

MINUTES OF A REGULAR MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER DEERFIELD, IN THE COUNTY OF CUMBERLAND, HELD ON WEDNESDAY, MARCH 19, 2015 AT 7:00 P.M. IN THE MUNICIPAL BUILDING, HIGHWAY 77, SEABROOK, NEW JERSEY, PURSUANT TO NOTICE.

Present were: James Crilley, Chairman, John O'Neill, Sr., Vice Chairman, Bruce Peterson, John Daddario, and Scott Smith all being members of the Township Committee. Also present were: Roy Spoltore, Township Clerk/Administrator, Rocco Tedesco, Township Solicitor Teresa Warburton, Recording Secretary, Chad Ott, EMS Chief and Amy Colaneri, Treasurer.

The meeting was called to order with a public announcement statement read by James Crilley, Chairman.

“This meeting is being held in accordance with the “Open Public Meetings Act”. Notice of meeting has been provided and published as required by law in the South Jersey Times 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 Statutes the Mayor instructed those present how to exit the room in an emergency.

Jim Crilley gave invocation followed by the flag salute led by Scott Smith.

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

Dean Hawk of Merritt Avenue asked about the status of the window replacement at the Municipal Building. Mr. Spoltore reported that the Township is in discussions with the Cumberland County Improvement Authority to see if they might be able to assist in the process.

AB Realty/Bristol Ponds Presentation – Robert Washburn - Attorney, Steve Patron - Developer, Robert Beckelman - Attorney and Chris Vernon - Developer.

Robert Washburn, Attorney requested that the previously approved Bristol Ponds development on Cornwell Drive be designated as a redevelopment area and that the Township Committee pass a resolution allowing the Planning Board to investigate the possibility of the site to be designated as a redevelopment area. Mr. Washburn added that a fiscal impact study was prepared by Rich Redding for the project. Steve Patron stated that AB stands for Amboy Bank, who has ownership of the property. Mr. Patron noted that a redevelopment designation would enable the project to be eligible for a Payment In Lieu Of Taxes (PILOT) where the Township would receive 95% of the PILOT payments and the County would receive the other 5%. The Bank is willing to post an escrow to allow the Township to have independent reports or studies done to show the economic impact of the proposed project and to have additional planning and legal analysis's done. Robert Beckelman stated that he specializes in Redevelopment projects from Cape May County to Sussex County. Chris Vernon explained that he has been the owner and manager of Upper Deerfield Estates for the past 12 years. Mr. Vernon believes there is a need for a quality built upscale one and two bedroom apartment complex. He added that as a lifestyle community it would be a great location for young couples or retired individuals looking to downsize. The development has been approved for 180 units and Mr. Vernon does not believe the project is financially feasible without the designation as a redevelopment area and a PILOT granted. Rocco Tedesco asked if the residential development was the driving force or whether the commercial component of the property had any value. Mr. Tedesco noted that a commercial element to the project might make it more palatable. The Committee told the development team that they would take a hard look at what was presented this evening and get back to them.

There being no further public comments James Crilley, Chairman called for the approval of minutes for the meeting of March 11, 2015. On a motion of Bruce Peterson, seconded by John T. O'Neill, Sr., to dispense with the reading of the minutes and to accept the minutes as received, and unanimously approved 5-0.

James Crilley, Chairman called for a resolution entitled Introduction of 2015 Municipal Budget and 2015 Utility Budget. The Clerk read the resolution by title. On motion of Bruce Peterson, 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 entitled Authorizing Coin Drop for Upper Deerfield Cumberland Midget Football League. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John Daddario to approve and adopt said resolution, unanimously carried 5-0.

INSERT RESOLUTION

James Crilley, Chairman called for a resolution entitled Authorizing Award of Contract for the Purchase of Self-Contained Breathing Apparatus. The Clerk read the resolution by title. On motion of John Daddario, 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 entitled Payment of Bills, in the amount of \$1,296,326.69. 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 with John Daddario abstaining on the JEM Print payment.

INSERT RESOLUTION

COMMITTEE COMMENTS

John Daddario reported that Al Beverly is new president at the Cumberland Midget Football League. Public works crews have begun preparing the athletic fields for the spring seasons and they are way ahead of schedule this year.

Scott Smith reported that Public Works is in desperate need of a decent mower. There is a Toro zero turn mower under State contract rider with bagger and blower for \$10,808.06. On motion of Scott Smith, seconded by John Daddario to approve purchase of the Toro mower, unanimously approved 5-0 on a roll call vote.

Bruce Peterson informed the Committee that proposals were received from Tiny's Plumbing - \$3,600.00, Barretta Plumbing - \$4,185.00, Charles Hess Plumbing - No Bid to do rough in plumbing for the bathroom and break room at the Convenience Center. On motion of Bruce Peterson, seconded by John Daddario, to approve the plumbing proposal from Tiny's Plumbing in the amount of \$3,600.00, and unanimously approved on a roll call vote of 5-0.

John T. O'Neill, Sr. reported that they met with the licensing agent for Upper Deerfield Plaza. He was very knowledgeable and provided good thoughts and ideas in helping us attract new and maintain current businesses in Upper Deerfield. Mr. O'Neill added that he, Mayor Crilley and Roy Spoltore will be attending a meeting in Mount Laurel where approximately 30 municipalities will be making presentations to approximately 30-40 developers about the properties available and the advantages for them to bring their commercial development to their municipality.

Mayor Crilley thanked Roy Spoltore for putting together a comprehensive packet pertaining to the Township's 1,000 acre plus redevelopment area. Mr. Crilley added that new businesses are coming to the Township - Popeye's and Hibbett Sports.

ADMINISTRATOR'S REPORT

Roy Spoltore reported that the Newsletter will be going to the printer Friday. The Convenience Center Ramp bids are due Tuesday, March 31, 2015. The Tax Collector has filed her annual report for 2014. The departmental reports for February are contained in this evenings packet.

DEPARTMENTAL MONTHLY REPORTS: February 2015

Animal Control and Dog Registrar Monthly Report
Clerks Monthly Report
Construction Office Monthly Report
Housing and Zoning
Municipal Court Monthly Report
Tax Collectors Report
Vital Statistics
Fire Official

TREASURERS REPORT

The Treasurer's report was accepted.

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

Sandy Acevedo of Old Burlington Road asked if she could get a copy of the minutes from the last meeting. The clerk will email them to her. Ms. Acevedo asked if the surrounding communities have been asked to provide financial assistance for the sport leagues that are hosted by the Township. Mr. Daddario explained that league registrations are concluding and we should have a breakdown of where the children come from. Ms. Acevedo asked if there is a cap on the payment of In Lieu of Benefits payments? Mr. Spoltore explained that the Township caps payments to \$4,000.00 for employee and spouse and \$5,000.00 for family. Ms. Acevedo asked if last year's collection rates were higher or lower than the previous year. She was informed that they were lower.

Dean Hawk asked if the redevelopment zone designation is specific to the property or to a developer? Mr. Tedesco replied that it could apply to both but it is a very lengthy process.

Nancy Ridgway of Irving Avenue stated she is pleased that the committee listened to the developer.

With no further public comments, James Crilley, Chairman called for a resolution Authorizing Closed Session to update the Committee on contracts, litigation and other matters requiring attorney client privileged confidential communications. The Clerk read the resolution by title. On motion of Bruce Peterson, seconded by John T. O'Neill, Sr., 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 Scott Smith and unanimously carried.

With 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