

REGULAR MEETING
TOWNSHIP COMMITTEE
FEBRUARY 17, 2016

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 Mrs. O'Brien, Mr. Spatola, Mr. Laurella, Mr. Sparacio and Mr. Danna.

Departmental Reports

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

The Clerk stated there was a Presentation From F&S Produce Regarding Pipe To Be Run Down Maxon Avenue to Morton Avenue.

Gary Kessler of Manager of F&S Produce, Wayne Johnson, Engineer and Heather Baker also of F&S came before the Committee. Mr. Kessler stated that F&S has been working with the County to run a pipe down Maxon Avenue from their property to tie into a drain on Morton Avenue. He further stated that they had a requested a letter from the Township Clerk but was advised that F&S would need to come to a meeting and make this presentation. Mr. Kessler indicated that they have had problems trying to do the survey on Maxon Avenue as the neighbor indicates that it is his property.

Mr. Kessler noted that they have put a berm around the property, but would like to install the drain to tie into Morton Avenue to take away additional water from the property. Wayne Johnson presented to the Committee a layout of the proposed drainage system that would run from F&S down to Morton Avenue via Maxon Avenue through a drain pipe. Mr. Kessler noted that nothing further has been done or able to get done, because of the issues with the neighbor on Maxon Avenue.

Mr. Spatola stated that he was involved in this discussion last year and noted that Mr. Pipitone had offered to run the pipe, at his own expense, and tie into the County drain on Morton Avneue down Maxon Avenue. He further stated that this pipe would be a good thing and beneficial to the Township. Mr. Spatola noted that this pipe would remove the water from the natural water system and bring it through the pipe down to the County drain.

Mr. Spatola indicated that Maxon Avenue has not been vacated and still belongs to the Township. He further indicated that it was the intent of this presentation to bring everyone up to speed as to what would be going on in case there are any questions from the public. Mr. Spatola noted that in the future the Committee may want to vacate the rest of Maxon Avenue to F&S and in turn F&S would follow the same procedure as they did last year.

Solicitor Testa noted that as the property still belongs to the Township, the Township will need to grant F&S a right-of-way or easement. Mr. Kessler noted that right now F&S is interested in completing the survey and then will be able to present the location of the pipe.

Mrs. O'Brien, along with Mr. Spatola confirmed that F&S needed "permission" from the Township to get on Maxon Avenue and finish their survey regardless of the neighbor. Solicitor Testa stated that the Township needs to pass a Resolution to grant

F&S access to complete their survey and then before the pipe is put in the Township will need to do an easement to set forth the meets and bounds of where the pipe is going to be installed.

Mr. Kessler noted that this matter needs to proceed somewhat quickly as part of restitution to a fine received by F&S. He further noted that the restitution needed to be something that would benefit the Township and this pipe and its tie into the Morton Avenue is what was decided and the work and the survey need to be completed as quickly as possible.

Discussion was held regarding the original vacation of the property back in the 1980's, but that did not happen. Further discussion was held regarding installation of the pipe and its tie into Morton Avenue.

Mrs. O'Brien asked to offer Mr. Kessler a timeline as to the adoption of a Resolution and it was noted that the Resolution would be adopted at the next meeting in 2 weeks.

Mr. Spatola made a motion, seconded by Mrs. O'Brien to have the Solicitor draft a Resolution to grant F&S access to Maxon Avenue for the purposes of conducting their survey. Roll Call Vote:

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

Resolutions

The Clerk presented Resolution #16-70 – Resolution To Amend The 2016 Temporary Budget. Mr. Laurella made a motion, seconded by Mr. Sparacio to adopt Resolution #16-70. Roll Call Vote:

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

The Clerk presented Resolution #16-71 – Resolution Authorizing Increasing The Bid Threshold To \$40,000.00 And The Quotation Threshold To \$6,000.00. Mr. Spatola made a motion, seconded by Mrs. O'Brien to adopt Resolution #16-71. Roll Call Vote:

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

Old Business

The Clerk presented Reports From Department Chairpersons.

Mr. Laurella brought up a previous discussion regarding the Township's desire to put up a new pole barn and installation of a bathroom in that building. He noted that everyone needs to think about what they want in a new pole barn. Mrs. O'Brien stated that it is something that needs to be brought up at the budget workshop so as to see what money is available to spend and assess the need for the building.

Discussion was held regarding the selling of the Carmel Fire Hall and how it was used for storage and the need for a pole barn.

Mr. Laurella brought up the fact that the Township is looking into foreclosing on a subdivision on Bridgeton Avenue. Mr. Laurella stated that the subdivision is not finished and if the Township foreclosed on all the properties who would be responsible for finishing the roadway to those properties. He further stated that the Township should look into foreclosing on some other properties as well.

Solicitor Testa indicated that the Township could still foreclose on the subdivision, but do it as one parcel and then the Township wouldn't be responsible for finishing the subdivision. Mr. Spatola stated that the Township might want to consider just doing this one foreclosure and get that done successfully before looking at 5 or 6 others at this time. Mr. Laurella indicated that the Township has been written up on the audit for the last 2 years for not foreclosing on properties and doesn't feel the Township can wait another year to foreclosure on 5 or 6 more properties. Mrs. O'Brien questioned what the first step is in foreclosure. Solicitor Testa stated that it would be authorization from the Township and then title searches would need to be done on the properties. The Clerk stated that money has been allocated in the 2016 budget for foreclosures, but the Township needs to wait to authorize the Solicitor until the budget is adopted.

Discussion was held among the Committee regarding the selling of small lots and under-sized lots to adjoining property owners. Mrs. O'Brien asked for a list of the properties for foreclosure and Township owned properties for the budget workshop. A request was also made for a list of the Township paper streets. Discussion was held regarding the paper streets.

Mr. Laurella noted that there was a flood in the basement last week and the plumber that came in did a wonderful job and also cleaned up the piping in the copy room.

Discussion was held regarding the water treatment system in the basement and how it is piped out to the septic. Further discussion was held about an alarm and sump pump for the basement.

Mr. Sparacio noted that the Recreation Committee will be meeting again on Wednesday, February 24 and he will bring up the request regarding payment of the maintenance men salaries during the Festival.

New Business

Chairperson Danna stated that he was approached by several residents regarding the junkyard on Irving Avenue, Vern's Place 4 Parts. He further stated the owner was supposed to clean up the property and that still is not done. Mr. Laurella stated that the Administration should let the Zoning/Housing Officer know and let him handle the matter.

Communications

The Clerk stated that there are no communications this evening.

The Clerk presented Resolution #16-72 For The Payment Of Bills. Mrs. O'Brien made a motion, seconded by Mr. Spatola, to adopt Resolution #16-72. Roll Call Vote:

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

Public Comment

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

John Barbagello of Morton Avenue stated that he just wanted to comment on the work to be done on Maxon Avenue. He further stated that the other neighbor, Dan, never gives any problems and would probably let F&S do whatever they wanted through his property. The Committee thanked Mr. Barbagello for his input.

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

There being no further business to come before the Committee, Mr. Laurella made a motion, seconded by Mr. Spatola to adjourn the meeting. The Committee approved.

Rudy Danna, Jr., Chairperson
Township of Deerfield

ATTEST:

Karen Seifrit, Clerk
Township of Deerfield