

REGULAR MEETING  
TOWNSHIP COMMITTEE  
FEBRUARY 15, 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 Mrs. O'Brien, Mr. Stanzione, Mr. Danna, Mr. Murphy and Mr. Spatola.

Departmental Reports

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

Ordinances

The Clerk presented Ordinance #2017-1 – Second Reading And Public Hearing Of An Ordinance Amending Ordinance No. 2016-6 Appropriating The Sum Of \$604,556.00 From The Capital Improvement Fund Of Deerfield Township For The Acquisition Of A Rescue Truck.

Mr. Stanzione made a motion, seconded by Mr. Danna to open the public hearing on Ordinance #2017-1. The Committee approved.

There being no comment from the public, Mrs. O'Brien made a motion, seconded by Mr. Murphy to close the public hearing on Ordinance #2017-1. The Committee approved.

Mr. Stanzione made a motion, seconded by Mr. Murphy to adopt Ordinance #2017-1. Roll Call Vote:

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

The Clerk presented Ordinance #2017-2 – Second Reading And Public Hearing Of An Ordinance Appointing The Township Committee Of The Township Of Deerfield As The Redevelopment Entity For Redevelopment Projects Implemented Pursuant To The Township's 2005 Redevelopment Plan.

Mrs. O'Brien made a motion, seconded by Mr. Danna to open the public hearing on Ordinance #2017-2. The Committee approved.

There being no comment from the public, Mrs. O'Brien made a motion, seconded by Mr. Danna to close the public hearing on Ordinance #2017-2. The Committee approved.

Mr. Stanzione made a motion, seconded by Mrs. O'Brien to adopt Ordinance #2017-2. Roll Call Vote:

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

Chairperson Spatola had questioned whether the Ordinance needed to state how the Redevelopment Entity would be “chaired” and if it would be by the Mayor and Deputy Mayor each year. Solicitor Testa stated that could be put in the Ordinance, but it would be a motion to amend the Ordinance and the final adoption of the Ordinance would be tabled for another two weeks. He further stated that it is not necessary and it was something that could be revised at a later time. Chairperson Spatola accepted the answer from the Solicitor Testa and voted to “yes” to adopt the Ordinance in its current form.

Resolutions

The Clerk presented Resolution #17-72 – Authorizing The Exclusion Of The Public From A Meeting Of The Township Committee To Be Held On Thursday, February 23, 2017 – As to matters of personnel. Mr. Stanzione made a motion, seconded by Mr. Danna to adopt Resolution #17-72. Roll Call Vote:

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

Old Business

The Clerk presented Reports From Department Chairpersons.

Mr. Stanzione stated that the Township finally made contact with the State regarding the projects on Landis Avenue both at Morton Avenue and Willow Street. He further stated that the State is going to resurface Morton Avenue at the corner and open the drain up in front of the Municipal Building. Mr. Stanzione also noted that at Willow Street two new drains will be installed and leveled off in order to alleviate the water issue there. He also noted that the State was here today and tried to fix the drain out front but it is full of concrete. The Clerk stated that the State contacted our public works manager and indicated that the crew that was here today to clean out the drain are not equipped to do so and that project will have to be subcontracted out by the State.

With regard to the meeting held on Monday, February 6, 2017, Mr. Stanzione indicated that the meeting was with the Cumberland County Improvement Authority, Atlantic City Electric, County and State Officials. He further indicated that Mr. Velazquez of the Improvement Authority called him just before coming to the meeting this evening and stated that everything is going smoothly and asked that the Township have our Planner work on the Redevelopment Zone so that the Improvement Authority can get their projects started. Mr. Stanzione noted that this is a good thing and will free up the grid so that Township residents can get solar.

Chairperson Spatola indicated that the projects and the availability of solar are not going to happen overnight. He further indicated that to switch everything over is going to take about 18 months and the reality is that it could take 2-3 years. Chairperson Spatola stated that the Township made it quite clear that the Township would not move on the Redevelopment Plan until the Township residents were taken into consideration for solar access and a guarantee that there would be more than enough for our residents. Mr. Stanzione noted that it can be expedited and it may be done faster in a 12 month period. He further noted that with the support of State and Federal entities and with F&S Produce putting their project in the State doesn’t want to lose those jobs.

Also with regard to Streets and Roads, Mr. Stanzione indicated that he had the opportunity to speak with County Engineer John Knoop who stated that as soon as the asphalt plants open the work on Vineland Avenue will begin. He also indicated that within the next few weeks there will be an answer regarding the 4-way stop at Big Oak and Parvins Mill Road.

There were no reports for Recreation or Fire and Rescue.

Mrs. O'Brien noted that she asked the Administrator to draft up a policy on the message board out front. She further noted that has been submitted and under review and should be available for the next meeting. Mrs. O'Brien questioned Solicitor Testa as to whether or not a Resolution was needed and it was noted that it was not necessary. Mrs. O'Brien indicated that she wanted to go on record that the Township was following up as there was a concern by a resident.

The Clerk presented Discussion Regarding Authorization For Township Planner To Begin Amendments To The Redevelopment Ordinance And Zone- Motion To Authorize Township Planner To Begin Amendments To The Redevelopment Zone Ordinance.

Mr. Stanzione stated that the he felt that the matter should be expedited as quickly as possible. Solicitor Testa indicated that he received an email from Executive Director Velazquez of the CCIA asking if the Township was addressing this matter. Chairperson Spatola stated that the difference in fees from our Planner doing the work and the CCIA's professionals doing the work was substantial and the Township felt more comfortable with our Planner taking the lead but he will be consulting with their people.

Mrs. O'Brien made a motion, seconded by Mr. Stanzione to authorize the Township Planner to begin amendments to the Redevelopment Ordinance and Zone.  
Roll Call Vote:

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

Mrs. O'Brien asked if there was information regarding the appraisals for the foreclosed properties. Solicitor Testa was not aware of the status and noted that Mr. Heck from his office was away.

#### New Business

The Clerk presented discussion Regarding Exterior Sheathing on Pole Barn. Chairperson Spatola stated that it was admitted by the contractor who built the pole barn that he put the wrong color steel in the wrong place. He further stated at the time the Township agreed to continue with the installation and that contractor indicated that the mistake would be dealt with in some form of a rebate. Chairperson Spatola indicated that the contractor is looking for his final payment and made an offer of a \$380 credit. He further indicated that he asked the public works manager to get a price on what the steel costs and that cost alone is \$3,744.00. Chairperson Spatola stated that he did not feel that the \$380 credit was sufficient and wanted to discuss it this evening in order to come up with a course of action and/or counter offer.

Mr. Danna asked if the Township is going to put a concrete floor in the building and could that job be given the credit for the steel. Chairperson Spatola stated that was the intention, but didn't want to approach that with the contractor. Mrs. O'Brien questioned whether the Township could negotiate with the contractor or should the Solicitor. Solicitor Testa stated that the Township could negotiate on their own and Buildings & Grounds could approach the contractor but if the negotiations fail and the offer is unacceptable then he would step in. Mr. Stanzione indicated that he feels the building looks nice the way it is. Mrs. O'Brien noted that she received a call when the building was  $\frac{3}{4}$  of the way completed advising that the colors where switched and did we want the steel taken down. She further noted that she was here within 5 minutes and it's not in anyone's best interest to waste materials, time and manpower and the

understanding was that there would be a negotiation and the price would significantly reduced. Solicitor Testa stated that the Township could not get 100% because the Township received what was contracted for just that the color was incorrect and it was a cosmetic issue. Mrs. O'Brien indicated that the Township should negotiate the price of the concrete and move on from there. Discussion was held regarding the quotes for concrete. Solicitor Testa stated that the Township could not negotiate the price of the concrete using the credit for the mistake made on the pole barn.

Chairperson Spatola indicated that he would meet with Mrs. O'Brien and contact the contractor and negotiate the credit for the pole barn.

### Communications

The Clerk stated that there is a communication this evening. She further stated that the communication is in the form of a thank you note from Cosmo Laurella for the testimonial dinner. The Clerk read the note into the record. Mr. Stanzione made a motion, seconded by Mrs. O'Brien to accept and file the communication. The Committee approved.

The Clerk presented Resolution #17-73 For The Payment Of Bills. Mrs. O'Brien made a motion, seconded by Mr. Danna, to adopt Resolution #17-73. Roll Call Vote:

Mrs. O'Brien	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Mr. Danna	Yes
Mr. Laurella	Yes		

### Public Comment

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

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

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

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Frank R. Spatola, Jr., Chairperson  
Township of Deerfield

ATTEST:

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Karen Seifrit, Clerk  
Township of Deerfield