

REGULAR MEETING  
TOWNSHIP COMMITTEE  
OCTOBER 4, 2017

Chairperson Spatola 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 Spatola led the flag salute.

The Clerk took roll call and members present included Mr. Danna, Mr. Stanzione, Mrs. O'Brien and Mr. Spatola. Mr. Murphy was unavailable this evening.

Minutes

The Clerk presented the minutes of September 6 and September 20, 2017. Mrs. O'Brien made a motion, seconded by Mr. Danna to approve the minutes as written. The Committee approved.

Closed Session Minutes

The Clerk presented the closed session minutes from September 6 and September 20, 2017. Mr. Stanzione made a motion, seconded by Mrs. O'Brien to approve the closed session minutes. The Committee approved. The Clerk indicated that the closed session minutes would not be released to the public until the reasons for their remaining closed are no longer applicable and the Township Solicitor has had an opportunity to review them.

Proclamations:

The Clerk presented Proclamation #2017-7 – Proclaiming Cedar Rose Vineyards As Farm Of The Year For The Deerfield Township Harvest Festival.

Resolutions

The Clerk presented Resolution #17-137- Resolution Approving Fireworks Display For October 8, 2017. Mrs. O'Brien made a motion, seconded by Mr. Stanzione to adopt Resolution #17-137. Roll Call Vote:

Mr. Danna	Yes	Mrs. O'Brien	Yes
Mr. Stanzione	Yes	Mr. Spatola	Yes

The Clerk presented Resolution #17-138 – Resolution Expressing Opposition To Legislative Proposals Regarding the Open Public Meetings Act And Open Public Records Act. Mr. Stanzione made a motion, seconded by Mr. Danna to adopt Resolution #17-138. Roll Call Vote:

Mr. Danna	Yes	Mrs. O'Brien	Yes
Mr. Stanzione	Yes	Mr. Spatola	Yes

The Clerk presented Resolution #17-139 – Resolution Urging The State Legislature To Extend The 2% Cap On Police And Fire Arbitration Contract Awards. Mrs. O'Brien made a motion, seconded by Mr. Stanzione to adopt Resolution #17-139. Roll Call Vote:

Mr. Danna	Yes	Mrs. O'Brien	Yes
Mr. Stanzione	Yes	Mr. Spatola	Yes

Old Business

The Clerk presented Reports from Department Chairs. Mr. Stanzone stated that everything is ready for the Harvest Festival. He asked that the Township Committee come out and lend a hand as extra help is always needed.

With regard to the streets and roads, Mr. Stanzone indicated that work is still progressing on Morton Avenue. He further indicated that he spoke with the gas company and ask them not to come back until after the Harvest Festival as they were ready to tear up Morton Avenue.

Mr. Stanzone stated that he received a complaint about the Regalbuto property on Lebanon Road. He noted that it's full of trash and tires. Mr. Stanzone indicated that he contacted the County and they were supposed to go in there 2 or 3 weeks ago and clean it up, but a neighbor called to say nothing has been done. Mr. Stanzone stated that he will call again.

Mr. Danna inquired if a four-way stop was going to be installed at Lebanon and Morton as there was another accident at that location. Mr. Stanzone stated that the County was not going to do that yet, but they had ordered 2 flashing stop street signs. He further stated that perhaps the Township reach out to the Sheriff's Department or State Police to try and slow down the traffic.

Chairperson Spatola stated that he noticed that our speed bumps have not been put back in the driveway since the drive has been done. Mrs. O'Brien indicated that she will touch base with Public Works.

With regard to fire safety, Chairperson Spatola stated that the Chief's truck has been approved and a purchase order will be created to forward to the dealer so that they can put that on order as they know what the specifications are, but just need the purchase order.

Chairperson Spatola stated that he has obtained the paperwork necessary, from the Clerk, to procure the new title, registration and license plates for the new rescue truck.

With regard to the repairs to the fire hall, Chairperson Spatola stated that the work is mostly completed except for painting on the exterior and interior.

The Clerk presented Discussion Regarding Harvest Lane – Memo Concerning Competitive Contracting. The Clerk stated that everyone received a memo she prepared concerning her conversation with the New Jersey League of Municipalities. She further stated that she spoke with one of the attorneys at the League and indicated to the League that the Township has had no successful bids on the Harvest Lane properties. The Clerk indicated that she presented the Committee's thoughts and desire to possibility go to a real estate agent to put the properties on a website. She further indicated that the Township could do that through competitive contracting. The Committee was given the Statute as listed in the memo. Solicitor Testa stated that it is probably the way for the Committee to go if the Township decides to get a realtor. He further stated that the Township would have to get the approval of the Division of Local Government Services. The Clerk confirmed that information as it was given to her by the League attorney. The Clerk stated that the attorney did not see there being a problem in obtaining the permission from Local Government Services.

Mrs. O'Brien stated that it was the Committee's intention to contact the League and find out if the Township could publicly post on a real estate website to get some sort of a "MLS" and that was the intent of the phone call to the League of Municipalities. She

further stated that the memo reads that the Township was looking to hire a realtor and that was not something the Township was interested in as that would be 6 percent expense that the Township did not want to forfeit.

The Clerk stated that she did not feel that Mrs. O'Brien was incorrect her belief, but noted that the Township is out of options as there have been multiple advertisements and nothing has come from them. Mrs. O'Brien indicated that the intent was for the Township to maintain as much of the income from the sale as possible. She further indicated that the Township has gone back and forth with the sum to be published and the Township clearly said that the Township didn't want to hire a realtor and find out if the League had any previous interaction with anyone who has posted on a real estate website outside of a realtor. Mrs. O'Brien stated that she did speak with the Solicitor from Hopewell Township and that Township has never had a problem moving properties and have never had to go that route.

Chairperson Spatola noted that it was the Township's goal to get the properties to a MLS somehow and that was the goal to get as many people to see these properties and to do that through that media. With regard to the memo, Chairperson Spatola indicated that Township reached out to the League and asked them how the Township can get this on a website to do that and that was their solution to our problem. He further indicated that the Township wants to get it on a website, but did not know if the Township could do that without going through competitive contracting and did the Township need to hire a realtor.

Solicitor Testa stated that he was unfamiliar with those sites or if you need to pay to get on them. Mr. Stanzione noted that this has been going on for a while and our main objective is to get this land back on the tax books and sell it for what is owed on it.

Mrs. O'Brien inquired as to whether or not the notice was advertised in the Philadelphia Inquirer. The Clerk stated that she was unable to advertise in the Inquirer because the paper would not take our purchase order and would only let us advertise with a credit card. Mrs. O'Brien stated that she will contact Zillow and the Philadelphia Inquirer and find out how a municipality can advertise in the Inquirer. The Clerk stated that the Township cannot issue a check (for certified funds) without a purchase order and the paper would not take our purchase order. Chairperson Spatola agreed with Mr. Stanzione in that the Township needs to get these properties back on the tax books, however, the Township has had this for nearly 6 months and no one has made us one offer.

New Business

The Clerk presented Discussion Regarding The 2017 Best Practices Checklist – Motion to Approve Submission. The Clerk stated that she had forwarded the Checklist in a previous email to everyone and that there was a copy in the packets this evening. She further stated that the Township is at 100% in answering all the questions and the Township would receive 100% of State aid. Mr. Stanzione made a motion, seconded by Mrs. O'Brien to approve and submit the 2017 Best Practices Checklist. Roll Call Vote:

Mr. Danna	Yes	Mrs. O'Brien	Yes
Mr. Stanzione	Yes	Mr. Spatola	Yes

The Clerk presented Approval For Special Permit – Parish Of the Holy Cross (Location: St. Mary's Church) – Spaghetti Dinner – November 5, 2017 – 12:00 p.m. to 5:30 p.m. Mrs. O'Brien made a motion, seconded by Mr. Danna to approve the Special Permit. Roll Call Vote:

Mr. Danna	Yes	Mrs. O'Brien	Yes
Mr. Stanzione	Yes	Mr. Spatola	Yes

Communications

The Clerk stated that there are no communications this evening

The Clerk presented Resolution #17-140 For The Payment Of Bills. Mr. Danna made a motion, seconded by Mrs. O'Brien to adopt Resolution 17-140. Roll Call Vote:

Mr. Danna	Yes	Mrs. O'Brien	Yes
Mr. Stanzione	Yes	Mr. Spatola	Yes

Public Comment

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

Steven Manera, 412 Harvest Lane, came before the Committee. Mr. Manera questioned the intentions of the Committee to submit the Harvest Lane properties to a realtor and that the Committee has a price in mind. Mrs. O'Brien stated that there was a published price published in the Daily Journal, Courier Post and The Press of Atlantic City. She further stated that the Township advertised 3 times and received no bids on the properties. Mrs. O'Brien noted that the last advertised price was at \$175,000.00. Mr. Manera inquired if the Township was looking for a bid on the properties. Chairperson Spatola stated that the Township would entertain a bid.

Solicitor Testa stated that the best thing to do would be to wait until it was advertised again and the Clerk could advise Mr. Manera that it was being advertised as it will go to public advertising again and at that time Mr. Manera could submit a bid. Mr. Manera confirmed that the Township was selling all 6 properties at the same time. Chairperson Spatola confirmed the selling of the 6 properties and Mr. Stanzione noted that the next bid price would be \$150,000. Mr. Manera questioned the status of the road. Chairperson Spatola noted that there is an additional fee for the purchaser of approximately \$35,000 to finish the improvements. Solicitor Testa noted that the improvements would only need to be completed if the purchaser was going to sell the lots. Mr. Manera asked when it would be determined when the road needed to be completed and would it be after the last lot was sold. Solicitor Testa indicated that the improvements would need to be completed before any lots were sold. Mrs. O'Brien noted that an individual, like Mr. Manera, would not have to make those improvements until they were ready to sell the lots.

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

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

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Frank R. Spatola, Jr., Chairperson

ATTEST:

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Karen Seifrit, Clerk