called for a public hearing on an Ordinance of the Township of Upper Deerfield, County of Cumberland, New Jersey Authorizing the Execution of a Financial Agreement with Sike US Urban Renewal, LLC and Approving the Long-Term Tax Deduction. The Clerk read the proposed Ordinance by title. On motion of John Daddario, seconded by Thomas Speranza 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. Rocco Tedesco explained the Long-Term Tax Deduction for Sika. Resident Nancy Ridgway pointed out that the ordinance refers to paints being produced at the Sika facility. There being no public comments on the motion of Joseph Spoltore, seconded by Thomas Speranza, to close the public hearing and unanimously carried. On motion of Scott Smith, seconded by Thomas Speranza, to approve and adopt proposed ordinance, with a recorded roll call vote of 5-0.

INSERT ORDINANCE

James Crilley, Chairman called for a resolution Establishing a Public Hearing to consider the Application for the Renewal of the Comcast Cable Contract. Rocco Tedesco stated that he is still getting input from Comcast and the BPU regarding the ordinance that will need to be adopted to renew the contract. On motion of Joseph Spoltore, seconded by Thomas Speranza, to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a for a resolution Approval of Change Order #1 Amall Cities-Andeliz. The Clerk read the resolution by title. On motion of Thomas Speranza, seconded by Joseph Spoltore to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a for a resolution Authorizing Coin Drop for Upper Deerfield Township Fire Company #3. The Clerk read the resolution by title. On motion of Thomas Speranza, seconded by Scott Smith to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Authorizing Payment of Bills in the amount of \$843,205.36 The Clerk read the resolution by title. On motion of Thomas Speranza, seconded by Joseph Spoltore to approve and adopt said resolution, unanimously carried 5-0 on a roll call vote with Joseph Spoltore abstaining on the payment to Cumberland Regional.

INSERT RESOLUTION

COMMITTEE REPORTS

John Daddario reported that the Fire Marshall's office has issued over 900 fire lane violations for parking in fire lanes.

Scott Smith did not have a report this evening.

Thomas Speranza did not have a report this evening.

Joseph Spoltore did not have a report this evening.

James Crilley announced that Sika has broken ground for a new 250,000 square foot plant, expected to begin operations in late 2025. Mayor Crilley stated that he will accept with regret Mr. Whalen's Planning Board member resignation. On a motion of John Daddario, seconded by Joseph Spoltore and the Committee accepted unanimously with regret Mr. Whalen's resignation effective July 16th. Mayor Crilley nominated Tony Lamanteer, Sr. to fill the vacant spot on the Planning Board and asked for the Committee's endorsement. Mr. Spoltore made the motion and Mr. Speranza seconded the motion that Mr. Lamanteer be selected to complete Mr. Whalen's unexpired term and serve as Alternate #1 on a roll call vote of 5-0.

ADMINISTRATOR'S REPORT

Roy Spoltore, Administrator stated the Township's rate has been established, and it is identical to last year's rate. The tax bills should be out on Monday. DCA is going to allow the Township to amend the Sunset Lake Park grant agreement to allow for the extra \$25,000 that is needed to cover the bid amount of the improvements. At the Planning Board meeting on Monday, a subdivision was approved on Button Mill Road for two units. Zawa was approved for the parking variance allowing Wing Stop to be part of that building and Lark Urban Renewal was approved for an 80,000 sq. ft cold storage facility. A new resident on Centerton Road has requested to tie into the water system but has requested an 18-month payment plan because he needs to replace the septic system on the property he is buying. The water connection fee is \$4,168.00. The resident, Mike Lozano has agreed to pay \$568.00 as a down payment and \$200.00 per month for the next 18 months. On a motion of Joseph Spoltore, second by Thomas Speranza and unanimously approved on a roll call vote of 5-0 the payment plan for Mike Lozano. Departmental reports for the month of June are in your packets for review.

SOLICITOR'S REPORT

Rocco Todesco, Township Solicitor stated that in tonight's bulletin from the NJ League of Municipalities there is a bill in the Assembly that will not permit a municipality with S&P bond rating above A- to utilize a Redevelopment Agreement and a Long-Term Tax Deduction. The Committee unanimously agreed to write to our 3rd Legislative District representatives and tell them of the Township's opposition to this proposed bill. Mr. Todesco reported that a resident complained about a neighbor's security cameras and the potential for their privacy concerns. The complaint specifies that the cameras may infringe on the homeowners right to privacy. Mr. Todesco reviewed case law and the lack of state guidelines and determined that the matter is not a governmental issue and is a civil issue and should be addressed accordingly. Mr. Todesco discussed HOA's and the steps necessary to remove an HOA from a development. Mr. Todesco has been working with the attorney from the John's Way development. The development attorney still has not addressed all of the solicitors' concerns. The solicitor explained that a special assessment could be proposed to cover the actual costs of storm water issues, or the Township could look into creating a Storm Water Utility.

PUBLIC COMMENT

Resident Dean Hawk believes an interest charge should be imposed when creating a payment plan for Water Connection fees. He also felt the rumble strips in Shadow Brook are ridiculous. Resident Nancy Ridgway asked about the implications of an A- bond rating means.

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

Respectfully submitted,

Janeen Rossi, Township Deputy Clerk

Roy J. Spoltore, Township Clerk