

REGULAR MEETING
TOWNSHIP COMMITTEE
JUNE 20, 2018

Chairperson O'Brien 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 O'Brien led the flag salute.

The Clerk took roll call and members present included Mr. Brago, Mr. Stanzione, Mr. Danna, Mr. Terrigno and Mrs. O'Brien.

LAND AUCTION FOR SALE OF TOWNSHIP OWNED PROPERTIES

Mr. Terrigno made a motion, seconded by Mr. Brago to open the meeting to the public as to the land auction of Township owned properties. The Committee approved.

The Clerk asked Solicitor Testa to take the lead on the auction. Mr. Testa presented Block 4, Lot 27, .27 acres with a minimum bid of \$250.00 – there were no bids.

Mr. Testa presented Block 19, Lot 9, 1.49 acres with a minimum bid of \$12,050. Rudy Danna, 604 Morton Avenue, Bridgeton came before the Committee and bid \$12,050 for Block 19, Lot 9. Mr. Terrigno made a motion, seconded by Mr. Brago to accept the bid of Rudy Danna in the sum of \$12,050.00. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	No	Mrs. O'Brien	Yes

Mr. Testa presented Block 20, Lots 4 & 5 consisting of .51 acres EACH for a total minimum bid of \$14,900. There was no bid for the properties. Mr. Testa presented Block 25, Lot 2, .28 acres with a minimum bid of \$250. There was no bid for the property. Mr. Testa presented Block 33, Lot 1, .34 acres with a minimum bid of \$250. There was no bid on the property.

Mr. Testa presented Block 33, Lot 18, .28 acres with a minimum bid of \$250. Mr. Saul Levin, 213 Morton Avenue, Bridgeton came before the Committee. Mr. Levin bid the minimum of \$250. Mr. Terrigno made a motion, seconded by Mr. Danna to accept the bid of Mr. Levin. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Mr. Testa presented Block 33, Lot 24, .28 acres, minimum bid \$250. Mr. Saul Levin also bid on that property with the minimum bid of \$250. Mr. Terrigno made a motion, seconded by Mr. Danna to accept Mr. Levin's bid. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Mr. Testa presented Block 33, Lot 25, .28 acres, minimum bid \$250. Mr. Saul Levin bid on that property with the minimum bid of \$250. Mr. Brago made a motion, seconded by Mr. Stanzione to accept Mr. Levin's bid. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Mr. Testa presented Block 33, Lot 26, .28 acres, minimum bid \$250. Mr. Levin bid the minimum amount of \$250. Mr. Brago made a motion, seconded by Mr. Stanzione to accept Mr. Levin's bid. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Mr. Levin had questions regarding his purchases as to title search, attorney, etc. Mr. Testa indicated that Mr. Levin would have to hire his own attorney and get his own title search. He further indicated that the Township is not giving any representations, warranties, guarantees or anything else. The Township would only be giving the deed. Mr. Levin asked if there were judgments against the properties would he get his money back. Mr. Testa stated that the Township will prepare a contract of sale and if the search is done and comes up with liens that exceed the value of the property than that could be a condition in the sale. He further stated that is why it pays to get an attorney as the attorney would put that in the contract that the sale would be conditioned upon clear title. Mr. Testa suggested that Mr. Levin's attorney give him a call at his office.

Mr. Testa presented Block 63, Lot 54, .02 acre, minimum bid \$1.00. There were no bids.

Mr. Testa stated that was the conclusion of the auction. Mr. Stanzione made a motion, seconded by Mr. Brago to close the meeting to the public as to the land auction. The Committee approved.

Departmental Reports

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

Ordinances

The Clerk presented Ordinance #2018-6 – First Reading Of An Ordinance Amending Ordinance #2011-3 Providing For Payment To The Township Of Deerfield For The Provision Of Emergency Services Rendered By Rosenhayn Fire And Rescue

Mr. Terrigno made a motion, seconded by Mr. Stanzione to adopt Ordinance #2018-6 on first reading and to set Thursday, July 5, 2018, for second reading, public hearing and final adoption. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Resolutions

The Clerk presented Resolution #18-110 Authorizing The Renewal Of Liquor Licenses In The Township Of Deerfield For the 2018-2019 Term. Mr. Brago made a motion, seconded by Mr. Stanzione to adopt Resolution #18-110. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Abstain		

The Clerk presented Resolution #18-111 – Amending The 2018 Municipal Budget Of The Township Of Deerfield To Insert A Special Item Of Revenue And Appropriation In The Amount Of \$5,787.17 From The Clean Communities Grant Program. Mr. Danna made a motion, seconded by Mr. Stanzione to adopt Resolution #18-111. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

The Clerk presented Resolution #18-112- Authorizing Participation With Rowan University And The NJ Map Buildout Modeler Project Mr. Brago made a motion, seconded by Mr. Terrigno to adopt Resolution #18-112. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

The Clerk presented Resolution #18-113- Reappointing Lisa Perella As Tax Assessor. Mr. Stanzione made a motion, seconded by Mr. Danna to adopt Resolution #18-113. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Old Business

The Clerk presented Reports From Department Chairpersons. With regard to Streets and Roads, Mr. Danna stated that the light has been fixed at Morton and Landis. He also noted that he has some pole numbers of lights that are out in the Township and will get them to the municipal building.

Mr. Stanzione indicated that fire and rescue are doing drills. He noted that the chicken barbeque is coming up.

As to Animal Control, Mr. Brago noted no dogs and 3 cats were taken for the month. He further noted that a child was bitten at LoBiondo Park on Saturday and the Animal Control Office is waiting on information from the family as to whose dog it was and will advise the Health Department.

Mr. Brago noted that Recreation will be meeting on June 27th. Mr. Brago indicated that the Land Use Board met last week and Mr. Stanzione stood in for Mrs. O'Brien. He further indicated that NJ Map made their presentation to the Land Use Board and everyone agreed that everything is fine. Mr. Brago stated that the Land Use Board is re-examining the Master Plan and if anyone has any ideas of things that should be inserted into the Master Plan, please let him know so that he can let the Chairman know.

Chairperson O'Brien indicated that she and Mr. Stanzione met as the Finance Committee and met with the auditors for the Exit Conference. She further indicated that there were some items of note, but everything looked good and there were no improprieties. Chairperson O'Brien stated that there were some items to be addressed and they will be done by Corrective Action Plan. She noted the other items will be reviewed in the future by the Finance Committee to make sure they are being taken care of.

Chairperson O'Brien indicated that she and Mr. Terrigno met with CDC on Monday and the Cumberland Grows website is live with a list of developable sites and if anyone knows of sites in Deerfield Township that would be attractive to outside developers to please contact Tony Stanzione and let him know the blocks and lots of those sites and owner. She further indicated that the list of developable sites is intended to be viewed worldwide and give the opportunity to bring people here. Chairperson O'Brien stated that Stephen Paul of CDC is at a conference now showing people what opportunities are available in Deerfield Township and Cumberland County. She further stated that it was a productive meeting and Tony Stanzione will be helping the Township in addressing a new redevelopment designation and developer's agreement.

Chairperson O'Brien stated that she and Mr. Brago will be meeting with a representative from a playground company to see how the Township can get some updated equipment for all three of the parks. She further stated that there may be some opportunities to fund that project and get that done quickly.

Chairperson O'Brien noted that the work as begun at the landfill to upgrade one of the wells and the Township should be able to release Bridgeton Restaurant Supply. Mr. Stanzione stated that the Township can have a conversation with the owner and see if he wants the Township to close the well or whether he'll just keep it open.

Mr. Danna noted that the Township is still working on getting fencing for the back of the property for security purposes. He asked if the Administrator could look into to see what money the Township could use, perhaps clean communities money or tonnage grant money, to get recycled fencing. Chairperson O'Brien asked if we could get a list of what the monies could be used for. Mr. Terrigno noted that there is a lot of recycled materials that can be used for fencing.

Mr. Brago noted that the Clerk got a quote from the IT person and he did not recommend the Chromebook as it has to use Google and cannot use Microsoft Word or PDF and therefore not compatible with what we do have. He further noted that the quote received was for seven (7) Ipads, 2 year complete coverage and a tablet charging cabinet that would lock and the quote was for \$3,007.87. Chairperson O'Brien thought that clean communities money might be able to be use to make that purchase as there is an environmental component in savings. Mr. Brago wanted to set a deadline as the discussion has been going on for months. Chairperson O'Brien questioned how to fund the Ipads. Mr. Terrigno felt that it was important to get the wifi straightened out first before make such a purchase. Discussion was held regarding the difficulty of wifi in the meeting room. The Clerk noted that she has received a quote to buy wifi boosters that will be installed at both ends of the building and the current wifi box will be moved to also enhance the signal. Chairperson O'Brien questioned how Ipads could be paid for and whether the clean community money could be used or if the Township would have to wait. The Clerk stated that there is enough money in the computer connection line item per the finance officer but would also check about the clean communities money.

Mr. Brago also asked if there was going to be part-time Summer help. Chairperson O'Brien asked that the ad be placed.

Chairperson O'Brien asked about flex hours. Mr. Brago stated that he has not spoken with public works but would bring it back for the next meeting. Mr. Terrigno felt that someone should speak with public works and get his opinion.

Mr. Brago noted that the flyers for Cinema Night went out to the school and it will be held on Saturday, July 28, 2018 at 6:15 p.m. He asked for presence from the Township Committee. Reminded everyone that it's a Township event and would like as many residents to know as possible and that it's also a free event. Mr. Terrigno indicated that he reached out to the Undersheriff and he does not see a problem for that night and having a Sheriffs' presence. Mr. Brago stated that he did speak with the Barracks

Commander, but they usually don't do over time for that type of event, but will put it on the agenda for the platoon that night and they could come out and make a presence know, however, they may need to leave at some point. He further stated for that reason he asked Mr. Terrigno to reach out to the Undersheriff. Mr. Brago also noted that with regard to the popcorn for that night he's planning on providing attendees with some sort of ticket to enable them to get the popcorn and it will also let the popcorn vendor know how many bags are being given out that night in order to bill the Township properly.

Mr. Danna stated that he spoke with the maintenance supervisor regarding the quotes received for the security cameras. He further stated that one guy should do it all, however, the alarm panels should be separate. Mr. Danna indicated that we received one more quote and it is cheaper than the one the Township was going to go with. Mr. Terrigno clarified that instead of having everything in one panel for all three zones it would be 3 separate panels so if one goes down it does not shut down the whole system. Discussion was held regarding the security system.

Mr. Danna stated that he gave his brush hog to the Township to use until the new one has been received. Mr. Terrigno thanked Mr. Danna for the loaning the Township the brush hog.

New Business

The Clerk presented Discussion And Motion to Enter Into A Contract With Mark Blauer Of Blauer Associates As Service Provider For A 2019 New Jersey Small Cities Community Development Block Grant. The Clerk gave background on Mr. Blauer's assistance to the Township in filing the Small Cities grant the last couple years. She noted that Mr. Blauer does the grant for \$1.00 and if the Township gets a grant he receives a portion of the grant. It was noted that the Township has missed out the last couple years. The Clerk noted that Mr. Blauer informed her that the match is 15% and the maximum on the grants is \$400,000 so if the Township gets a \$400,000 grant the Township would have to match \$60,000. Mr. Stanzione noted that by the time we get the grant the Township could have money in place as the grant would not come in until 2019. Mr. Brago asked what the grant is for and for what parks. It was noted that the parks involved are LoBiondo Park and Eugenia Johnson Park and that the grant is to make them handicapped accessible. Mr. Stanzione indicated that where there is grass by the tennis courts sidewalks could be put in. Chairperson O'Brien noted that the way the grant is currently written it does not include any equipment, just paved areas. She further noted that prior to submitting the grant Chairperson O'Brien would like to meet with Mr. Blauer and go over what is being asked for in the grant. Chairperson O'Brien indicated that there are complete playgrounds that are handicapped accessible. Mr. Stanzione noted that Chairperson O'Brien does need to meet with Mr. Blauer as there are a couple of plans for both parks. The Clerk noted that if the Committee chose to go ahead with the application, as part of the process a public hearing would need to be held and that is scheduled for the July 5th meeting. Mr. Brago made a motion, seconded by Mr. Danna to enter into a contract with Blauer Associates as service provider for a 2019 NJ Small Cities Community Development Block Grant. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

The Clerk presented Discussion And Motion Regarding Letter From Albert Marmero, Esquire On Behalf Of The Cumberland County Improvement Authority Requesting Proposed Redevelopment Designation For Certain Blocks And Lots In The Township Of Deerfield. The Clerk noted that packets of the letter from Mr. Marmero, the 2 maps they submitted and copies of the Township tax map highlighted designating the Blocks and Lots of interest.

Chairperson O'Brien stated that Mr. Velazquez of the CCIA contacted her to discuss an opportunity for creating a redevelopment area that included the former Cumberland County Vocational Education Center located on Bridgeton Avenue and some property across the street. She further stated that the Vo-Tech building is currently not a rateable for Deerfield Township and it is a large property. Chairperson O'Brien indicated that when she and Mr. Stanzone met with Mr. Velazquez, Mr. Velazquez made a very good case as to why we should include this in the redevelopment zone and would give him an opportunity to move the property. She noted that based on that information Chairperson O'Brien would recommend this matter to the Committee. Chairperson O'Brien stated that Mr. Stanzone noted that the proximity of the old Deerfield Township landfill and the Township would like to include that in the redevelopment area and it is not listed in the blocks and lots requested, however, it should be included in case someone comes along and is interested in purchasing the old Vo-Tech and the property across the street. Mr. Stanzone noted that 27.25 acres is the old landfill and that should be included in the redevelopment zone. Mr. Terrigno asked if there would be any negatives for the Township. Chairperson O'Brien asked Tony Stanzone to speak on this matter.

Anthony Stanzone, Executive Director of Cumberland Development Corporation, came before the Committee. Mr. Stanzone noted that this came up during a meeting held on Monday. He further noted that it certainly makes sense to do this and to answer Mr. Terrigno it certainly makes sense and to include a former landfill for rehabilitation. Mr. Stanzone agreed that if a buyer comes along to buy the old Vo-Tech and the surrounding lands and old landfill it could be a deal that fits together and there is no reason not to do it especially if it turns a multi-million dollar building into a rateable.

Mr. Stanzone made a motion, seconded by Mr. Danna to authorize the preparation of an Ordinance designating the blocks and lots in the letter of request from the CCIA and said Ordinance also to include Block 61/Lot 10. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzone	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

The Clerk presented Approval Of Special Permit – Rosenhayn Volunteer Fire and Rescue For August 5, 2018 From 11:00 AM To 8:00 PM – Annual Chicken Barbeque. Mr. Terrigno made a motion, seconded by Mr. Danna to approve the Special Permit. Roll Call Vote:

Mr. Brago	Abstain	Mr. Terrigno	Yes
Mr. Stanzone	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

The Clerk presented Approval Of Renewal Of Coin Operated Machines Or Devices For Amusement- Renewals For Campani's Legacy Lanes And Rosenhayn Tavern. Mr. Brago made a motion, seconded by Mr. Terrigno to approve the renewal licenses. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzone	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Mr. Danna recommended that the Animal Control Officer should be able to take the animal control vehicle home at night. He noted that the Animal Control Officer receives calls all times of the day and night and weeks. Mr. Danna felt this would be easier on the Animal Control Officer instead of having to come back to the building and get the vehicle and then bring the vehicle back to the building again. Chairperson O'Brien asked if there were any legal implications. Mr. Testa said no as long as it wasn't

for any person use. Mr. Danna noted that it would be for only Animal Control use. Mr. Brago suggested that a log be maintained in the vehicle. Mr. Stanzione noted that this opens up issues with fire company and their wanting to take vehicles home and we don't allow that. Mr. Testa noted that the distinction might be that a person from the fire company isn't always going to be the same person answering the call. Who would be determined to take the vehicle home? Mr. Testa noted that in the case of the Animal Control Officer it's the same person getting the call and it could easily be justified by the distinction.

Mr. Danna made a motion, seconded by Mr. Terrigno to allow the Animal Control Officer to take the Animal Control Vehicle home for animal calls ONLY and with the keeping of a travel log. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Mr. Terrigno asked if the sale of the properties tonight could be ear-marked to go towards playground equipment. It was noted that it would have to go into the general fund.

Communications

The Clerk stated that there were no communications this evening.

The Clerk presented Resolution #18-114 for the Payment Of Bills. Mr. Terrigno made a motion, seconded by Mr. Brago to adopt Resolution #18-114. Roll Call Vote:

Mr. Brago	Yes	Mr. Terrigno	Yes
Mr. Stanzione	Yes	Mrs. O'Brien	Yes
Mr. Danna	Yes		

Public Comment

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

Anthony Stanzione came before the Committee to update them on a few items happening in CDC. Mr. Stanzione noted that he and Steven Paul will be coming to do a more formal presentation with each municipality between now and the end of the year. He further noted that the Cumberland Grows website is now live and it includes and combines the Chamber of Commerce website, the CDC website and Cumberland Grows. Mr. Stanzione noted that he would like to see more Deerfield Township properties on the website. He thanked the Committee for their support of Cumberland Development Corp. over the years as Deerfield is one of the original founders. Mr. Stanzione noted that meetings are being held every other month or so and they are very helpful. He further noted that Steven Paul is in Virginia at a conference marketing Cumberland County and specifically the 9 towns that are part of CDC. Mr. Stanzione stated that Steve is also representing the Improvement Authority. He further stated that he will keep everyone informed about the website, the marketing of the 9 municipalities of CDC across the Country and the world. He noted that Steve has a very targeted marketing plan that was funded by USDA World Development.

Mr. Stanzione noted that on July 31st they will be sponsoring a meeting at the College and that information will be forthcoming. He further indicated that the meeting will address the data that parts of the State gets less State funding than other parts of the

State and we want to start a process of trying to convince the Legislature over time that they need to fund South Jersey and other areas that we are underfunded.

Mr. Stanzione also wanted to make the Committee aware that there is a proposal to save money for the State to have the Legislature force towns of 5,000 or less to merge with the adjacent municipalities. He noted that this has gone nowhere yet, but as more information is available it will be passed along. Mr. Stanzione stated that he was not aware of any of the details, just that someone from County Planning asked if the Mayors knew anything about it. Mr. Terrigno noted that New Jersey is one of the only States that has 2 legislatures. Mr. Brago noted that it was one of the recommendations of Senator Sweeney. He further noted that the article was on NJ.com and outlined the many suggestions. Mr. Stanzione indicated that it won't happen overnight and the Legislature does have control over municipalities and the municipalities only exist at the will of the Legislature and if they wanted to have less than 500 towns they could do it.

Chairperson O'Brien noted that less than a month ago the Governor created a forum for small cities come and voice their opinions and concerns and the merging of towns was not discussed. Discussion was held concerning the possibilities of merging towns.

The Committee thanked Mr. Stanzione for attendance and information.

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

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

Abigail P. O'Brien , Chairperson
Township of Deerfield

ATTEST:

Karen Seifrit, Clerk
Township of Deerfield