

REGULAR MEETING
TOWNSHIP COMMITTEE

JUNE 4, 2014

Chairperson Stanzione 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 7:05 p.m.

Chairperson Stanzione led the flag salute.

The Clerk took roll call and members present included Mr. Lauermann, Mr. Laurella, Mr. Spatola, Mr. Danna, and Mr. Stanzione.

Robert Casella of Testa, Heck, Scrocca & Testa filled in for Solicitor Michael Testa who was unable to attend this evening.

Minutes

The Clerk presented Minutes from May 7 and May 21, 2014.

Mr. Spatola made a motion, seconded by Mr. Danna, to approve the Minutes as written. The Committee approved.

Ordinances

The Clerk presented Ordinance #2014-7- First Reading Of A Bond Ordinance Providing For The Reconstruction And Renovation Of The Stage And Roof Canopy At Frank LoBiondo Park And Appropriating The Aggregate Amount Of \$52,500.00 Therefore And Authorizing The Issuance of \$50,000.00 Bonds Or Notes Of The Township For Financing The Costs Thereof .

Mr. Spatola made a motion, seconded by Mr. Danna to adopt Ordinance #2014-7 on First Reading and to set Wednesday, June 18, 2014 for second reading, public hearing and final adoption. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Danna	Yes
Mr. Laurella	Yes	Mr. Stanzione	Yes
Mr. Spatola	Yes		

Resolutions

The Clerk presented Resolution #14-99 Resolution Requesting Change In Title, Text Or Amount Of Appropriation Pursuant To N.J.S.A. 40A:4-85.

Mr. Spatola made a motion, seconded by Mr. Laurella to adopt Resolution #14-99. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Danna	Yes
Mr. Laurella	Yes	Mr. Stanzione	Yes
Mr. Spatola	Yes		

The Clerk presented Resolution #14-100 Resolution Amending The 2014 Municipal Budget Of The Township Of Deerfield To Insert A Special Item Of Revenue And Appropriation In The Amount Of \$5,123.63 From The Clean Communities Program.

Mr. Laurella made a motion, seconded by Mr. Spatola, to adopt Resolution #14-100. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Danna	Yes
Mr. Laurella	Yes	Mr. Stanzione	Yes
Mr. Spatola	Yes		

The Clerk presented Resolution #14-101- Resolution Approving Liquor License Renewals For the 2014-2015 License Term.

Mr. Lauermann made a motion, seconded by Mr. Spatola to adopt Resolution #14-101. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Danna	Yes
Mr. Laurella	Yes	Mr. Stanzione	Yes
Mr. Spatola	Yes		

The Clerk presented Resolution #14-102 Authorizing The Exclusion Of The Public From A Meeting Of The Township Committee To Be Held On June 4, 2014 – Discussions Pertaining To Personnel And Contract Negotiations.

Mr. Laurella made a motion, seconded by Mr. Spatola to adopt Resolution #14-102. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Danna	Yes
Mr. Laurella	Yes	Mr. Stanzione	Yes
Mr. Spatola	Yes		

Old Business

The Clerk presented Reports From Department Chairpersons.

Mr. Spatola stated that with regard to Recreation the final sealed engineer drawings are complete for the stage roof and that he has six (6) copies. He further stated that the Chairperson for Recreation is putting together a template for the bidding process. Mr. Spatola indicated that the requests for bids should be ready and available next week.

Mr. Laurella indicated that he received a telephone call from Chuck Fralinger, Township Engineer, and that hopefully by the end of the week the work should begin on Maxon Avenue to put the extension and grate in. He further indicated that he needed to speak with Mr. Orsci about putting some riff raff on the Orsci side of the property to slow the flow of water.

Mr. Danna stated that on South Shiloh a gas pipe is going in. He further stated that a large excavator was unloaded on to the road and some of the blacktop became cracked and torn up. Mr. Danna indicated that Chairperson Stanzione has copies of the photos taken by Mr. Danna and that Chairperson Stanzione has spoken to contractor about repairing the roadway. Chairperson Stanzione stated that he was told that “they would get to it”.

Additionally under Old Business Mr. Spatola wanted to bring everyone up to speed about a meeting that he and Chairperson Stanzione had with the fire company, specifically, Pete Jilinski and Jason Scythes and the Township Auditor, Carol McAllister. Mr. Spatola stated that the reason for this meeting was a follow up meeting from a few

months ago. He further stated that the fire company was concerned about the validity of where the money accumulating for EMS services was going. In consultation with Ms. McAllister, everyone was assured that all the money was being handled in an appropriate way and going where it needed to go.

Mr. Spatola indicated that the Emergency Services Department of the Township often faces great obstacles and the Township is currently in need of a \$400,000 rescue truck to replace 29-21. He further indicated that the conception of paid EMS and billing was to accumulate funds and derive profit income to help subsidize the taxpayers liability set forth by accomplishments and duties of fire safety. Mr. Spatola stated that fire safety is one of the most expensive liabilities and nothing is cheap. He further stated that the paid EMTs and the billing is working out very well for the Township.

Mr. Spatola also wanted everyone to be aware that the Township has recently contracted with a collection agency to help recoup some of the outstanding debt and help add to the profit margin.

In referring back to the meeting held, Mr. Spatola said there was a review of the revenue and expenses prepared by Ms. McAllister and the Township Clerk and it was proposed very well where the money was and why. Mr. Spatola stated that in order to make it more transparent to the volunteers an agreement was reached. He further stated that he and Chairperson Stanzone would like to make a recommendation to the Committee that all of the income from the billing, less the expenses, that the profit be split into percentages. A percentage to gear/equipment and a percentage to fund vehicles.

Chairperson Stanzone noted that before the recommendations could be finalized final figures needed to be received from Ms. McAllister and that it would be more prudent to wait on a final recommendation to the Committee regarding percentages.

Mr. Spatola noted that regardless of how wonderful the rescue truck may look it needs to be replaced and it is important to start allocating money from the billing towards the replacement of vehicles. Upon the final numbers from Ms. McAllister the liaisons will make a final recommendation to the Committee on percentages.

Mr. Lauermann questioned who would be setting the percentages. Chairperson Stanzone said that the Committee would do that. Mr. Spatola reiterated some of the previous points and that the percentages would be split as previously indicated.

Mr. Lauermann also asked if the final numbers would be presented for the next meeting and if everyone would be able to see those numbers prior to that evening. Chairperson Stanzone agreed that it would be possible.

The Clerk presented Discussion Regarding Request From South Jersey Gas To Renew The Municipal Consent Authorizing South Jersey Gas To Use The Streets Of Deerfield Township For Another 50 Year Term. The Clerk indicated that in the Committee packets was the letter and proposed Ordinance from South Jersey Gas. The Clerk stated that she had a brief discussion with Mr. Casella concerning this letter.

Mr. Casella inquired if there was an existing Agreement or Resolution from the Township referring to a renewal. The Clerk said she was not aware of a the previous request as it was more likely 50 years as the current request is for another 50 year term. Chairperson Stanzone stated that it appears that the previous was request from 1952.

Mr. Laurella recommended looking into the minutes books of 1952. Mr. Casella agreed and to compare it to what is being asked for today. He also noted that it might be wise for a representative committee meet with a representative of the Gas Company and discuss the request. Mr. Casella also recommended that it might be in the Township's interests to expand the service and see what the Gas Company's intentions are.

Mr. Casella stated that as Mr. Danna had pointed out earlier that the road gets torn up, not that it's intentional, but you want to make sure that things are set right when their work is completed. Mr. Spatola agreed and the Gas Company does a fine job and plants grass seed when they are finished, but at this point this may be a vantage point where the Township can interject its needs.

Mr. Spatola noted that he had asked the Clerk to prepare a letter to Edward Duffy, Esquire, Solicitor for the Land Use Board, to instruct the Committee on the proper avenues to be taken with regard to the subdivision and any concerns that would hinder the movement forward on the Carmel property. He further noted that we are still waiting to hear back and that Mr. Testa was aware of that also.

New Business

The Clerk presented Discussion Regarding Proposed Letter To Cumberland County Planning For Possible Acquisition Of Property Adjacent To Municipal Building.

Mr. Laurella stated that everyone has a draft copy in their packets. This property is behind the municipal building and that a discussion was held about a year ago. He further stated that he wanted to ask the County about a grant as others are getting grants from the County for farmland preservation. Mr. Laurella indicated that if the Township can obtain it then the Township might be able to turn it into a park with trails and also use a couple of acres to extend the property behind the municipal building. He further indicated that there is money out there, we just need to ask for it and hopefully be lucky enough to receive it. Mr. Laurella felt that this would be better than the possibility of 20 or 30 homes being put in that location.

Mr. Laurella made a motion, seconded by Mr. Spatola to send a letter to the County asking for \$242,000 to purchase the adjacent property. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Danna	Yes
Mr. Laurella	Yes	Mr. Stanzione	Yes
Mr. Spatola	Yes		

Communications

The Clerk stated that there were no communications this evening.

The Clerk presented Resolution #14-103 For The Payment Of Bills.

Mr. Danna made a motion, seconded by Mr. Laurella, to adopt Resolution #14-103 Roll Call Vote:

Mr. Lauermann	Yes	Mr. Danna	Yes
Mr. Laurella	Yes	Mr. Stanzione	Yes
Mr. Spatola	Yes		

Mr. Spatola asked for permission to speak about the matter he had wanted to bring up under New Business. Mr. Spatola reminded everyone that there had been a discussion about security doors with card slides to enter into the east and west sides of the building and would increase the security for the employees who work here. He noted that everyone has seen people walk in and walk through to places they shouldn't go. Mr. Spatola stated that he is aware of one price for a little over \$5,000 and it may have been assumed that the total bill would be somewhere around \$8000 to put the electric slides in. He further stated that he could not stress enough the purpose for these doors to keep people safe. Mr. Spatola noted that it is not 50 years ago and things are happening and it would be a proactive step towards better security. He further noted that the municipal building does have new security cameras, but the doors would stop something from happening where the cameras only show the after effects. Mr. Spatola stated that \$8000 seems like a lot of money, but it could be listed as a capital expenditure in the budget and we do have more than enough money for this expense. He further stated that there had been a lot of talk and had gotten some numbers but then it went away.

Mr. Spatola indicated that he is afraid to let this matter go away. He further indicated that he has witnessed upset people walking in the door, witnessed upset people yelling at the girls and witnessed upset people walking into offices and sitting down where they don't need to be. Mr. Spatola stated that he is aware that the Township and municipal building belong to the people, but the fact that someone can walk into this building and in 10 seconds do more damage than can be prepared in a life time the installation of these doors will keep people in the lobby unless they are asked or approved to move to the office where they need to do their business.

Mr. Spatola stated that he did not want to see this matter "die on the vine" and if more prices are necessary than it should be done. He further stated that this is not a lot of money compared to \$400,000 fire trucks and that there is money in capital improvements for this expense.

Mr. Laurella stated that he had told everyone about the price for the doors. He further stated that we had not budgeted for this expense. Mr. Laurella noted that we have to see where we have been spending money and not just hit the capital budget whenever we want something. He further noted just because there is surplus we don't have to "hit it" and need to save for a rainy day. Mr. Laurella indicated that we do need to look at this, and it is possible that it can be done this year, without going to capital outlay.

Mr. Laurella indicated that by the end of the month he would like to get a report as to what has been spent in buildings and grounds and streets and roads and see where the money has been spent. He further indicated that after that then they can take care of some other things. Mr. Laurella stated that the security doors are a good thing, but to hold off for a bit. Mr. Spatola asked if the Township wasn't going to do it, then why spend the time to pursue it. He noted that we get numbers to do something then it gets pushed aside. Mr. Laurella stated that he has the quote and is keeping it with him.

Discussion was held amongst the Committee regarding possible expenditure and additional quotes.

Mr. Lauermann indicated that when you bid for security doors 3 quotes need to be obtained. He further indicated that 3 quotes need to be obtained for each contractor for the job. Mr. Lauermann stated that for security doors you need a price for the door, second price from an HVAC contractor, because the hall ways are going to be cut off

from the heating/cooling provided by the unit that does the lobby and returns need to be installed in the hall ways and a third price from the electrical/fire alarm installer. Mr. Lauermann stated that the doors, in case of a fire, have to open automatically. He further stated that he would be willing to sit down with Mr. Laurella and whomever to address those issues. Mr. Lauermann indicated that those issues along with the doors need to be looked at so they don't come along later on.

Discussion was held amongst the Committee regarding security and how positive communication will keep the ball moving on the proposed doors.

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

James Hughes of 433 Morton Avenue came before the Committee. Mr. Hughes inquired as to whether or not anything more has come about regarding the issues of the motorcycles he talked about last meeting.

Chairperson Stanzione stated that Solicitor Testa was supposed to be looking into the matter. Mr. Casella inquired as to what was supposed to be done. Chairperson Stanzione indicated that the concern was whether it was a noise nuisance or whether it can't be done at all. Chairperson Stanzione outlined what Mr. Hughes had brought forth from the previous meeting.

Mr. Spatola stated that he was contacted after the last meeting by the other party involved and suggested that a meeting be in order. He further stated that the other party is more than willing to sit down with Mr. Hughes and a representative and any information from the Township Solicitor about what can be done and sit down and work it out so that everyone is happy. Mr. Spatola indicated that the other party is not upset and he understands and is willing to sit down and arrange a meeting.

Chairperson Stanzione suggested that Mr. Spatola arrange a meeting with Mr. Hughes and the neighbors and see what can be worked out. Mr. Hughes asked if it would be with the owner of the home or the people that lived there. Chairperson Stanzione indicated that it would be with the people who live there since the owner is not the one living there. Mr. Spatola stated that he would be more than willing to sit with everyone together and try to work it out, but only after the information is received from the Solicitor in order to have a basis to start a conversation.

Chairperson Stanzione suggested that a meeting could be arranged after June 18th when information should be available for a meeting.

Jason Scythes, 786 Landis Avenue came before the Committee and noted that he has been working with representatives of the New Jersey Clean Energy Program through his employment. Mr. Scythes wanted to bring to the Committee some information that might be useful to the Township. Mr. Scythes noted that a representative would come and give an estimate on upgrades and would save the Township 80% on the price.

Mr. Spatola indicated that the Township recently did such an upgrade in the last 2 years with Direct Install whereby Direct Install assumed 70% of the cost. He further indicated that it was the same program that did upgrades at the fire hall.

Mr. Lauermann asked Mr. Scythes to leave the information as a majority of the building is still using electric heat and there are still programs available for outdoor lighting, the parks and the lighting on the outside of the municipal building.

Mr. Scythes also asked about the land that the Township was interested in purchasing and if there was any type of plan to upgrade the equipment at the current parks. Chairperson Stanzione stated that is a question for recreation and currently there are no funds to redo the whole park. He further stated that the parks are maintained and little changes are made, but to upgrade for new swings and other equipment would be close to half a million dollars. Mr. Scythes inquired further as to the land behind the municipal building and a potential plan. Mr. Laurella stated that there is no plan, just to try and preserve the land. He further inquired as to the loss of tax money and Mr. Laurella noted that the property is farmland assessed and the taxes are less than at the regular tax rate. He further noted that if homes were built back in that area there would costs to the school. Mr. Laurella noted that the property would not be cleared but some walking paths may be put in. Mr. Scythes inquired as to access to the property and was told that the access is right on Landis Avenue and the property goes all the way back to Big Oak Road.

Joel Sanders, 584 Pine Street came before the Committee to indicate that he has had some issues in his neighborhood with regard to narcotic transactions, juveniles smoking marijuana at the park and that there was a drive-by shooting at the park last October. Mr. Sanders stated that he and several of his neighbors called the State Police. He further stated that a Trooper came out and took 2 names and drove off. He further stated that he does not feel that the State Police addressed the issue appropriately then or at any other time.

Mr. Sanders noted that his children play at the park and that his neighbors also want a safe environment for their children to play. He further noted that the children should not have to be exposed to drug use and activity.

Chairperson Stanzione stated that he nor anyone on the Committee was aware of what was going on over there. Mr. Laurella noted that there was a Trooper here at the last meeting. Chairperson Stanzione told Mr. Sanders that if he sees something he should contact anyone on the Committee and the Committeeperson will contact the State Police. Chairperson Stanzione noted that the shooting took place last year, but no one contacted anyone on the Committee. He further noted that unless a Trooper comes in and give them a report the Committee has no idea. Mr. Sanders said his first response was to call the State Police. Chairperson Stanzione said that was the right thing to do, but if Mr. Sanders doesn't get the necessary response then he should call the Committee and the Committee will get a response.

Mr. Lauermann inquired if Mr. Sanders was able to provide a house number. Mr. Sanders indicated that he was and had given that address to the State Police. Mr. Lauermann noted that he had twice gone to the neighbors to see if anyone is interested in starting a neighbor watch program and that both times no body was interested.

Discussion was held between Mr. Lauermann and Mr. Sanders regarding police response times and neighborhood policing.

Mr. Lauermann indicated that it is a resident's responsibility to maintain their part of the municipality and to say something. Mr. Sanders indicated that his job is call 9-1-1 and the police department's part to do their job. Mr. Lauermann stated that Mr. Sanders reiterated his point and that residents need to be vigilant in their neighborhood.

Further discussion was held among the Committee and Mr. Sanders. Mr. Spatola noted that the State Police would get a call the next day from the Mayor and indicate to them what we expect and a police presence.

Chairperson Stanzione, at Mr. Laurella's suggested, indicated that he would call the State Police to find out about the shooting that took place last October and if it was on the sheet. Mr. Sanders said he had a description of the vehicle and that the State Police had a horrible response.

The Committee thanked Mr. Sanders for his attendance and the information provided.

Mr. James Hughes noted that there is a problem with State Police presence in the Township. Mr. Hughes stated that his wife had called about a guy crawling around the bushes at the school and no one came. He further stated that in light of the home invasion that took place the night before something needs to be done.

There being no further comments, Mr. Laurella made a motion, seconded by Mr. Danna to close the public portion of the meeting. The Committee approved.

Mr. Laurella made a motion, seconded by Mr. Spatola to go into Executive Session per the Resolution adopted this evening. Roll Call Vote:

Mr. Lauer mann	Yes	Mr. Danna	Yes
Mr. Laurella	Yes	Mr. Stanzione	Yes
Mr. Spatola	Yes		

Mr. Spatola made a motion, seconded by Mr. Danna to reconvene the regular meeting. The Committee approved.

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

John Stanzione, Chairperson
Township of Deerfield

ATTEST:

Karen Seifrit, Clerk
Township of Deerfield