

REGULAR MEETING
TOWNSHIP COMMITTEE
APRIL 4, 2018

Chairperson O'Brien called to order a regular meeting of the Township Committee of the Township of Deerfield, County of Cumberland and State of New Jersey, at the Municipal Building, 736 Landis Avenue, Rosenhayn, at 7:00 p.m.

Chairperson O'Brien led the flag salute.

The Clerk took roll call and members present included Mr. Terrigno, Mr. Danna, Mr. Stanzione, Mr. Brago and Mrs. O'Brien.

The Clerk presented the Opening Of Sealed Bids With Regard To The Sale Of Harvest Lane Properties. The Clerk asked Solicitor Testa to open the bids. Solicitor Testa stated the first bid was from Regalbuto Builders through S. Kelly Real Estate for the sum of \$110,250.00 and Buyer agrees to make a payment of \$5,000 and the title company to be at the Buyer's choice and the Buyer will complete the street improvement with 30 days of the last property obtaining a CO and it's dated April 2, 2018 and signed by the agent for the Buyer.

Solicitor Testa opened the second bid which was from I & H Builders, LLC of Swedesboro, New Jersey. Solicitor Testa noted the purchase price of \$115,300.00 with a \$5,000 deposit upon signing the contract and it is a cash proposal. Solicitor Testa noted that the first proposal was also a cash deal.

As there were only two proposals, Solicitor Testa noted that they will be discussed further.

Minutes

The Clerk presented the minutes of March 5 and March 12, 2018. Mr. Brago made a motion, seconded by Mr. Stanzione to approve the minutes as written. The Committee approved.

Resolutions

The Clerk presented Resolution #18-90 – Resolution Authorizing The Exclusion Of The Public From A Meeting Of The Township Committee To Be Held On Wednesday, April 4, 2018 – Pertaining To Contract Negotiations- Ambulance Billing Services, Harvest Lane And Township Owned Properties. Mr. Terrigno made a motion, seconded by Mr. Brago to adopt Resolution #18-90. Roll Call Vote:

Mr. Terrigno	Yes	Mr. Brago	Yes
Mr. Danna	Yes	Chairperson O'Brien	Yes
Mr. Stanzione	Yes		

Old Business

The Clerk presented Reports From Department Chairpersons.

Mr. Danna stated that public works was at Maxon Avenue cleaning out the drainage pipe that goes under Maxon Avenue.

Chairperson O'Brien stated that she has been in contact with Kim Nance of the State of New Jersey trying to figure out the problem that the Township has at the bottom of Willow Street and at Morton Avenue. She further stated that the State has engaged a consultant and they are looking to put in a storm drain at the end of Willow and working on a solution for Morton Avenue. Chairperson O'Brien noted that the State is working with their Southern Regional Maintenance Department who is working with the

consultant. She also noted that funding could take a while to come through and it might take a month or two before we see any progress.

With regard to Danna Estates, Mr. Terrigno indicated that it being worked on and the tree removal company has been there two days and they are making good progress and should be finished in a week or two.

With regard to Animal Control, Mr. Brago noted that there has been nothing since the beginning of March. Mr. Brago also gave an update as to Recreation and the Easter Egg Hunt that was held on March 24th. Mr. Brago noted that there were approximately 80 children and it was a nice event. Mr. Brago also reminded the Committee that Youth Night will be held on Wednesday, May 2, 2018 at 6:00 p.m.

Mr. Stanzione indicated that he sat in on the Recreation meeting for Mr. Brago and the Recreation Committee is looking at bands for the Harvest Festival.

As to fire and rescue, Mr. Stanzione noted that everything is fine and the new truck is in service. He further noted that the log for the truck should be maintained and liaisons will follow up on that.

Chairperson O'Brien noted that she reached out to Atlantic City Electric with regard to the matter of solar for the Township. She further noted that she reached out to Mr. Lopez to find out when the meeting with the Atlantic City Electric and their engineer will be held and is waiting to hear back.

Mr. Terrigno stated that in review of the phone system and by redoing the phone system, doing away with Verizon and using the newly negotiated numbers from Comcast the Township could save \$10,638.84 once the Township approves the new phone system contract. He further noted that the first year will be a \$7,000 savings and in years 2 and 3 the \$10,000 savings.

Chairperson O'Brien noted at the last meeting there was discussion for a Facebook Page. Mr. Brago stated that he was unable to attend the last meeting and wanted to know what the Committee's thoughts were with regard to a Facebook page. Mr. Brago noted that the fire department has a Facebook page and during the last storm the fire department did a lot of updates with regard to outages and road closures and received a lot of good feedback from the residents that follow the fire department. He further noted that it might be a good thing for the Township for outages, events, etc. and help keep the Township notified in another way beside the Township website. Chairperson O'Brien indicated that the Township does not have the capacity to update our website as easily as a Facebook page in terms of postings. Chairperson O'Brien wanted to thank the fire department for sharing some posts on behalf of the Township and doing an exceptional job during the storm.

Solicitor Testa indicated that the Township could start a Facebook page. Mr. Brago stated that he would be willing to administer the Facebook page and set the parameters as to what gets posted and that it has approval. Chairperson O'Brien indicated that if it serves the Committee she felt that it was appropriate and that Mr. Brago would administer the Facebook page. Mr. Brago stated that he will start the page as soon as possible.

New Business

The Clerk indicated that there was nothing under New Business this evening.

Communications

The Clerk stated that there are not communications this evening.

The Clerk presented Resolution #18-91 For The Payment Of Bills. Mr. Danna made a motion, seconded by Mr. Terrigno, to adopt Resolution #18-91. Roll Call Vote:

Mr. Terrigno	Yes	Mr. Brago	Yes
Mr. Danna	Yes	Chairperson O'Brien	Yes
Mr. Stanzione	Yes		

Public Comment

Mr. Terrigno made a motion, seconded by Mr. Danna, to open the meeting to the public. The Committee approved.

Vince Parenti, 22 Laurel Lane, Elmer, New Jersey of Keller Williams Realty and Steve DeVito, 689 Woodstown Road, addressed the Committee. Mr. Parenti indicated that he wanted the Committee to have the opportunity to speak with Mr. DeVito about what his company is planning on doing with the Harvest Lane properties. Mr. Terrigno inquired of Mr. DeVito if he was aware that the retention pond was going to be his responsibility. Chairperson O'Brien clarified that the owner of the property will be responsible for the retention pond. She noted that if Mr. DeVito is interested in purchasing the properties that he would be the sole responsible party for the retention pond and its maintenance.

Chairperson O'Brien inquired as to when the street improvements would be completed and Mr. DeVito stated after the final CO. Discussion was held among the members and Mr. DeVito regarding completion of the road. Solicitor Testa noted that these are issues that can be discussed in Executive Session and then brought back in a proposal. Mr. DeVito stated that he was aware of the retention pond but he could not get a straight answer about who would maintain it after the project was finished.

Michele Kelly from S. Kelly Real Estate came before the Committee and stated that she did relay to Mr. Parenti that the retention pond would be the responsibility of the purchaser of the property for liability, to form an HOA or to sell the HOA to another association and to maintain it and the buyer would no longer be responsible for it. Ms. Kelly stated that it was disclosed.

Mr. Parenti indicated that the he felt the homes would sell quickly as I & H Builders make a nice product and the interest rates being relatively low and the market is picking up. Chairperson O'Brien inquired as to length of time to build and square footage of the homes. Mr. DeVito indicated that homes are built within 4 to 6 months and square footage is around 2,200 (minimum). The homes are stick frame construction and poured foundations.

Mr. Parenti just wanted to let the Committee know he did not know who would be listing the properties at this time and that's something to be worked out.

Linda and Howard Thomas, 53 Frontage Road, Hampton, New Jersey came before the Committee. Mrs. Thomas stated that they were contacted by Rosenhayn Fire Company in the hopes of changing billing company for their EMS services. She further stated that they are currently working for the City of Bridgeton, Fairfield Township and Fairfield Volunteer Fire Company and that they have 14 other clients. Mrs. Thomas presented references. Mrs. Thomas indicated that they have taken over from other billing companies and have been able to do a good job.

Mrs. Thomas stated that her company bills for the EMS services according to the plan that is in place whether or not they bill the residents of the Township after insurance, post the payments to the accounts, do any secondary billing and pay for the fire departments subscription to EMS Charts, which is their electronic patient care program, and that will be included in the fee. She further stated that her fee is 7% of the amount collected from the insurance billed monthly. Chairperson O'Brien asked if there was a fee prior and Mrs. Thomas indicated that there was no set up fee. Mrs. Thomas noted that in the case of Medicare Recertification there is a fee from Medicare for that and the Township or fire department is responsible for that fee.

Mr. Brago noted that the current billing company charges 8.5% and covers the patient reporting system. He further noted that Mrs. Thomas's company would do that same thing. Chairperson O'Brien thanked Mr. and Mrs. Thomas for attending the meeting.

There being no further comment from the public, Mr. Stanzione made a motion, seconded by Mr. Danna to close the public portion of the meeting. The Committee approved.

Mr. Brago made a motion, seconded by Mr. Stanzione to go into Executive Session per the Resolution. Roll Call Vote:

Mr. Terrigno	Yes	Mr. Brago	Yes
Mr. Danna	Yes	Chairperson O'Brien	Yes
Mr. Stanzione	Yes		

Mr. Stanzione made a motion, seconded by Mr. Brago to reconvene the regular meeting. The Committee approved.

The Clerk stated that as a result of the Executive Session, Mr. Stanzione made a motion, seconded by Mr. Terrigno to switch billing companies and to authorize the Solicitor to send a letter of termination to DM Medical Billing. Roll Call Vote:

Mr. Terrigno	Yes	Mr. Brago	Yes
Mr. Danna	Yes	Chairperson O'Brien	Yes
Mr. Stanzione	Yes		

Solicitor Testa stated that the current contract provides for 60 day notice of termination and anticipates making the termination date as of June 30. Chairperson O'Brien clarified that Ambulance Billing Company would begin on July 1st. Solicitor Testa noted that the contract provides for the cooperation of DM Medical and the fire company in the switch of billing services.

On matters regarding Harvest Lane, Chairperson O'Brien stated that the Township Committee spoke about the 2 proposals and it is the Township's intention to negotiate the terms of the contract to include the road improvements for the Bridgeton Avenue access point. Chairperson O'Brien noted that Bridgeton Avenue is slated to be repaved by the County and the Township will find out when that is supposed to happen. She further noted that if County is not intending to do it quickly than that portion be bonded. Chairperson O'Brien stated that we will be speaking with our engineer on that matter and what the maintenance and liability is with regard to the retention pond so that there is a set of conditions to which the Buyer is aware prior to signing the Agreement. Chairperson O'Brien stated that it is the Township's intention to work with the highest bidder or their attorney to negotiate these terms going forward.

Mr. DeVito had questions regarding the road work to be completed. Mr. Stanzione clarified that the County is planning to repave Bridgeton Avenue and the access point to Harvest Lane is from Bridgeton Avenue. Mr. Stanzione noted that if the County is repaving Bridgeton Avenue this year the Buyer may not have to do the right of way of Bridgeton Avenue into Harvest Lane, but the Buyer would still be required to finish the top coat of Harvest Lane. Discussion was held regarding the right of way of Bridgeton Avenue and the access point of Harvest Lane.

Mr. DeVito noted that the location of retention pond is a large property and could still be built upon. Chairperson O'Brien stated that the Township will speak with the engineer as to why the retention pond is there. Mr. DeVito stated that there is an HOA for the subdivision. Ms. Kelly also wanted clarification and she wasn't aware there was an HOA. Mr. DeVito noted that the HOA states 7 lots are available. It was noted that the subdivision is seven lots, but one lot is already built upon and the Township is selling the 6 remaining lots. Discussion was held regarding the number of lots available for building and what the Township has foreclosed and is offering for sale. Additional discussion was held as to whether the lot with the retention pond is also a buildable lot.

Mr. Stanzione thanked Mr. Parenti and Mr. DeVito for coming this evening and making the Township aware of the issue with the retention pond and the possibility of it being a buildable lot and that it's something to be addressed with the engineer. Chairperson O'Brien noted that the Township has the proposal and the Township is selling the properties "as is" with the stipulation that everything on these properties is the responsibility of the Buyer. She further noted that the Township is going to get more clarification from the Township engineer on what that specifically means and whether the retention pond needs to be retained. Discussion was held regarding the lot with the retention pond and the acreage for that lot. Chairperson O'Brien noted that the Township will check on the paving situation for Bridgeton Avenue and whether the Buyer can build on the lot that the retention pond is on and what are the regulations and liability surrounding the retention pond.

Solicitor Testa asked Mr. DeVito if he could provide a copy of the HOA to the Township through the Clerk's office.

Mr. Danna inquired as to the Recreation Committee. He noted that Mr. Brago had spoken with Mr. Spoltore and Mr. Anthony Stanzione as to what the Township's commitment was for the Harvest Festival for 2018. Mr. Brago stated that when he attended the February meeting of the Recreation Committee, he emailed the Clerk and asked her to forward the notes of the Recreation Meeting to the rest of the Committee. He further stated that he met with Mr. Spoltore and Mr. Stanzione prior to the Recreation meeting and they wanted to insure that the Township Committee was still on board and 100% in favor of a Harvest Festival for 2018. Mr. Brago indicated that they are under the assumption that the Township Committee no longer wants to have a Harvest Festival or change the scale of the Harvest Festival. He further indicated that he assured them that he would talk with everyone and that's why he emailed the Recreation notes out. Mr. Brago stated that the only person who got back to him was Mr. Terrigno and he was in full support of the 40th Harvest Festival going on as planned and he took that as everyone else was in favor of the normal process for this year. He further stated that's what he relayed to Mr. Spoltore and Mr. Stanzione. Mr. Danna recommended that they go with everything for the 40th and then after the Festival sit down and discuss the future of the Festival. Mr. Brago indicated that both Mr. Spoltore and Mr. Stanzione have been trying to get others to take over their positions, but no one has stepped up. He further indicated that after 40 years of running the Festival, both Mr. Spoltore and Mr. Stanzione, are ready step back in the running the event. Chairperson O'Brien suggested that the Township recognize Mr. Spoltore and Mr. Stanzione at the Harvest Festival this year. Mr. Terrigno recommended having Mr. Spoltore and Mr. Stanzione come in and see where they want to see the Festival go.

Chairperson O'Brien felt that it might be worthwhile to pose the question of future Festivals as a ballot question. Mr. Terrigno questioned how that would be worded. Chairperson O'Brien suggested the question could read "Should the Township of Deerfield continue to host the Harvest Festival?" Mr. Terrigno stated he doesn't want it to go away and Chairperson O'Brien acknowledged it's been a part of her entire life. Mr. Brago stated that he does have some background on how the Festival operates and he noted that the Mr. Spoltore and Mr. Stanzione's concerns were, that for this year, that they did not have 100% of the Township Committee's support and going forward for this year they didn't want to go forward in that fashion if they didn't have full support.

Chairperson O'Brien continued that she did not feel that it was the Committee's decision as to whether or not to continue to hold the Harvest Festival if it's something that's been brought up or there are rumors. She further noted that at some point someone said something or voiced concern whether or not it should continue. Solicitor Testa stated that the matter should be an Agenda item and the Township residents will be aware that it will be discussed. Discussion was held on whether or not to hold the Festival should be a ballot question and whether or not it would be binding. Solicitor Testa stated that the matter needs to be on an Agenda so that the public is aware that it will be discussed and they can come in. Mr. Brago noted that depending on how the event goes and if it is downsized, the rides vendor may not commit for one or 2 days. He further noted that there is a 30+ year relationship with that vendor and there are other vendors with whom relationships have been cultivated and if you change the direction of the event it might change everything. Chairperson O'Brien recommended that the matter be placed on the Agenda indicating that the discussion would be with regard to future Harvest Festival events after this year. It was also recommended that both Mr. Spoltore and Mr. Stanzione attend that meeting.

Mr. Brago wanted to go on record with the liaisons to public works that they let Mr. Shinn and Mr. Moore know that they did exceptional job during the snow storm. He also wanted to thank Mr. Tartaglia who was down in Danna Estates when the fire company got down to Danna Estates. Mr. Brago noted that as trees were being cut away other trees were falling and everyone had their hands full. He further noted that it is his goal to have everyone working together in a smooth fashion. Chairperson O'Brien asked that Mr. Brago write that up for their personnel files.

Mr. Brago also wanted to have the Clerk pass on information for the website that the fire department is hosting a pet CPR and first aid class. The class will be held on Sunday, April 29, 2018 from 12 – 4 pm. It's open to the public, you can register online and the cost is \$65 and includes all materials.

There being no further business, Mr. Stanzione made a motion, seconded by Mr. Brago, to adjourn the meeting. The Committee approved.

Abigail P. O'Brien, Chairperson
Township of Deerfield

ATTEST:

Karen Seifrit, Clerk
Township of Deerfield