

REGULAR MEETING  
TOWNSHIP COMMITTEE

JULY 15, 2015

Chairperson Laurella 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 Laurella led the flag salute.

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

Departmental Reports

The Clerk presented the departmental reports of the Housing/Zoning Officer, Tax Collector, Treasurer, Emergency Management and Animal Control.

Chairperson Laurella thanked the Clerk for providing the Employee Time Report. Said report indicating vacation, sick and comp time used to date.

Mr. Danna made a motion, seconded by Mr. Stanzione, to accept and file the departmental reports. The Committee approved.

Ordinances

The Clerk presented Ordinance #2015-5 – Second Reading, Public Hearing And Final Adoption Of An Ordinance Rezoning Block 85, Lot 1.01 For Inclusion In The Township's Center Mixed Use Zoning District.

Mr. Spatola made a motion, seconded by Mr. Sparacio to open the public hearing on Ordinance #2015-5. The Committee approved.

There being no comment from the public, Mr. Spatola made a motion, seconded by Mr. Sparacio to close the public hearing on Ordinance #2015-5. The Committee approved.

Mr. Stanzione made a motion, seconded by Mr. Sparacio to adopt Ordinance #2015-5 on final adoption. Roll Call Vote:

Mr. Danna	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Chairperson Laurella	Yes
Mr. Stanzione	Yes		

The Clerk present the Public Hearing With Regard To Small Cities Community Development Block Grant Program by Mark Blauer of Blauer Associates.

Mr. Spatola made a motion, seconded by Mr. Stanzione to open the public hearing on the Small Cities Community Development Block Grant Program. The Committee approved.

Mr. Blauer addressed the public in attendance. Mr. Blauer stated that he is a grant writer and is working for the Township on a Grant Application that is due in September. He further stated that the Program known as the Small Cities Program is a Program operated by the Stated Department of HUD where money is made available to the State of New Jersey and the other 49 states to fund projects that primarily benefit people of low moderate income. Mr. Blauer indicated that group consists of people of a lone neighborhood, senior citizens or persons with handicaps (disabled persons). He further

indicated that the Program is a competition each year where the Township can go after a piece of the 6 million dollars. Mr. Blauer stated that there are six (6) counties that are potential competition and they consist of Cape May County, Cumberland County, Salem County, Sussex County, Warren County and Hunterdon County.

Mr. Blauer indicated that back in 1996 the Township applied for a grant for the senior center and in 2002 in a joint project with Upper Deerfield for a Home Rehabilitation Project. He further indicated that it was suggested that the Township look at a specific project and the purpose of this hearing is to let the public know what is being discussed and to also give the public the opportunity to comment and suggest something else. Mr. Blauer stated that the project is to make the existing parks, 1 or more of them, more handicapped accessible. He further stated that the Township has very nice parks, but if someone has a disability they have a difficult time moving across gravel and grass of the park. He further stated that the grant would enable someone with any type of disability to enjoy the parks more. Mr. Blauer noted some of the improvement that could be done (handicapped bathroom, handicapped accessible playground equipment, hard walkways, etc.). He further noted that with the assistance of the Township Engineer the Township will make a plan to improve the existing park system, through a phase system, improve handicapped accessibility. Mr. Blauer stated that the Township can apply for a maximum of \$400,000 with a 5% match requirement by the Township or \$20,000. He further stated that he has a lot of experience in this area and has worked in many municipalities.

Mr. Blauer noted that as part of the Grant process the State requires a list of anyone who was in attendance during the public hearing. Mr. Blauer passed a sign in sheet around to the people present at the hearing.

Mr. Spatola indicated that Mr. Blauer stated clearly what the Township is applying for, but wanted to state why the Township is making this application. He further indicated that there are 5 parks in the Township 3 are used as recreation areas and 2 are memorial parks (sanctioned areas) that don't get much use. Mr. Spatola stated that they went out a couple of weeks ago and went to the Carmel Park, Vineland Avenue Park and LoBiondo Park and these parks are used frequently and one is in better shape than the other. He further stated that Township found a grant writer and brought forth the needs in each park. Mr. Spatola noted that it is important to invest in these areas so people can enjoy them. He further noted that due to the Township's low tax rate that Township wants to apply for this Grant to make them handicapped accessible. Mr. Spatola stated that he and Mr. Stanzione met with the Township Engineer and came up with a "wish list" which would encompass a plan that would include hard surfaces, handicapped play areas, parking areas, etc. He further stated that whatever money the Township would get through the grant would go a long way in improvements and fund the improvements that the Township cannot afford to make on our own.

Mr. Blauer noted that the Grant application should not be focused on one project, but as a "phased project" and a long term effort. He further noted that the Township has a lot that can be done in the parks and in the future might want to consider improvements around the municipal building. Mr. Spatola agreed and this is a good opportunity for the Township to make the Township more handicapped accessible and not burden the tax payers. Mr. Blauer stated that the Township has not applied on its own since the senior center and DCA likes to see communities that have not been involved in a while come back to the Program.

Mr. Spatola wanted to stress the Township's appreciation to Mr. Blauer for working on this Grant application and working with the Clerk as there is a strict time line til September 15<sup>th</sup> and it is important that the Township make all the deadlines. Mr. Blauer noted that he will be making application on line and will keep the Township updated.

Chairperson Laurella questioned the installation of handicapped bathrooms. Mr. Blauer stated that was only an example and if the Township did not have water and sewer it would eat up a large portion of the funding to install such a facility. He further stated that there other enhancements that would be better served with the use of any Grant for the Township.

Vernon Lee appreciated the effort presented tonight and will let the people know what's going on. Mr. Lee stated that there are handicapped children in the area that like to come out and play in the parks.

Mr. Spatola addressed Mr. Lee and noted that he promotes basketball with the kids in Deerfield. Mr. Spatola stated that there may be a couple "special needs homes" with handicapped people at these facilities and it would be very beneficial to the application process if those group homes could come forward and document their need to use the parks. He further stated that this would go a long way in the application process.

Mr. Lee indicated that he is aware of some individuals at the group homes who would be willing to write letters. Mr. Blauer asked Mr. Lee if any organization has members with disabilities and would enjoy to use the parks more if the Township can do these projects the letters would be extremely valuable. He further asked that the letters be addressed to the Mayor and the Clerk would forward them to him and would go in the application. Mr. Blauer asked that any letter be received by August 10<sup>th</sup>.

Mr. Spatola asked Mr. Lee to please get the letters to the Clerk and if Mr. Lee so desired, Mr. Spatola stated that he would go with Mr. Lee to meet with these organizations and explain what the Township is trying to accomplish. Mr. Spatola felt that this would be helpful for the organization to address their "needs and wants".

Chairperson Laurella noted that our next meeting will be August 5<sup>th</sup> and asked if Mr. Lee wanted to bring more people to the next meeting and get questions answered could Mr. Blauer be available. Mr. Blauer stated that he will be returning from Cape May County and would be heading back north, but could be available.

Mr. Blauer noted the Committee will be adopting the Resolutions necessary for this application this evening and then the real work after this will be when Mr. Blauer receives the report from the Township Engineer.

Mr. Lee asked how long it would take to get things started. Mr. Blauer reminded everyone that the Grant process is a competition. Mr. Blauer noted that the State tends to approve the applications the day after the League of Municipalities ends in November, after that recipients will receive their contract in January and bids could be received in April or May with work to begin in the Summer. Mr. Blauer stated that towns are given 2 years to spend the money, but it is preferred to spend it in one. Mr. Lee questioned if the money obtained needs to be spent in that location. Mr. Blauer indicated that it is wise to do the work you say you are going to do and what is put on the application.

There being no further comment from the public Mr. Spatola made a motion, seconded by Mr. Danna to close the Public Hearing on the Small Cities Community Development Block Grant Program. The Committee approved.

### Resolutions

The Clerk noted that in conjunction with the Public Hearing the following Resolutions are in relation to the Grant Application.

The Clerk presented Resolution #15-113 – Resolution Authorizing Application Of New Jersey Department Of Community Affairs Fiscal Year 2016 Grant.

Mr. Stanzione made a motion, seconded by Mr. Spatola to adopt Resolution #15-113. Roll Call Vote:

Mr. Danna	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Chairperson Laurella	Yes
Mr. Stanzione	Yes		

The Clerk presented Resolution #15-114 – Resolution Approving Public Facilities Grant Management Plan.

Mr. Spatola made a motion, seconded by Mr. Stanzione to adopt Resolution #15-114. Roll Call Vote:

Mr. Danna	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Chairperson Laurella	Yes
Mr. Stanzione	Yes		

The Clerk presented Resolution #15-115- Resolution For Adoption Of State Model Citizen Participation Plan For DCA Small Cities Program.

Mr. Stanzione made a motion, seconded by Mr. Sparacio to adopt Resolution #15-115. Roll Call Vote:

Mr. Danna	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Chairperson Laurella	Yes
Mr. Stanzione	Yes		

The Clerk presented Resolution #15-116-Resolution Identifying Small Cities Fair Housing And Equal Opportunity Officer.

Mr. Sparacio made a motion, seconded by Mr. Spatola to adopt Resolution #15-116. Roll Call Vote:

Mr. Danna	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Chairperson Laurella	Yes
Mr. Stanzione	Yes		

### Old Business

The Clerk presented Reports from Department Chairpersons.

Mr. Danna stated that he was notified by public works that there is a tree on Spruce Street that needs trimming or to be taken down, but felt that the tree should be taken down. He further stated that the electric company or telephone company should be contacted to see if they will do anything about the tree before the Township has to pay someone to take it down, because there are wires above it. Mr. Danna indicated that public works is obtaining bids to remove the tree.

With regard to the water problem at Vineland and Greenman Avenues, Mr. Danna indicated that he spoke with the County again. He further indicated that the County told him that they have something in works and Mr. Danna stated that he informed them that the Township has been waiting 4 years. Mr. Danna indicated that the Township may

need to go to someone higher, but will give them til the end of the next week to get back to him.

Chairperson Laurella suggested that couple Committee people and residents from that area to go a Freeholder meeting and address the issue.

Mr. Danna stated a resident called regarding Rosedale Avenue and asked if the Township could put up a "Children At Play" sign. Mr. Stanzione noted that Rosedale encompasses 2 municipalities and counties. Mr. Danna stated that this resident does live in Deerfield Township.

Chairperson Laurella indicated that the resident should come to a meeting and explain the situation and make their request.

Second request was made with regard to Garton Road between Landis and Rosenhayn Avenues. Mr. Danna stated that a resident has requested that a speed limit sign be put up in that area and also is aware that it is a County road. He further stated that the resident requested that the Township write to the County and request the speed limit sign. Mr. Spatola thought that maybe the speed limit signs were removed when the road was repaved and not put back.

Mr. Sparacio made a motion, seconded by Mr. Spatola to have a letter sent to the County Freeholders and request that a speed limit sign be posted on Garton Avenue between Landis Avenue and Rosenhayn Avenue. Roll Call Vote:

Mr. Danna	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Chairperson Laurella	Abstain
Mr. Stanzione	Yes		

Mr. Spatola noted that the sink hole created in the eastbound lane on Greenman Avenue from a week ago has washed out and is open again.

Mr. Danna noted that there have been a lot of break ins on Kenyon Avenue (past the tower). He further noted that there is a vacant shack and it is being used by squatters. Mr. Danna stated that the break-ins have been to cars and the have been comments made about the lack of street lights.

Mr. Sparacio questioned whether the vacant building is on the list of properties that is maintained by the zoning-housing officer. Mr. Danna stated that the zoning-housing officer is going to check to see if it's on his list. He further stated that the property owner needs to have a certified letter sent to him and tell him he needs to have the property taken down. Mr. Danna noted that the alleged robber is tall, thin, Caucasian man.

Chairperson Laurella felt that the lack of street lighting is a poor excuse as his neighbor had his vehicle broken into and he has a street light.

Mr. Sparacio reiterated that public works is replacing street and stop signs in the Township and they are doing a great job.

Mr. Spatola noted that the grant for recreation is a big thing. He further noted that with regard to the fire company the Township is still in the process of achieving funding for a new rescue truck. Mr. Spatola stated that the pumper was out and getting refurbished, but is back. Mr. Spatola indicated that the Township is preparing for the Exit Conference for the audit and a date will be set in the near future and the those findings will be brought back to the Committee.

Mr. Stanzione stated that with regard to fire and rescue he had a conversation with the Chief. He further stated that the fire company has surveillance cameras there, but there's not quite enough coverage. Mr. Stanzione indicated that they are looking into what more cameras would cost to add to their system and what two remote cameras outside on the park area would cost. He further indicated that the fire hall would then have a total of 6 cameras and 2 cameras would cover the outside toward the park area. Mr. Stanzione stated that as soon as they get a price he will bring it back to the Committee.

Mr. Spatola said he would try and be involved in obtaining the prices for the extra cameras. Chairperson Laurella questioned what was going on with the security doors. Mr. Spatola stated that the vendor was waiting on the material to put them up as the vendor had to send out to have the doors fabricated. He further stated that he spoke with public works last week and that was the answer he received from public works.

Mr. Danna stated that the Committee changed the next meeting date to August 4, 2015, and indicated that he would be unable to make that date as he has a family obligation on that date. Chairperson Laurella suggested other dates to maintain the 2 meetings a month. Chairperson Laurella noted that a couple of years ago 3 Committee people were involved in a fund raiser and left the Committee without a quorum. He further noted that Mr. Stanzione is very involved in that fund raiser, but we could still have the meeting without him.

Mr. Spatola stated that the Committee agreed to have 2 meetings a month and Mr. Stanzione had indicated that if he could not make it our regular night then so be it. He further stated that instead of jumping around trying to change the meeting from August 5<sup>th</sup>, Mr. Stanzione realizes that and knows the Committee will still have a quorum.

Mr. Spatola made a motion, seconded by Mr. Danna to rescind the motion of July 1, 2015 to have the meeting on August 4, 2015 and to have the Township Committee meeting moved back to August 5, 2015. Roll Call Vote:

Mr. Danna	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Chairperson Laurella	Yes
Mr. Stanzione	Yes		

#### New Business

The Clerk presented Discussion Regarding Landfill Passes. Chairperson Laurella stated that the Township issues landfill passes for the County landfill. He further stated that the landfill accepts our trash for no fee. Chairperson Laurella indicated that this is being abused as people are moving out of the Township and still have their pass on their truck or car. He further indicated that it might be a good idea for the housing officer to keep a list of resale and rental inspections in order for the Township to remove those names and pass numbers from the system so that these people can no longer go the landfill for free.

Chairperson Laurella also reminded everyone that the Township needs to come up with a set of specifications for a new well as the Township is selling the Carmel Fire Hall. Chairperson Laurella stated that he did not know if the specifications we had for the well from 2 or 3 years ago could be used.

Mr. Danna questioned whether the Township truly needed to put in a new well. Chairperson Laurella stated that if the Township does not replace the well in Carmel the fire rating for the residents in that area will go up and their insurance fees will go up. Mr. Stanzione stated that the Township needs to replace that well before the other well is unavailable to the Township. Mr. Spatola indicated that the soon to be signed Agreement

of Sale indicates that the Township is to install a new well and have it running before the sale of the fire hall.

Solicitor Testa noted that should be done today as the purchaser's attorney just got back to Mr. Heck and has agreed to the terms that have been under discussion for the last 2 or 3 weeks. Mr. Spatola stated that he will set up a meeting with Fralingers and the fire chief and go out and look at the location and draw up some specifications.

Communications

The Clerk stated that there were no communications this evening.

The Clerk presented Resolution #15-117 For The Payment Of Bills.

Mr. Stanzione made a motion, seconded by Mr. Danna, to adopt Resolution #15-117. Roll Call Vote:

Mr. Danna	Yes	Mr. Sparacio	Yes
Mr. Spatola	Yes	Chairperson Laurella	Yes
Mr. Stanzione	Yes		

Public Comment

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

Pearl Riley of 320 Morton Avenue addressed the Committee. Mrs. Riley spoke about the dilapidated shack on Kenyon Avenue that Mr. Danna noted earlier in the evening. Mrs. Riley stated that the current owners have left this property vacant for 20 years. She further stated that there have been vagrants living on the property. Mrs. Riley indicated that her son's vehicles were entered and has surveillance of the individual leaving his premises and walked through the woods to the shack. She further indicated that there have been other break-ins on Kenyon Avenue. Mrs. Riley stated that the property is more visible in the Winter as the leaves have fallen and the trees are bare. She further stated that the owners have chosen to do nothing with the property and they should be cited and demolish the property. Mrs. Riley indicated that this property is a hazard and safety issue in the Township.

The Committee thanked Mrs. Riley and stated that the Zoning-Housing Officer will be notified and instructed to send a letter to the owners regarding this property.

Mrs. Sonya Lopez of 562 Greenman came before the Committee concerning the water issue at her property. Chairperson Laurella reiterated what was discussed earlier in the meeting that she and her neighbors and couple of Township Committee members would have to go to a Freeholders Meeting. Mr. Danna stated that someone from the County is supposed to get back to him next week. He further stated that if does not hear from anyone he will attend a Freeholder Meeting and he will let her know.

Mr. Stanzione stated that he would keep track of how much is costs every time Mrs. Lopez gets water damage in her yard and present those costs at the Freeholder Meeting. He further stated that she show them what it costs and ask them to pay for her expenses every time she has to have it fixed. Mr. Danna indicated that he has some pictures of the water damage. He further indicated that he will be back in touch with Mrs. Lopez.

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

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

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Cosmo J. Laurella, Chairperson  
Township of Deerfield

ATTEST:

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Karen Seifrit, Clerk  
Township of Deerfield