

REGULAR MEETING
TOWNSHIP COMMITTEE
DECEMBER 6, 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. Murphy, Mr. Danna, Mr. Stanzione, Mrs. O'Brien and Mr. Spatola. Robert Casella appeared on behalf of Solicitor Testa.

Minutes

The Clerk presented the minutes of November 1, 2017. Mrs. O'Brien made a motion, seconded by Mr. Danna to approve the minutes as written. The Committee approved.

Departmental Reports

The Clerk presented the departmental reports of the Zoning/Housing Officer, Tax Collector, Treasurer and Emergency Management. Mrs. O'Brien made a motion, seconded by Mr. Murphy to accept and file the departmental reports. The Committee approved.

Presentation

The Clerk requested a motion to open the meeting to the public regarding the presentation for this evening. Mrs. O'Brien made a motion, seconded by Mr. Danna. The Committee approved.

The Clerk stated that the Presentation was From Jerry Velazquez, Executive Director, Cumberland County Improvement Authority Regarding Solar For Deerfield Township. She noted that Bert Lopez from Atlantic City Electric was also scheduled but was not present.

Jerry Velazquez, Executive Director of the Cumberland County Improvement Authority came before the Committee. Mr. Velazquez stated that he had a lay out of the development plan approved. He further stated that the wanted to update the residents on what the situation is and that there may be some misinformation passed down from Atlantic City Electric (ACE) and others.

Mr. Velazquez indicated that at the landfill they have 3 engines and those engines run off of methane gas. He further indicated that 2 things are created at the landfill: leachate (which falls to the bottom of the landfill) and methane (which rises up) and is what people smell and creates the odor. Mr. Velazquez stated that in order to help with the odor and generate revenue, the Improvement Authority takes the methane and vacuums it out through piping and sends it to the engines that burn methane gas and create the energy. He further stated that the reason for the engines is to not only to generate electric and revenue for the landfill but to also make sure that they are collecting the gas and less of an odor.

Mr. Velazquez stated that approximately 7 years ago PP&L made a proposal to Atlantic City Electric to let 3 engines be hooked up to the grid. Those 3 engines generate 4.8 megawatts of energy. He noted that when the application was made PP&L paid more than 2 million dollars to ACE for ACE to upgrade their grid to allow those 3 engines to be connected to the grid. He further noted that there was communication between PP&L and the Improvement Authority and ACE allowed these 3 engines to be part of the grid.

He further stated unfortunately as time moved on the grid became congested and now we're in a situation where the Improvement Authority and PP&L are being blamed for the issues the Township residents are having on the grid. Mr. Velazquez stated that residents can't have solar on the grid because ACE is saying that the grid can't handle it. Mrs. O'Brien stated that \$2,000,000 was paid by PP&L to ACE to improve the grid and inquired whether the improvement was conducted. Mr. Velazquez indicated he did not know just that the fee was paid to have the 3 engines connected.

Mr. Velazquez indicated that he has been with the Improvement Authority for almost 5 years and from day one has been working with the Township liaisons and talking about he could solve the problem. He further indicated that he believes the Improvement Authority came up with a solution, along with ACE, and creating a micro grid. He noted that a micro grid is based upon fact that they have 4 buildings (20,000 square feet each) that a developer is going to build and that those 4 buildings will create a need for 40 megawatts of energy. Mr. Velazquez stated that it is the hope and plan is that those 4 buildings, when completed, will not only take the 3 engines off the grid and they will also allow for all the solar being generated to help pay for the cost of the development and allow for the micro grid to operate. He further stated that this is being done to generate revenue to allow the data center to operate and allow the 3 engines to come off the grid. Mr. Velazquez indicated that their solar project will have no impact on the residents or on the grid. He further indicated that everything they generate will be used by the data center and landfill operation. Mr. Velazquez stated that everything they are doing has no connection to the grid and they will not be adding to the grid, but rather, taking away from the grid and hoping that those 3 engines coming off the grid will allow for the grid to be freed up and hopefully residents can connect.

Mr. Velazquez indicated that they are currently negotiating with the data center developers to build one building (20,000 square feet – which would use about 4 ½ megawatts) and the combination of the 4 1/2 megawatts at the building and the 1 ½ used at the landfill (+/-) plus the C&G facility which will use another megawatt and the combination of those 3 projects will allow for the 3 engines to come off in 2018, even before the 4 buildings are put up. He further indicated that they hope and plan that during 2018 these 3 engines will come off the grid, and according to all the conversations between the liaisons and ACE, that it will free up the grid and all the residents to connect to the grid. He noted that is the plan and it has been modified to get the 3 engines off the grid sooner rather than later and do that before the 4 buildings are up. Mr. Velazquez stated that they have been working with the Township for a long time and Mr. Spatola and Mr. Stanzone have been to many meetings with the Improvement Authority and working with ACE to try and figure this out and it is the hope it is a solution.

Nancy Massey asked where the new development would take place. Mr. Velazquez indicated it would be built near Lebanon Road near the backside of the landfill. He further indicated that he believes that PP&L made a payment, not a surprise, and ACE knew it was coming and it was not an insignificant payment, and he did not believe that it is fair for the Improvement Authority to be blamed for the grid issues.

Jim Hughes stated that there are no guarantees. Mr. Velazquez agreed, but not that the Improvement Authority is not the problem but are trying to create a solution. Mr. Hughes disagreed and noted the generators belong to the Improvement Authority. Mr. Hughes noted that he can't get solar and that the Improvement Authority is the problem. Mr. Velazquez stated that PP&L made a payment to get the engines on the grid. Mr. Hughes felt that no building permits should be issued until there is a guarantee. Mr. Velazquez indicated that he respectfully disagreed and noted that Mr. Hughes was entitled to his opinion.

Chairperson Spatola reiterated that the whole purpose of this synopsis is that the ball is Atlantic City Electric's court. He noted that the Township was told that the generators need to come off the grid they're sharing with Deerfield Township residents as they are consuming too much to not allow residents to put solar on the grid. Chairperson Spatola stated that at one of the more significant meetings was the fact that the Township and the CCIA have proved that the redevelopment project will remove 4.8 megawatts from their grid. He further noted that removing the generators from the grid would enable a significant number of Deerfield residents to get on the grid with their solar requests. Chairperson Spatola did admit that the Township could not get Atlantic City Electric to guarantee the 4.8 megawatts or whatever percentage necessary to guarantee solar. He further noted that when the generators leave the grid there will be 4.8 megawatts of power available to the grid that we are on now.

Mr. Velazquez noted the host community benefit to the Township every year and the additional projects will be creating additional PILOT payments to the Township, which will be additional revenue. He further noted that this project is not only relieving the solar issue it's also generating revenue for the Township.

Additionally, Mr. Velazquez wanted to go on record by stating that there is no commitment from the Improvement Authority that once the engines come off that Atlantic City Electric will allow everyone to hook up. He noted that he cannot make a commitment for Atlantic City Electric only that the Improvement Authority is going to get those engines off the grid and whatever Atlantic City Electric does after the engines come off the grid the Improvement Authority can't be responsible for. Chairperson Spatola agreed and noted that is why the Township spent so much time trying to pin them down.

Chairperson Spatola noted that additional cost is being incurred by the Improvement Authority as they are doing a switch station. Mr. Velazquez agreed and noted that the Improvement Authority will be upgrading the line all the way to Carl's Corner. Mrs. O'Brien stated that it is important as residents to know that when the engines come off the grid there will be 4.8 megawatts of power available and as residents can use that specific quantity when they call Atlantic City Electric. Mr. Velazquez noted that homes work on 40 – 50 kilowatts which is considerably a lesser amount than a megawatt. Mrs. O'Brien confirmed that it is huge amount for the CCIA to take off the grid and unfortunately the representative invited from Atlantic City Electric is not here.

Mr. Velazquez committed to being a good neighbor and do whatever the Improvement Authority can with the Township. Mrs. O'Brien acknowledged Mr. Velazquez and thanked him for coming out this evening and sharing this information with our residents and always being accessible when asked to participate.

Mrs. Corson noted that when you come out on Stillman Avenue near the landfill the black plastic at the top reflects the sun to the point that it blinds a driver with the reflection. Mr. Velazquez said they could take a look and possibly put some netting up there to help reduce the glare.

As to traffic, Mr. Velazquez noted that they are moving their offices from Millville to the redevelopment zone and the traffic will be extremely limited. He noted that security will be in the building with the Improvement Authority and driving around on golf carts. He further noted that traffic will be minimal except for some truck traffic.

Chairperson Spatola noted that our local fire company has had a well on the south end of town located at the old fire company building and which has been sold for a couple of years. He stated that the current owner of the property has been gracious

enough to let the fire company continue to use the well at no cost to the Township. Chairperson Spatola noted that it is time to let the new owner have that space. He further noted that the Township has been offered a well at the landfill by Mr. Velazquez and they have a current well that they will give us access to. Chairperson Spatola stated that the fire chief and other individuals have been involved and we have a couple of bids we're looking at to move forward with the retrofit of the well. He further stated that the area needed to bring a fire truck in is available and the fire company could just drive in and use the well. Chairperson Spatola thanked Mr. Velazquez for working with the Township on that project and it will be beneficial for everybody. The Committee thanked Mr. Velazquez for his attendance.

Mrs. O'Brien made a motion, seconded by Mr. Stanzione to close the meeting to the public as to the presentation. The Committee approved.

Resolutions

The Clerk presented Resolution #17-144 – Authorizing The Transfer Of Funds. She noted that the money being transferred to the EMS/Ambulance Salary and Wages was previously encumbered and set aside just for this purpose and is not a transfer from another account. Mrs. O'Brien made a motion, seconded by Mr. Murphy to adopt the Resolution. Roll Call Vote:

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

The Clerk presented Resolution #17-145 - Approving Release Of Performance Bond Posted By Bridgeton (Landis) DG, LLC (Dollar General) In The Sum Of \$66,362.85 And Requiring A Maintenance Bond In The Sum Of \$18,343.13. Mr. Danna made a motion, seconded by Mrs. O'Brien to adopt Resolution #17-145. Roll Call Vote:

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

The Clerk presented Resolution #17-146- Approving Release Of Performance Bond Posted By 566 Irving Avenue, LLC In The Sum Of \$526,680.00. Mr. Stanzione made a motion, seconded by Mrs. O'Brien. Roll Call Vote:

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

The Clerk presented Resolution #17-147 – In Support Of Fibrodysplasia Ossificans Progressiva (FOP) Awareness Initiative. The Clerk reminded everyone of the gentleman who came to the November 1st meeting looking for a Resolution from the Township regarding this disease and support of medical research. Mr. Stanzione made a motion, seconded by Mrs. O'Brien. Roll Call Vote:

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

The Clerk presented Resolution #17-148 – Authorizing The Exclusion Of The Public From A Meeting Of The Township Committee To Be Held On December 6, 2017. Roll Call Vote:

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

Old Business

The Clerk presented Reports from Department Chairs. Mr. Stanzione stated that with regard to Recreation, Breakfast with Santa went great, the kids had a good time and the Township held the rededication of Rosenhayn Park. He further stated it was nice group that came out and a good day.

Mr. Murphy indicated that he spoke with Ron Shinn about Richards Road and he made a phone call to the County to see if they can cut the berm back and try and get some of the water out of the street. He further indicated that nothing has been done yet, but a phone call has been made.

Mr. Stanzione stated that he made a call to the County and they came in and took care of a couple of holes for us on Garrison Road, because we had problem filling those holes. He further stated they came in and used their machine to fill the holes.

As to Fire and Safety, Chairperson Spatola noted that the Township is waiting on the Chief's truck and we'll keep everyone posted. Additionally, Chairperson Spatola noted the 75th anniversary of the fire company and the banquet that was held to honor the current and former members.

Mrs. O'Brien noted that the SPCA are currently reviewing their finances to see how they can continue to operate and the Township is currently reviewing our relationship with them to see how we might participate with them.

New Business

The Clerk presented Discussion For Date For Annual Reorganization Meeting – Motion To Set Wednesday, January 3, 2018 At 7:00 p.m. For Reorganization Meeting. Mrs. O'Brien made a motion, seconded by Mr. Stanzione to set Wednesday, January 3, 2017 at 7:00 p.m. for the annual Reorganization Meeting. Roll Call Vote:

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

The Clerk presented End Of Year Payment Of Bills Meeting. The Clerk recommended Thursday, December 28, 2017 depending on time. Mrs. O'Brien made a motion, seconded by Mr. Danna to set Thursday, December 28, 2017 at 8:00 a.m. for the end of year payment of bills meeting. Roll Call Vote:

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

The Clerk noted that the Township received the paperwork from the JIF indicating that our dividend for 2017 would \$8,039.00 and it will be reapplied to the 2018 Assessment.

Communications

The Clerk stated that there was a communication for this evening. The Clerk noted that it was a letter of resignation from Teresa Golembksi. The Clerk read the letter into the record. Mr. Stanzione made a motion, seconded by Mr. Murphy to accept and file the communication. Roll Call Vote:

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

The Clerk presented Resolution #17-149 For The Payment Of Bills. Mrs. O'Brien made a motion, seconded by Mr. Murphy to adopt Resolution 17-149. Roll Call Vote:

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

Public Comment

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

Gloria Corson on behalf of her mother at 409 Stillman Avenue stated that she was here last month about her mother's water. She stated that the Board of Health would be contacting her and no one has contacted her as of yet. She further stated that smell is still terrible and noted that she is becoming concerned on whether or not they should be taking a bath or washing their clothes with this water. Mrs. Corson noted that they have to buy every bit of water they have. Mrs. O'Brien inquired if any of the neighbors are having the same problem. Mrs. Corson stated yes and she noted that John Montana, her sister-in-law and Lisa Randazzo have an issue.

Mr. Stanzione asked if anyone has made contact from the Board of Health or talked with anyone from the Board of Health. Mrs. Corson said no. Mr. Stanzione asked if Mrs. Corson has reached out to the Board of Health. She indicated that they notified the State and the State came in and put in a system for the mercury but not for anything else. Chairperson Spatola noted that the water company could report that to the State because they were hired by the State. Mrs. Corson believed it was Century Water. Chairperson Spatola stated that it needs to be nailed down as to whether or not it should bypass the County Board of Health or go straight to the State. He further stated that they should contact the County Board of Health. Mrs. Massey noted that the water has been tested for everything and even though it came out high it wasn't high enough to fail. Mrs. O'Brien inquired how long ago the water was tested. Mrs. Massey noted it has only been a couple of months.

Mr. Stanzione suggested that they reach out to the Health Department again and he will contact them too to expect a call and if they don't respond to call him. He further suggested that they call tomorrow.

Mrs. Corson noted that the corner of Lebanon and Stillman you cannot see past the overgrown trees. It was noted that the Township will call the County about cutting back those trees.

Gerta Hoerl, 537 Richards Road came before the Committee. Mrs. Hoerl just wanted to bring a copy of the last Township Directory in case the Township wanted print

new ones. Mr. Stanzione noted that the Township should do that again. Mrs. Hoerl also noted that there are rules and regulations to use the landfill and one is to “tarp” the trash. She stated that she followed a truck the other day and stuff was flying out the back onto the road. Mr. Stanzione suggested that she get the tag number when she sees that type of violation. Chairperson Spatola thanked Mrs. Hoerl for her observation and stated he will let Mr. Velazquez know as the County and State have inspectors who go around to do inspections.

Mrs. Hoerl also asked when the post numbers need to be completed and Mrs. O’Brien noted January 1st. Mrs. Hoerl stated that her numbers blend in to her post. Mrs. O’Brien asked if they were reflective and Mrs. Hoerl said no. Mrs. O’Brien noted that the intention of the letter was not to cause anyone undue hardship but to make sure everyone is safe and so fire fighters and emergency personnel will know where to go. Chairperson Spatola noted that the post is important as it creates consistency and consistency creates safety.

Lastly, Mrs. Hoerl noted that someone is pulling wires down into the road. She noted that the lines are hanging low near Parvins Mill and Richards. Mrs. Hoerl thought it was old phone wire. Chairperson Spatola thought it might be someone stealing the copper. Mrs. Hoerl stated that she tries to keep out of the road but it seems to be happening a lot in different places. It was noted that perhaps she could call Verizon.

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

Mrs. O’Brien made a motion, seconded by Mr. Murphy to go into Executive Session per the Resolution adopted this evening. Roll Call Vote:

Mr. Murphy	Yes	Mrs. O’Brien	Yes
Mr. Danna	Yes	Mr. Spatola	Yes
Mr. Stanzione	Yes		

Mrs. O’Brien made a motion, seconded by Mr. Stanzione to reconvene the regular meeting. The Committee approved.

The Clerk noted that as a result of the Executive Session Mr. Danna made a motion, seconded by Mr. Murphy to appoint Melissa Exten as the Senior Center Coordinator. Roll Call Vote:

Mr. Murphy	Yes	Mrs. O’Brien	Yes
Mr. Danna	Yes	Mr. Spatola	Yes
Mr. Stanzione	Yes		

The Clerk presented Resolution #17-150 appointing Melissa Exten as Senior Center Coordinator at a rate of \$15.00 per hour. Mrs. O’Brien made a motion, seconded by Mr. Murphy to adopt Resolution #17-150. Roll Call Vote:

Mr. Murphy	Yes	Mrs. O’Brien	Yes
Mr. Danna	Yes	Mr. Spatola	Yes
Mr. Stanzione	Yes		

Also as a result of Executive Session, Mr. Murphy made a motion, seconded by Mr. Stanzione to appoint Russell Moore as full time laborer for the year 2018. Roll Call Vote:

Mr. Murphy	Yes	Mrs. O'Brien	Yes
Mr. Danna	No	Mr. Spatola	Yes
Mr. Stanzione	Yes		

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

Frank R. Spatola, Jr., Chairperson
Deerfield Township

ATTEST:

Karen Seifrit, Clerk