

REGULAR MEETING
TOWNSHIP COMMITTEE
APRIL 18, 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. Brago, Mr. Stanzione, Mr. Danna, Mr. Terrigno and Mrs. O'Brien.

Robert Casella, Esquire appeared for Solicitor Testa.

Departmental Reports

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

Ordinances

The Clerk presented Ordinance #2018-2 Second Reading And Public Hearing Of An Ordinance To Exceed The Municipal Budget Appropriation Limits And To Establish A CAP Bank (N.J.S.A. 40A:4-45.14).

Mr. Stanzione made a motion, seconded by Mr. Danna to open the public hearing on Ordinance #2018-2. The Committee approved.

There being no comment from the public, Mr. Danna made a motion, seconded by Mr. Brago to close the public hearing on Ordinance #2018-2. The Committee approved.

Mr. Stanzione made a motion, seconded by Mr. Brago to adopt Ordinance #2018-2. Roll Call Vote:

| | | | |
|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

The Clerk presented Ordinance #2018-3 – First Reading Of An Ordinance Providing For Salaries And Compensation Of The Officers And Employees Of The Township Of Deerfield, Cumberland County, New Jersey.

Mr. Danna made a motion, seconded by Mr. Terrigno to adopt Ordinance #2018-3 on first reading and to Wednesday, May 2, 2018, for second reading, public hearing and final adoption. Roll Call Vote:

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|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

Resolutions

The Clerk presented Resolution #18-92 Authorizing the Establishment Of A Facebook Page For The Township Of Deerfield. Mr. Stanzione made a motion, seconded by Mr. Brago to adopt Resolution #18-92. Roll Call Vote:

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|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

The Clerk presented Resolution #18-93 Terminating Contract Between DM Medical Billings And The Township Of Deerfield And Authorizing A New Contract With Ambulance Billing Company, LLC. Mr. Brago made a motion, seconded by Mr. Terrigno to adopt Resolution #18-93. Roll Call Vote:

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|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

The Clerk presented Resolution #18-94 To Approve Disposal Of Old Checks For The Tax Title Lien Account No Longer Needed By The Township Of Deerfield. The Clerk stated that the account was still active, but the Township has gone to laser checks and disposing of the old manual checks. Mr. Terrigno made a motion, seconded by Mr. Stanzione to adopt Resolution #18-95. Roll Call Vote:

| | | | |
|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

Old Business

The Clerk presented Reports From Department Chairpersons.

Mr. Terrigno stated that Danna Estates is clean and the people are very happy. He further stated that Danna Estates is finished and should be good for a while.

Mr. Danna asked about a new defibrillator. The Clerk stated that she spoke with the Rescue Chief and he was waiting on a quote and will be purchasing the new defibrillator. She also noted that it will be reimbursed through "safety money".

Mr. Danna inquired as to the new alarm system. The Clerk indicated that another gentleman came in this morning and will be providing an additional quote for the alarm system. Mr. Terrigno stated that he received a call from Ron Shinn who stated that Lee Alarms would be coming in and providing an additional quote. The Clerk noted that it would be a couple of days before the quote is received. She further noted that the money is in place for the new system.

Mr. Danna also mentioned about putting a gate or something between the garage and woods to keep people from going around the public works garage. He stated that it didn't have to be anything "high tech" just something that can be closed and keep people from going around the building.

With regard to electric for the pole barn, Mr. Danna stated that he ran into Mr. Iaconelli who stated that the blacktop would need to be cut to run a pipe from the public works garage to the pole barn. Mr. Danna stated that public works had already put pipe in the pole barn to accept lines for electric. He further stated that the pole barn just needs a couple of lights and outlets.

Mr. Danna stated that there was a problem again at the Lopez property. He further stated that there was a lot of rain but the Lopez residence was flooded again. Mr. Danna indicated that he spoke with engineering and the water is "brown water" coming from the fields. He further indicated that the Township needs to address someone about

the field. Mr. Danna stated that the water runs from Mr. Pizzo's through the woods. He further stated that there are deep gullies and perhaps some swales can be put in. Mr. Danna noted that he has pictures and they were also sent to the County.

Mr. Terrigno stated that he and Mr. Brago went there and the water could be coming from the glass house whose retention pond is over filling and then flowing to the Bradway property. Mr. Terrigno noted that the retention pond is full.

Chairperson O'Brien stated that she road down Vineland Avenue and saw the property at Greenman and Vineland Avenue and the unbelievable condition it was in. She further stated that she called the Township Engineer and they will be sitting down to discuss the flow of water through Deerfield Township. Chairperson O'Brien indicated that the problem is that these rain events will continue in frequency and duration and there will be continued flooding problems. She further indicated that you cannot just address the one site, because the water comes from somewhere to another place which is what is happening with the Lopez property. Chairperson O'Brien noted that the water is flowing from Greenman to the Lopez property and then moving through the woods to another property. She further noted that there is a natural flow of water through Deerfield Township and over time have developed over top of. Chairperson O'Brien stated that these bigger and stronger rain events and the water flow will take over as Mother Nature will always beat us. She further stated that she intends to meet with the engineer and come up with an overall Master Plan for the flow water. Chairperson O'Brien indicated that if the Township can't systematically start fixing them all together it is not going to work. She further indicated that there is concern that before crops are planted the fields contribute to run off as well the amount of impervious surfaces.

Chairperson O'Brien stated that she is very aware of the problem and the impact that it is having upon our residents and the Township is working towards a solution with the engineer.

With regard to Landis Avenue, Chairperson O'Brien indicated that she spoke with Kimberly Nance from the State. She further indicated that she made her aware of the situation and that the State has engaged an engineer and we should have a solution within 6-8 weeks.

Chairperson O'Brien inquired whether there were other towns with more complicated topography that deal with water problems on a larger scale. She further inquired if there were towns suffering from similar issues and we could speak with someone there. Mr. Brago suggested Lawrence Township as a big farming community like Deerfield. Chairperson O'Brien stated that she would reach out to Lawrence's Mayor. Mr. Stanzione noted that the farms in Lawrence have swales around their fields to keep the water out. He reminded everyone about the swales that were put in by the Army Corps of Engineers and there are no more swales in the Township and the water just stays here.

Mr. Stanzione stated that with regard to the fire department everything is good, however, during a visit to the fire hall, the new truck does not have vehicle log in it. He further stated that he would reach out to the Chief. Mr. Stanzione also noted that every truck should have a vehicle log as to where it goes.

With regard to animal control, Mr. Brago noted that one dog was picked up this afternoon and only one dog for the month so far.

Mr. Brago noted that the Facebook Page is up and running. He stated that he's put out an invitation to "like" our page with people that he knows and other friends. Mr. Brago asked anyone with a Facebook Page to "share" it and/or "like" it.

Mr. Brago reminded everyone that Youth Night will take place on May 2, 2018 at 6:00 p.m. here at the municipal building prior to our regular meeting at 7:00 p.m.

Mr. Danna noted that at the last meeting the Committee discussed trying to set up a meeting with Mr. Spoltore and Anthony Stanzione regarding the Harvest Festival. The Clerk indicated that she communicated with Mr. Spoltore and he asked if the Committee could wait until after the next Recreation meeting so that they can have that discussion with the Recreation Committee members as to what their thoughts are.

The Clerk presented Discussion And Motion With Regard To Bids Received For Harvest Lane Properties. The Clerk asked Mr. Casella to speak on the matter. Mr. Danna stated that the Township is interested in accepting the bid of I&H Builders, however, they would have to abide by all the terms and conditions previously stipulated by the Land Use Board. Chairperson O'Brien noted that the Township is selling the property "as is" and inquired as to the next step. Mr. Casella stated that the Township can vote to accept the offer and authorize the preparation of an Agreement. He further stated that the Agreement will require that the buyer will meet all Land Use approvals and regulations. Mr. Casella was not sure the extent the prior Land Use Board approvals were still valid, but it didn't mean the buyer couldn't use the same plan and concepts, but will have to meet current standards. Mr. Casella note that the entrance to the subdivision comes off a county road and the county is not going to repave that road this year, so wherever the interface is the buyer will have to deal with the county with whatever conditions they want to impose on it. Mr. Brago clarified that the buyer would have to deal with the county regarding the county road, but that the Township is only concerned with the finishing of Harvest Lane. Mr. Casella noted that if anyone has reviewed the lots they are going to see that it's unfinished and completion of Harvest Lane is part of the deal. He further noted that if the potential buyer is not interested in signing the Agreement with those requirements then the Township has the other offer.

Mr. Terrigno made a motion, seconded by Mr. Danna to accept the bid of I & H Builders in the sum of \$115,300 subject to the terms and conditions for the properties located at Harvest Lane and authorizing the preparation of a Resolution accepting said bid. Roll Call Vote:

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|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

The Clerk presented Discussion And Motion For The Auctioning Of Township Owned Properties. The Clerk noted that there was a packet prepared by Mr. Terrigno. She further noted that with regard to the list of properties and their assessed values, the Clerk stated in speak with the Tax Assessor those values are good.

Chairperson O'Brien inquired what the outcome was to be from the discussion. Mr. Terrigno stated that it was to set minimum bids and put the properties up for auction.

In reviewing the properties, Chairperson O'Brien wanted to know why Block 4, Lot 27 was assessed so much and even the proposed auction price so much when it should be offered to the adjoining property owner. Mr. Terrigno indicated that the Solicitor advised that if the Township tries to auction the properties off, it takes the legality out of the process and the Township can offer the properties to the public for as low as a \$1.00.

As to Block 19, Lot 9, lengthy discussion was held regarding the size of the lot, and it's resulting size after setbacks and the easement on the property are taken into consideration. The Clerk read into the record the letter of the Zoning/Housing Officer indicating that Block 19, Lot 9 is in a CMU zone (Center Mixed Use), the property is vacant and considered a park by the Township. She continued that it is a corner lot

without sanity sewer and the setbacks and 35 foot easement on file since 1997 and not knowing what is considered for construction of any type, would need Land Use Board approvals. The letter continued that the land would raise a lot of issues that would require site plan and various variances in order to build any type of structure at this site. The Clerk also noted that the letter indicated that the regulations for the zone were provided to Mr. Terrigno.

Chairperson O'Brien noted that problems listed in the Zoning/Housing Officer's letter would be similar to any property located in this zone. She further noted that it is a viable piece of property that someone could build a home on with the appropriate variances. Lengthy discussion was held regarding the Block 19, Lot 9 as to its size, value and purpose.

Lengthy discussions were held on each Block and Lot proposed for auction. With regard to the properties proposed for auction and discussion on minimum bids. The following is the minimum bid for said properties:

| | |
|--|-------------|
| Block 4, Lot 27 | \$250.00 |
| Block 19, Lot 9 | \$12,050.00 |
| Block 20, Lots 4 and 5 (to be sold together) | \$14,900.00 |
| Block 25, Lot 2 | \$250.00 |
| Block 33, Lot 1 | \$1,250.00 |
| Block 33, Lot 18 | \$250.00 |
| Block 33, Lot 24 | \$250.00 |
| Block 33, Lot 25 | \$250.00 |
| Block 33, Lot 26 | \$250.00 |
| Block 63, Lot 54 | \$1.00 |

Mr. Brago made a motion, seconded by Mr. Terrigno to sell the Township owned properties for auction at the minimum bids indicated this evening. Roll Call Vote:

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|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

Mr. Stanzione voted "No" as to Block 19, Lot 9.

New Business

The Clerk presented Discussion Regarding Ice Cream Social In Celebration Of Older Americans Month. The Clerk indicated that Melissa, the Senior Center Coordinator, was aware of the Ice Cream Social given by the Township for Older Americans Month and wanted to suggest Monday, May 21, 2018 for event. Mr. Terrigno made a motion, seconded by Mr. Brago to set Monday, May 21, 2018 for the Older American Month Ice Cream Social. Roll Call Vote:

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|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

The Clerk presented Discussion Regarding The Use Of Electronic Tablets By The Township Committee For Agenda Meeting Packets. The Clerk noted that Mr. Brago had sent an email regarding this discussion item. Mr. Brago noted that the Township uses a lot of paper for the preparation of meeting packets. Mr. Brago stated that he felt it was a waste of paper and money. He further stated that to advance with the times, the Township might want to consider the use of Chromebooks (\$199 each). Mr. Brago indicated that it's a very small laptop that each Committeeperson could have. He further

indicated that it would be internet accessible in order to look at maps, look at the internet, receive the meeting packets and also be able to look back a previous packets and Resolutions if necessary. Mr. Brago noted that the Chromebooks could be kept at the municipal building and locked in the Clerk's office. He also noted that the initial cost would be recouped in the savings on paper.

Discussion was held among the members and there was a consensus to look into getting more information and the possibility laptops for the Township Committee.

Mr. Terringo noted that there are some new items needed for the first aid kit in the public works garage. The Clerk stated that she would reach out to the JIF and get a recommendation for new equipment or supplies.

Mr. Terrigno stated that he had reached out to CDC about a feasibility study for sewer for the Township. He further stated that he did not hear back and reached out to Triad Associates. Mr. Terrigno indicated that Triad is working on a proposal as the Township fits under the criteria set by USDA for a grant. He further indicated that he was expecting a proposal by the next meeting.

Communications

The Clerk stated that there are no communications this evening.

The Clerk presented Resolution #18-95 for the Payment Of Bills. Mr. Terrigno made a motion, seconded by Mr. Brago to adopt Resolution #18-95. Roll Call Vote:

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|---------------|-----|--------------|-----|
| Mr. Brago | Yes | Mr. Terrigno | Yes |
| Mr. Stanzione | Yes | Mrs. O'Brien | Yes |
| Mr. Danna | Yes | | |

Public Comment

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

Sonya Lopez, 562 Greenman Avenue came before the Committee. Mrs. Lopez stated that she came to the meeting this evening because again there was water in her yard after the rain on Monday. She further stated that this has been going on for years but it is too much and it was much worse this time. Mrs. Lopez indicated that she spends a lot of money to keep her yard nice and doesn't get that money back. She further indicated that it happens all the time whether there is a little or a lot of rain. Mrs. Lopez stated that it's been going on for years, people have come and taken pictures but nothing is ever done to make it better. She further stated that it really started after the factory was built. Chairperson O'Brien stated that she will be meeting with the Township engineer on the water problem and will keep Mrs. Lopez informed.

Gerta Hoerhl, 537 Richards Road addressed the Committee. Mrs. Hoerhl stated that last year she had a problem with her septic tank. She further stated she was not sure why it was happening this year. She further noted that the farmer put in a new pump and things seems to be changing in her yard. Mrs. Hoerhl indicated that the neighbors are also having problems with their septic and cesspool. Discussion was held with Mrs. Hoerhl and it was determined that it probably wasn't the farmer, but is her septic/cesspool starting to fail as a result of age and that her neighbors were probably experiencing the same problem.

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

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April 18, 2018

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