

**MINUTES OF THE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON  
THURSDAY OCTOBER 3, 2024 AT 7:00 P.M. IN THE MUNICIPAL BUILDING,  
HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE**

Present were James Crilley, 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, Tax Collector/ Deputy Clerk; Amy Colaneri, CFO; Brian Murphy, Township Engineer and Chad Ott, Public Works Supervisor. John Daddario and Scott Smith were 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 Thomas Speranza.

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 minutes for the regular meeting of September 19, 2024. Thomas Speranza made a motion, 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.

James Crilley, Chairman called for a public hearing on an ordinance entitled Renewal of Non-Exclusive Municipal Consent Contract with Comcast SJ, LLC. The Clerk read the proposed Ordinance by title. On motion of Thomas Speranza, seconded by Joseph Spoltore 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. Fred DeAndrea, Senior Director of Government Affair for Comcast New Jersey explained that this ordinance complies with the renewal agreement. It is not exclusive and doesn't prevent other providers from serving the community. This is an opportunity to hear from Township residents on Comcast's performance and any other cable needs. Dallas Peterson, Township resident asked how long the contract will last. Mr. DeAndrea stated that Comcast is seeking a ten-year rights of way agreement. There being no other public comments on the motion of Thomas Speranza, seconded by Joseph Spoltore, to close the public hearing and unanimously carried. No action was taken.

James Crilley, Chairman called for a public hearing on an ordinance entitled Amending Section 405-27 Off- Street Parking Requirements of the Code of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. On motion of Joseph Spoltore, 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. 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 Joseph Spoltore, seconded by Thomas Speranza, to approve and adopt proposed ordinance, with a recorded roll call vote of 3-0.

INSERT ORDINANCE

James Crilley, Chairman called for a public hearing on an ordinance entitled Adding New Terms and Definitions to Section 405-3 Repealing and Replacing Section 405-24 Fences, Wall & Hedges Revising Section 405-109 Zoning Permits of the Code of the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. On motion of Joseph Spoltore, 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. Roy Spoltore, Administrator stated that after a discussion with the Construction Code Official, this ordinance needs to be modified to reflect that in Section B-1 a construction permit for a fence is only needed if the fence is over 6' tall. There being no public comments on the motion of Thomas Speranza, seconded by Joseph Spoltore, to close the public hearing and unanimously carried. On motion of Joseph Spoltore, seconded by Thomas Speranza, to approve and adopt proposed ordinance with the modification to the language for Section B-1 to reflect that a construction permit is only needed if the fence is over 6' tall, with a recorded roll call vote of 3-0.

INSERT ORDINANCE

James Crilley, Chairman called for a public hearing on an ordinance entitled Amending Chapter 93, Article XII of the Code of the Township of Upper Deerfield with Respect to the Parking of Vehicles on the East Side of MacArthur Drive. The Clerk read the proposed Ordinance by title. On motion of Joseph Spoltore, 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. There being no public comments on the motion of Thomas Speranza, seconded by Joseph Spoltore, to close the public hearing and unanimously carried. On motion of Thomas Speranza, seconded by Joseph Spoltore, to approve and adopt proposed ordinance, with a recorded roll call vote of 3-0.

INSERT ORDINANCE

James Crilley, Chairman called for a public hearing on an ordinance entitled Stormwater Control Ordinance for the Township of Upper Deerfield. The Clerk read the proposed Ordinance by title. On motion of Joseph Spoltore, 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. Nancy Ridgeway, Township resident asked if these rules were also for the County. Rocco Todesco, Solicitor stated that these are Municipal rules. There being no other public comments on the motion of Joseph Spoltore, seconded by Thomas Speranza, to close the public hearing and unanimously carried. On motion of Thomas Speranza, seconded by Joseph Spoltore, to approve and adopt proposed ordinance, with a recorded roll call vote of 3-0.

INSERT ORDINANCE

James Crilley, Chairman called for a discussion and introduction of an ordinance entitled, Amending Section 93-12 of the Code of the Township of Upper Deerfield Designating School Lane as a One Way Road. The Clerk read the proposed Ordinance by title. Roy Spoltore, Administrator stated that Chad Ott, Public Works Supervisor requested the change, who received a request from the local school. On motion of Thomas Speranza, seconded by Joseph Spoltore to approve and adopt proposed ordinance on the first reading and setting the date for public hearing on October 17, 2024, at 7:00 pm and was carried 3-0 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 Imposing Lien on Block 1102, Lot 8- 365 Old Deerfield Pike- Vitalo. On motion of Joseph Spoltore, seconded by Thomas Speranza, to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Authorizing the Tax Collector to Adjust Taxes for a Wartime Service- Connected 100% Disability- Summers. On motion of Joseph Spoltore, seconded by Thomas Speranza, to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Tax Payments to be Refunded. On motion of Thomas Speranza, seconded by Joseph Spoltore, to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Awarding Contract to Nickerson Corporation for ADA Compliant Bleachers. On motion of Joseph Spoltore, seconded by Thomas Speranza, to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Appointing Part Time Emergency Medical Technician- Sanchez. On motion of Thomas Speranza, seconded by Joseph Spoltore, to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Appointing Township Bond Counsel- James M. Spanarkel, Esq. Rocco Tedesco, Solicitor, stated that the Pre-K expansion project involves Bond Counsel from the County, CCIA and the Township. Mr. Tedesco recommends the appointment of James M. Spanarkel, Esq as Bond Counsel for the Township for this project and requests that the committee approve and adopt said resolution. On motion of Joseph Spoltore, seconded by Thomas Speranza, to approve and adopt said resolution, unanimously carried, 2-0-1 with Thomas Speranza abstaining.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Approval of Change Order #1 for the Contract to Ricky Slade Construction, Inc. for Phase V- Pathways at Seabrook Recreation complex. On motion of Joseph Spoltore, seconded by Thomas Speranza, to approve and adopt said resolution unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Appointing Part Time Public Works Employee-A Alcorn. On motion of Thomas Speranza, seconded by Joseph Spoltore, to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution Authorizing Payment of Bills in the amount of \$183,716.07 The Clerk read the resolution by title. On motion of Thomas Speranza, seconded by Joseph Spoltore to approve and adopt said resolution, unanimously carried 3-0 on a roll call vote.

#### INSERT RESOLUTION

#### COMMITTEE REPORTS

Joseph Spoltore stated that the Planning Board on October 7<sup>th</sup> will review a minor subdivision and the Recreation Commission has a meeting next week.

Thomas Speranza did not have a report this evening.

Mayor Crilley stated that the Lassonde Pappas Board approved an investment of a new two hundred-million-dollar manufacturing plant here in the Upper Deerfield Township. The Township Committee and other municipal, county and state officials have worked with Lassonde Pappas representatives over the past several weeks to offer them the incentives that come with building in the township's redevelopment areas. The Township looks forward to working with Lassonde Pappas as this project continues and as they continue their long history of doing business here, employing many people, adding new jobs, and supporting our community. The Veterans Day Ceremony will be held On November 16, 2024, at 10 am at the Veteran's Monument. Mayor Crilley announced that at its annual recognition of leaders in the community the Chamber of Commerce will be honoring Ken Mecouch, a member of our Planning Board,

#### ADMINISTRATOR'S REPORT

Roy Spoltore, Administrator, stated that the County Bond Counsel and Improvement Authority Bond Counsel will be having a meeting to discuss the financial process for the proposed school expansion. The 2025 Small Cities resolutions for the facility and home rehabilitation grant applications will be on the agenda at the next meeting. During Wednesday's Cumberland Salem Regional Court session pertaining to the violation of the Townships lawn maintenance ordinance at 13 Seville Road the complaint was moved to Pilesgrove Township Municipal Court because of a conflict. The average ratio assessed to true value for all municipalities in Cumberland County have been established for 2025. Upper Deerfield Township's ratio actually increased, which means the Township should be in a position to see a decrease in the County Tax Rate or stay flat. On October 1<sup>st</sup> the added assessments were completed for 2024 and the Township assessed value increased in the amount of \$4,969,000.00. The Tax Collector will now bill the added assessments payable November 1<sup>st</sup>. Union negotiations are set for October 24<sup>th</sup> at 3 pm. The Township exceeded the minimum Best Practices score to retain full state funding.

#### ENGINEER'S REPORT

Brian Murphy, Township Engineer, stated that the Water Tower painting is almost finished. They will be painting the logo in the next week or week after. The Water Tower is ahead of schedule, with the system going online as early as November. After the painting is completed the interior of the tank needs to be disinfected. The walkways for the Phase V ADA compliance around the recreation facility are almost complete. The pump was removed at Well 3 on Love Lane and the amount of iron on it was overwhelming. The casing will need to be cleaned and inspected to evaluate any damage that may be present. The water and sewer extension permits for the Hildreth Tract will be sent to the state shortly. Mr. Murphy received an estimated cost of close to one million dollars to paint the Love Lane water tower and make the repairs identified from past inspections.

## SOLICITOR'S REPORT

Rocco Tedesco, Solicitor read from Lassonde Pappas press release, "The support we have received from Upper Deerfield Township and Cumberland County in New Jersey has been instrumental in making this new facility a reality," Mr. Tedesco stated that this statement must be credited to Mayor Crilley, John Daddario and Roy Spoltore. Mr. Tedesco affirmed that Lassonde Pappas recognizes and acknowledges that the Township's input was critical to their decision. Mr. Tedesco explained that he has been working with Brian Murphy, Township Engineer, to review the Site Plan for the John's Way development. The plans do not show where any of the easements might be located and whose properties will be affected. The development HOA attorney still has not addressed all of the solicitors' concerns. The solicitor explained that the Township should not have to pay expenses or do the research to accommodate any specific group or entity. He added that the Township does not have any legal responsibility to take over any HOA. Mr. Tedesco stated that the state under the new storm water regulations has provided for the creation of a municipal storm water utility. The Township has to take a Townshipwide storm water management review with the new state storm water regulations, changing the Township to a Tier A storm water municipality and reviewing responsibilities for all potential storm water facilities in the Township. Mayor Crilley added that he would appoint a subcommittee.

## PUBLIC COMMENT

Bill Whalen, an Upper Deerfield resident congratulated the Committee for their hard work on Lassonde Pappas. Mr. Whalen reported that the Knights of Columbus had another successful Blood Drive at the Senior Center. The CCUA is continuing to work on the Capital Improvement Program at the Plant. Mr. Whalen stated that the CCUA is receiving funding from the IBANK and has been a good experience.

With no other 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