

REGULAR MEETING
TOWNSHIP COMMITTEE
FEBRUARY 21, 2018

Chairperson Danna 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 Danna led the flag salute.

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

Departmental Reports

The Clerk presented the departmental reports of the Zoning/Housing Officer, Tax Collector, Treasurer, Fire Marshal and Emergency Management Coordinator. Mr. Brago made a motion, seconded by Mr. Terrigno to accept and file the departmental reports. The Committee approved.

Ordinances:

The Clerk presented Ordinance #2018-1 – First Reading Of An Ordinance Appropriating The Sum Of \$11,000.00 From The Capital Improvement Fund Of Deerfield Township For The Installation Of Surveillance, Burglar And Fire Alarm Systems.

Mr. Stanzione made a motion, seconded by Mr. Terrigno to adopt Ordinance #2018-1 on first reading and to Wednesday, March 7, 2018 for second reading, public hearing and final adoption. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

Resolutions

The Clerk presented Resolution #18-73- Resolution Amending The 2018 Temporary Budget. Mr. Terrigno made a motion, seconded by Mr. Brago to adopt Resolution #18-73. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

The Clerk presented Resolution Granting Final Approval Of The Sparacio (3) Application to Sell Development Easement (Property Location: Maple Street Near Greenman Avenue). Discussion was held among the member concerning the properties along the railroad. Mr. Stanzione was concerned about the property being turned into farmland in case there was ever a business that wanted to come into town and needed railroad space the Township couldn't go back and do that. Mr. Stanzione made a motion, seconded by Mr. Brago to table the Resolution until the next meeting. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

The Clerk presented Resolution #18-74 – Resolution Authorizing Interlocal Service Agreement Between The Township Of Deerfield And The Township Of Lawrence With Respect To The Provision Of Zoning Services Mr. Brago made a motion, seconded by Mr. Terrigno to adopt Resolution #18-74. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

The Clerk presented Resolution #18-75- Resolution Authorizing Professional Legal Services Agreement With Blaney & Karavan, P.C. Mr. Terrigno made a motion, seconded by Mr. Brago to adopt Resolution #18-75. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Abstain	Mr. Danna	Yes

The Clerk presented Resolution #18-76 – Resolution Authorizing The Exclusion Of The Public From A Meeting Of The Township Committee To Be Held On Wednesday, February 21, 2018 – Relating To Contract Negotiations (Harvest Lane) And Attorney-Client Privilege. Mr. Brago made a motion, seconded by Mr. Stanzione to adopt Resolution #18-76. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

Old Business

The Clerk presented Reports From Department Chairpersons.

Mr. Terrigno stated that he rode with Ron Shinn and there is a water problem on Garrison Road. He indicated that the drainage on both sides of the road is dilapidated. Mr. Terrigno also noted that there are trees by the Jewish cemetery on Greenman Avenue that are dead and trees on Cedar Street that need to be cut back. As to the trees at the cemetery, Mr. Terrigno indicated that the Township has reached out to the cemetery association and are waiting to hear back. Mr. Terrigno stated that there is a problem of water on Maxon Avenue. Mr. Stanzione asked if it was Maxon Avenue near Stillman and Kenyon. He noted that the Township has addressed that. Mr. Terrigno indicated that problem on Garrison Avenue is particularly bad as the drainage areas have collapsed and there are no grates over the drains.

As to Animal Control, Mr. Brago noted that there have been 2 cats and 4 dogs taken to the SPCA.

Mr. Stanzione indicated that the new Chief's truck will be here in about a week. He also indicated that the fire company is redoing their building. He stated that they are painting and putting new lights in the building. Mr. Brago noted that the renovations are at the fire company's expense, not the Township's.

Chairperson Danna stated that Mr. Iaconelli came and checked the electrical service in the back garage and the grounding issues. He further stated that Mr. Iaconelli recommended that the Township install a new ground and surge arrester in the panel and using a Cutler Hammer outlet strip. Chairperson Danna noted that there is a problem with the ground and it is back feeding. He further noted that there is currently a monitor on the ground to see where the spikes are occurring.

As to streets and roads, Mr. Terrigno indicated that the Township received a \$143,000.00 grant to pave Poplar Street.

Mr. Brago inquired if a company had been selected for the surveillance/alarm equipment. Chairperson Danna stated that he and Mrs. O'Brien had reviewed 3 bids, but the Clerk noted that nothing official has been contracted. Mr. Terrigno noted and Chairperson Danna agreed that the electrical system in the garage has to be sound before any money is spent on the new equipment.

The Clerk presented Discussion And Motion Regarding The Selling Of Lincoln Square East (Also Known As Block 19, Lot 9 – 1.40 acres). Mr. Terrigno inquired about having the property appraised first. Solicitor Testa stated that once a decision is made to sell than the property would need to be appraised. Mr. Brago inquired if it should be appraised first before deciding on whether to sell the property and Solicitor Testa noted that the Township could do that. Mr. Terrigno made a motion to sell Block 19, Lot 9 also known as Lincoln Square East, pending determination of the appraisal, seconded by Mr. Brago. Roll Call Voted:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	No	Mr. Danna	Yes

New Business

The Clerk stated that the next 2 items on the Agenda were requested by Mrs. O'Brien and since she was unavailable this evening asked for a motion to table the items. Mr. Terrigno made a motion, seconded by Mr. Brago to table the Discussions Regarding An Offer From Rowan University To Add Deerfield Township In Their Project For Municipal Mapping and the Discussion Regarding Sustainable New Jersey And Initiating Green Team. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

Chairperson Danna inquired if there was anything happening with the other Township properties. Chairperson Danna stated that he received another telephone call from an individual who is interested in the lot near Pine Street. Mr. Stanzione asked if you could sell a property outright or do we need to put it up for bid. Solicitor Testa asked if the individual is an adjoining property to which Chairperson Danna stated she was not. Solicitor Testa stated that the Township would have to go through the same process to sell. Mr. Terrigno said whoever the Township hires to do the appraisal for Lincoln Square could do that property also. Mr. Stanzione noted that all the Township owned properties should be appraised at the same time. Mr. Brago asked that a list be forwarded prior to the next meeting. Mr. Stanzione and Clerk stated that there are more than 11 properties that are Township owned, however, some are landlocked or undersized.

Mr. Terrigno stated that he was able to speak with Comcast about one of our bills and that the Township is currently paying \$319.01 and the representative was able to get it down to \$199.01 a month under a two-year contract. He further stated that he wanted to bring it to the Committee's attention. Mr. Stanzione stated that it is a savings of \$120 a month.

Communications

The Clerk stated that there are no communications this evening.

The Clerk presented Resolution #18-77 - For The Payment Of Bills. Mr. Terrigno made a motion, seconded by Mr. Stanzione, to adopt Resolution #18-77. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

Public Comment

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

Gerta Hoerhl, 537 Richards Roads addressed the Committee. Mrs. Hoerhl questioned whether or not anyone had talked to the farmers about their plowing techniques. Mr. Stanzione stated that they talked to the farmer and he said he wasn't going to plow near the road anymore. Mr. Stanzione inquired whether they have started plowing again. Mrs. Hoerhl stated that the farmers have started plowing again and that she pictures from last week where it rained and how water flows down to the road. She further presented pictures of how the farmer plows up to the curve sign, the water in the road and the mounds of dirt left behind from the plowing. Discussion was held regarding the water ponding in the road. Mrs. Hoerhl indicated that the farmer never levels the field like they used to in the past. Mr. Stanzione and Mr. Brago stated that they would go out and speak with the farmer.

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

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

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

Mr. Stanzione made a motion, seconded by Mr. Terrigno to reconvene the Regular Meeting. The Committee approved.

The Clerk noted that as a result of discussions in Executive Session, Mr. Stanzione made a motion, seconded by Mr. Brago to contract with Michele Kelly of Kelly Real Estate for the sale of properties on Harvest Lane and to list them at \$99,999.00 and at a commission of 6%. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mr. Danna	Yes

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

Rudy Danna, Jr., Chairperson
Township of Deerfield

ATTEST:

Karen Seifrit, Clerk
Township of Deerfield