

REGULAR MEETING  
TOWNSHIP COMMITTEE  
MARCH 2, 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 Mr. Sparacio, Mr. Laurella, Mr. Spatola, Mrs. O'Brien and Mr. Danna.

Minutes

The Clerk presented the minutes of February 3 and February 17, 2016. Mrs. O'Brien made a motion, seconded by Mr. Spatola to approve the minutes as written. The Committee approved.

Ordinances

The Clerk presented Ordinance #2016-1- First Reading 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. Spatola made a motion, seconded by Mr. Laurella to adopt Ordinance #2016-1 on first reading and to set Wednesday, March 16, 2016 for second reading, public hearing and final adoption. Roll Call Vote:

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

Resolutions

The Clerk presented Resolution #16-73 – Resolution Granting F&S Produce Access To Maxon Avenue (A Paper Street) For The Purposes Of Conducting A Survey And Any Other Engineering Work Necessary For The Installation Of An Underground Pipe To Morton Avenue. Mrs. O'Brien made a motion, seconded by Mr. Sparacio to adopt Resolution #16-73. Roll Call Vote:

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

The Clerk presented Resolution #16-74 – Resolution Supporting Winchester And Western Railroad Company's Application To NJDOT To Fund Improvements For Rail And Tie Project Between Nixon Avenue And Kenyon Avenue. Mr. Spatola made a motion, seconded by Mr. Laurella to adopt Resolution #16-74. Roll Call Vote:

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

The Clerk presented Resolution #16-75 – Resolution Authorizing Interlocal Service Agreement Between The Township Of Deerfield And The Township Of Lawrence With Respect To The Provisions Of Zoning Services. Mr. Spatola made a motion, seconded by Mr. Sparacio to adopt Resolution #16-75. Roll Call Vote:

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

Old Business

The Clerk presented Reports From Department Chairpersons.

Mr. Laurella stated that there have been complaints for many years regarding the flooding on Vineland Avenue near Greenman Avenue. He further stated that Mr. Sparacio informed him that he was at a Freeholder Meeting where it was stated that Vineland Avenue would be repaved this Spring and then Bridgeton Avenue in 2017.

Mr. Sparacio followed up that with regard to Vineland Avenue, between the Fire Training School and Morton Avenue, he noted that speed limit signs need to be installed as there a few missing and the traffic needs to be aware of the speed limit.

As to animal control, Mr. Sparacio indicated the annual rabies clinic will be held on Saturday, March 19, 2016 from 9 am to 11 am, here at the municipal building, and is free to all County residents.

Mr. Sparacio also noted that the Annual Easter Egg Hunt will be held at LoBiondo Park on Saturday, March 19 at 10:00 am.

Discussion was held regarding the rabies clinic and the lack of assistance from a neighboring municipality included with Deerfield.

Mr. Laurella stated that he ran into a gentleman regarding the park. Mr. Laurella indicated that he advised the individual that the Township applied for a grant but was turned down. He further indicated that the individual mentioned that the basketball court was not in good shape. Mr. Laurella noted that to refurbish the basketball court for that park would cost approximately \$60,000.

Mr. Spatola indicated that the individual Mr. Laurella was referring to was very assertive for his group to be able to play on a better surface and was a big issue last year. He further indicated that the Township did pursue a grant for that park, but that didn't work. He further indicated that it might be worthwhile for the Township to send a letter to this individual and invite him to a meeting and sit here in the public and explain to him why it didn't happen and what steps we need to take to make it happen. Mr. Spatola stated that he felt we owe him that much as the individual was very patient and was told a lot of different things over the last 2 years and we don't want him to feel that he was led along.

As to Recreation, Mr. Spatola brought up a Use of Facilities Agreement. Mr. Spatola noted that he has been approached by a group that wants to celebrate their 100<sup>th</sup> anniversary of their local business. He further noted that the event would be somewhat involved and he wasn't sure where the Township was at with regard to that type of Agreement. Mr. Spatola stated that he reached out to the Clerk, who in turn reached out to the Solicitor, and have presented a potential Agreement that the Township could "shadow". He further stated that the sample is very inclusive and felt that the Township needs to move on with that and have something in place as groups will be approaching us. Mr. Spatola noted that it takes a couple of meetings to amend the Ordinance and hopefully the Township can get the process started and maybe have something available for the next meeting.

Solicitor Testa noted his legal opinion of March 13, 2015 and it addressed the concerns Mr. Spatola was speaking of. He further noted that the Ordinance does already address permits for more than 100 people, but the Township needs to do the application. Mr. Spatola noted his one concern that there would be no alcohol allowed with any permit for use. Solicitor Testa suggested to the Committee that maybe Liaisons for the

parks could get together and get back to Solicitor Testa with their suggestions of what they like or don't like.

Mr. Spatola noted that the Township has had its second budget workshop and the Township is a debt free community and there aren't very many of those, and the Township is moving ahead with the budget.

As to Fire and Rescue, Mr. Spatola stated that the Township is still working on the truck and have sent a request out to the Cooperative group in Texas that would steer the buying of the truck through this Co-Op. He further stated that it was the opinion of our Solicitor and CFO that we get the proper documentation from the Cooperative that they meet the regulations of the bidding requirements of the State of New Jersey. Mr. Spatola stated that we are still waiting on that documentation which will be reviewed by the Solicitor and CFO and hopefully the Township can move ahead with the purchase of the truck.

The Clerk presented Discussion Regarding Bid Summary For New Well In Carmel. Mr. Spatola noted that the Township has been working on this for a while. He further noted that there is an existing well on that side of the Township. Mr. Spatola stated that the Township Engineer came up with specs and bids were opened, but the bids were 2 ½ times what the Engineer had originally thought. He further stated that the Township will need to look into a possible lease agreement or right-of-way to the current well.

Chairperson Danna brought up the paper street by Kelly and Sparacio Farms. Chairperson Danna stated that he felt that this matter needs to get done and off the books. He further stated that the railroad has no interest in it and it's costing the Township money to keep having the Solicitor follow up on the matter. Solicitor Testa inquired as to which street and it was noted that it was South Shiloh. There was suggestion for the attorneys to get together and settle the matter. The Clerk noted that the Township is currently waiting to hear from Mr. Sparacio's attorney, Michael Fralinger, who is supposed to submitting a report to Mr. Heck, from Solicitor Testa's office, and then the report was to be submitted to the Committee, but that report has not been received as of yet. Solicitor Testa recommended that the Committee wait and see what the report says before anything else is done and the Township would be best served until review of the report.

Mr. Laurella suggested getting together and offering the rest of the paper streets to the adjoining property owners. Mrs. O'Brien suggested that, if the paper streets aren't costing us anything or unless there's a conflict a resident brings to the Committee, that there is no reason to spend the time or money to have that changed. Mrs. O'Brien asked that the Committee look at the financial benefits of doing that prior to investing time in it. She noted the need with regard to South Shiloh, but if there is no hardship to anyone, then the Township might want to prioritize them behind the foreclosures. Discussion was held regarding any revenue for paper streets and Township liability for paper streets. Mr. Spatola noted it does cost the Township money to vacate them and the tax burden to the property owner. Mrs. O'Brien felt that it's important to see what the cost implication would be to the Township. Additional discussion was held as to the offering of the paper streets to adjoining property owners. Mrs. O'Brien clarified that the interest in paper streets was concerning Township liability and maybe it might be necessary to weigh the cost to avoid liability.

Mr. Sparacio brought the matter of maintenance in the parks. Mr. Sparacio noted that there are quite a few and asked if they were all under Green Acres. Discussion was held that 3 parks may be in Green Acres. Mr. Sparacio noted that it may be worthwhile to about getting rid of some especially if they're not being used by the residents. He further noted that it might cut down on maintenance issues and just having 2 really nice

parks. Mr. Laurella noted that there are issues of COAH that need to be considered. He further noted that Affordable Housing issues still exist and the matter is not “dead and buried”. Mr. Laurella stated that several of the parks are in Green Acres and they can’t be sold. Discussion was held regarding the selling of parks and COAH.

Mrs. O’Brien stated that she was in the process of going over the foreclosure list and will meet with the Zoning Officer to see which will be the easiest to vacate and do the Township the most benefit to foreclose on first.

New Business

The Clerk presented Discussion Regarding Proposed Draft Of Flood Damage Prevention Ordinance As Required By The Department Of Environmental Protection. The Clerk stated she had provided everyone with a copy of an Ordinance required by DEP regarding Flood Prevention. She further stated that there was an email providing a link to the 4 or 5 options of Ordinances and Township was advised to use Option “C”. The Clerk indicated that there were highlighted portions pertinent to the Township. She further indicated that she has received guidance from Stephen Nardelli at Fralinger Engineering. The Clerk stated there was one aspect of the Ordinance that needed Township attention, Section 3.3. Solicitor Testa made a recommendation of not more than so many dollars and not more than so many days or both and suggested a \$500 fine and 180 days for first offense. He further noted that a judge could do a lesser fine and number days.

The Clerk stated those were her only issues and the draft would need to be submitted to DEP for approval before it could be introduced. Mrs. O’Brien questioned Solicitor Testa as to the irrelevance of many of the aspects of the Ordinance and its relationship to Deerfield Township and if those could be stricken from the Ordinance. Solicitor Testa agreed that there are things in the Ordinance that don’t apply, but didn’t think whoever created this want us marking it up. Solicitor Testa also noted that these items are of no harm to the Township.

Mrs. O’Brien made a motion, seconded by Mr. Sparacio to include the figures of \$500 fine and 180 day penalty for the first offense or both, to be included in the Flood Prevention Ordinance. Roll Call Vote:

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

The Clerk presented Application For Bingo from the Deerfield Township PTO for May 13, 2016. Mrs. O’Brien made a motion, seconded by Mr. Spatola to approve the bingo application from the Deerfield Township PTO. Roll Call Vote:

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

The Clerk presented Application For On Premises Raffle from the Deerfield Township PTO for May 13, 2016. Mrs. O’Brien made a motion, seconded by Mr. Spatola to approve the bingo application from the Deerfield Township PTO. Roll Call Vote:

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

The Clerk presented Application For On Premises 50/50 Raffle from the Deerfield Township PTO for May 13, 2016. Mr. Sparacio made a motion, seconded by Mrs. O'Brien to approve the bingo application from the Deerfield Township PTO. Roll Call Vote:

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

The Clerk presented Application For Special Permit from Deerfield Gamegetters for March 19, 2016 From 11:00 a.m. to 8:00 p.m. Mrs. O'Brien made a motion, seconded by Mr. Laurella to approve the application. Roll Call Vote:

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

Mr. Laurella noted that 2 member of the Committee are usually appointed as Liaisons to the CCIA. He also noted that he would like to see Mr. Spatola appointed as well as himself. Mr. Spatola stated that there has been a lot of conversation with the CCIA and a lot to still be followed up on with regard to the truck. Chairperson Danna recommended Mr. Spatola and Mr. Laurella to the CCIA Liaison Committee. Mrs. O'Brien made a motion, seconded by Mr. Sparacio to appoint Mr. Spatola and Mr. Laurella as the CCIA Liaisons. Roll Call Vote:

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

#### Communications

The Clerk stated that there are no communications this evening.

The Clerk presented Resolution #16-76 For The Payment Of Bills. Mrs. O'Brien made a motion, seconded by Mr. Spatola, to adopt Resolution #16-76. Roll Call Vote:

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

#### Public Comment

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

Donna Ollett of 518 Vineland Avenue came before the Committee. Mrs. Ollett noted Mr. Sparacio's concern about speed limit signs and also wanted to make the Committee aware of the trucks. Chairperson Danna inquired as to what kind of trucks

and Mrs. Ollett noted they were Cumberland Dairy, F&S and Wenger are speeding. Chairperson Danna stated that those companies can be advised. Discussion was held regarding the speed limit signs and trucks.

John Barbagello approached the Committee regarding the well for Carmel. Mr. Barbagello had questions regarding ISO rating and would that be affected by leasing the well. Mr. Spatola stated that leasing a well would not adversely affect the ISO rating. Discussion was held regarding the bid summary. Mr. Spatola stated that the Township cannot ask the taxpayers to pay for a well, which would be a luxury, when the Township could lease a well for far less money. He further stated that we have an understanding with the current owner to use the well, but will try and make a long term lease for use of the well. Mrs. O'Brien noted that public safety is the priority and we have access to water in the case of an emergency. Mr. Sparacio stated the Mr. Spatola has been on top of the discussion regarding fire suppression. The Committee thanked Mr. Barbagello for his comments.

There being no further comment from the public, Mr. Sparacio made a motion, seconded by Mr. Sparacio to close the public portion of the meeting. The Committee approved.

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

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Rudy Danna, Jr., Chairperson  
Township of Deerfield

ATTEST:

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Karen Seifrit, Clerk  
Township of Deerfield