

REGULAR MEETING  
TOWNSHIP COMMITTEE

AUGUST 20, 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 7:00 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.

Todd Heck, Esquire attended the meeting for Solicitor Michael Testa.

Minutes

The Clerk presented Minutes from July 2 And July 16, 2014.

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

Departmental Reports

The Clerk presented the departmental reports from the Construction Office, Zoning/Housing Officer, Tax Collector, Treasurer, Fire Marshal and Emergency Management.

Mr. Laurella questioned where was the report for animal control. He indicated that it was previously discussed that a report would be submitted with the other monthly reports.

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

Resolutions

The Clerk presented Resolution #14-114-Approving Thursday, October 9, 2014 For Evening Opening Of the Deerfield Township Harvest Festival.

Mr. Spatola made a motion, seconded by Mr. Dana to adopt Resolution #14-114.  
Roll Call Vote:

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

The Clerk presented Resolution #14-115 Resolution Extending The Grace Period For Third Quarter 2014 Taxes.

Mr. Laurella made a motion, seconded by Mr. Spatola, to adopt Resolution #14-115. Roll Call Vote:

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

The Clerk presented Resolution #14-116 Closing A Portion Of Morton Avenue And To Restrict Park Along Morton Avenue On Saturday, October 12, 2014 For The Deerfield Township Harvest Festival Parade And To Close A Portion Of Morton Avenue (Northbound) From Shiloh Avenue To Landis Avenue and To Close A Portion Of North Shiloh Avenue (Westbound) From Morton Avenue To Greenman Avenue On Thursday Evening, October 9<sup>th</sup>, Friday Evening October 10<sup>th</sup>, Saturday, October 11<sup>th</sup> and Sunday October 12, 2014 For The Deerfield Township Harvest Festival.

Mr. Spatola made a motion, seconded by Mr. Danna to adopt Resolution #14-116. Roll Call Vote:

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

The Clerk presented Resolution #14-117 Authorizing Release Of Maintenance Bond For QIS, Inc.

Mr. Laurella made a motion, seconded by Mr. Lauermann to adopt Resolution #14-117. Roll Call Vote:

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

The Clerk presented Resolution #14-118-Opposing Senate Bill S-1801 And Assembly Bills A-2621 And A-2495 Seeking to authorize County Government to Create County Tax Assessment While Abolishing Tax Assessment At a Local Municipal Level.

Mr. Laurella wanted to clarify that a “yes” vote would mean the opposition of the bills. Chairperson Stanzione indicated that was correct and noted that the bills would do away with local assessing and a County would have one Assessor.

Mr. Laurella made a motion, seconded by Mr. Spatola to adopt Resolution #14-118. Roll Call Vote:

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

The Clerk presented Resolution #14-119-Rejecting Bid For Reconstruction Of A Stage Roof/Canopy At The Frank LoBiondo Park.

Mr. Spatola made a motion, seconded by Mr. Lauermann to adopt Resolution #14-119. Roll Call Vote:

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

The Clerk presented Resolution #14-120 Authorizing The Cancellation Of Checks Over Six Months Old.

Mr. Spatola made a motion, seconded by Mr. Danna to adopt Resolution #14-120.  
Roll Call Vote:

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

The Clerk presented Resolution #14-121- Hiring of Part-Time Help. Mr. Laurella stated that he and Mr. Spatola met with 6 individuals who applied for the position and that that were three that were promising. Mr. Laurella indicated that everyone was made aware of the hours – 7:30 am to 4:00 pm. Mr. Spatola noted that everyone was also made aware that the Harvest Festival weekend was extremely busy and the candidate did not have problem with that. Mr. Laurella stated that after discussion with Mr. Spatola and Maintenance Supervisor Ron Shinn they agreed that Damian Woodward would be the best fit for the position.

Mr. Laurella made a motion, seconded by Mr. Lauermann to adopt Resolution #14-120. 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. Laurella stated that he received a request from an individual who would like to have their street light turned off. He further stated that the street light was on Stillman Avenue and was not sure how it got missed in the review of the street lights in that area.

Mr. Lauermann questioned if there were any safety issues and Mr. Laurella stated that there were none as it was not on a hill or near an intersection.

Mr. Laurella made a motion, seconded by Mr. Spatola to have the requested street light removed on Stillman Avenue per the resident's request. Roll Call Vote:

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

Mr. Laurella noted that there was some rain last week and there was anywhere between 5 ½ and 9 inches in the area. He further noted that there was no damage to homes or roads.

Mr. Spatola stated that he was unable to attend the Recreation Committee meeting the night before. Chairperson Stanzione indicated that he was able to attend the meeting and stated that it did not appear that the roof for the stage was going to get done this year. He further indicated that the Recreation Committee was working towards the Festival.

Mr. Laurella noted that the step on the east side of the building has been fixed. He wondered if the west side could get done this year and noted that it would cost around

\$600. Mr. Laurella also noted that prices are being obtained for the security doors and are also obtaining prices to reseal and re-stripe the driveway.

New Business

The Clerk presented Discussion Regarding Proposal From Fralinger Engineering For The Preparation Of A Subdivision Plan For Block 85, Lots 1 And 2 At 525 Irving Avenue (Carmel Fire Hall).

Mr. Laurella stated that the Planning Board approved the matter last week and now the Township has to hire the Township Engineer to do site work at the location and create 2 lots and have the area rezoned. Mr. Spatola indicated that the Engineer has provided us with a proposal in the sum of \$5,900.00 and the Township received an explanation from the Land Use Board Solicitor on protocol on how to proceed with the process. Mr. Spatola noted that the matter this evening was only for discussion and recommended that a Resolution be prepared to accept the Engineer's proposal to start the work on the subdivision.

Solicitor Heck stated that the information from Mr. Laurella wasn't fully clear and wanted the Committee to recall that after the subdivision is completed an amendment to the Zoning Ordinance will be required as the Township will be changing the district boundaries for the neighborhood. He further stated that along with the usual requirements for the passage of an Ordinance special notice will need to be given to properties owners within 200 feet of the boundary that is changing.

Mr. Spatola clarified that regardless of the subdivision and rezoning property owners within 200 feet of the property will need to be notified and it was indicated that was correct.

Mr. Spatola made a motion, seconded by Mr. Laurella to have a Resolution prepared to accept the proposal from Fralinger Engineering in the sum of \$5,900 for the preparation of a subdivision plan for Block 85, Lots 1 and 2 at 525 Irving Avenue. Roll Call Vote:

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

Mr. Laurella also asked that consideration be given to having the front and west side steps repaired. Mr. Spatola and Mr. Lauermann agreed that the front step should be completed if there is a safety issue. Mr. Laurella stated that he would see if some proposals can be received by the next meeting.

Communications

The Clerk stated that there was a communication this evening from Timothy Jilinski tendering his resignation as a part-time laborer. Mr. Spatola made a motion, seconded by Mr. Lauermann to accept and file the communication. Mr. Laurella added with regret. Roll Call Vote:

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

The Clerk presented Resolution #14-122 For The Payment Of Bills.

Mr. Danna made a motion, seconded by Mr. Lauer mann, to adopt Resolution #14-122 Roll Call Vote:

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

#### Public Comment

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

James Hughes of Morton Avenue approached the Committee. Mr. Hughes questioned if there has been any information regarding the motor cycle issue he brought before the Committee about 2 months ago. Chairperson Stanzione asked Solicitor Heck if Solicitor Testa had informed him of this situation. Solicitor Heck stated that he was not aware of the situation. Chairperson Stanzione asked the Clerk what her conversation was with Solicitor Testa. The Clerk stated that she conferred with the Solicitor on this matter and that he and the Clerk recalled the same conversation from the meeting a few a months ago and that there was nothing in the noise ordinance and at that meeting there was a discussion about gathering the neighbors to meet to discuss the matter and see if there could be some mutually agreed upon times for the motor cycling riding.

Mr. Spatola noted that at the July meeting he had offered to get Mr. Hughes and Mr. Erianne together to discuss this problem and come to a solution so that everyone is happy. He further noted that there were issues in his personal life and all his time was spent for the care of a parent and did not achieve the meeting discussed at that July meeting.

Mr. Spatola stated that he spoke with Mr. Erianne today and that he would still be willing to sit with the residents and try to make it work. Mr. Hughes indicated that he has video of the kids doing dounuts around him and cursing at him. Solicitor Heck asked Chairperson Stanzione about the situation and Chairperson Stanzione stated that there is a field behind Mr. Hughes and that the kids ride their cycles out there and it is loud as the neighbor built a track out on the field. He further stated that there is no ordinance. Solicitor Heck asked if the Township looked into whether it is a lawful use of the track. Mr. Lauer mann noted that there is no ordinance to say that this type of activity can't be done and requested confirmation from the Clerk. The Clerk noted that the initial conversation was as to whether or not there was a Noise Ordinance and that was looked into, but as far as it being a land use issue that was not looked into as that was not the question. Mr. Lauer mann stated that without an ordinance the Township cannot enforce what may be a "quality of life issue".

Mr. Spatola indicated that when this matter first came to pass Mr. Erianne came before the board and asked if this was an unlawful use of his property and explained the use and what the property is being used for. He further indicated that since there is no ordinance in place the Township could not tell him that he could not do this. Mr. Spatola noted that this is what drove him to try and get the neighbors together to solve any issues. Mr. Spatola indicated that after speaking with Mr. Erianne he made him aware of what was happening. He further indicated that Mr. Erianne informed him that he has been more than considerate since the first time he met with the Committee and has comprised a log of every hour that has been ridden, who was there and the time of day. Mr. Spatola noted that this is different from when Mr. Erianne said his son was going to ride and now there

are a few more riders. He further noted that this has become a “he said/she said” matter, but if the parties are willing to sit down he would still be willing to mediate the parties.

Mr. Hughes stated that he would be willing to meet, but that the matter has gone on too long. He further stated that he did not feel that it was appropriate that the Solicitor did not know what was going on. Solicitor Heck stated that Solicitor Testa was at the other meetings and did not have a dialogue about this situation and was not aware that Mr. Hughes was going to be attending the meeting this evening and raising this issue. Chairperson Stanzione stated that he felt that the matter was a zoning issue and should be brought before the Land Use Board. He further stated that the Zoning Officer will be notified tomorrow and that Zoning Officer will be out to see Mr. Hughes. Chairperson Stanzione was not sure if the track was built on farmland and that would have to be investigated. Mr. Spatola stated that issue was already looked into and that the track is not on farmland. The farmland is a different block and lot and is separate from his residential property. Chairperson Stanzione stated that he will leave the meeting up to Mr. Spatola and get in touch with the Zoning Officer.

Mr. Lauermann noted that he too had spoken with Mr. Erianne and he has no problem with having a “sit down” and also spoke with him about the amount of bikes and that can become an issue. He further noted that you can’t legislate morality and empathy for your neighbors. Mr. Lauermann also stated that Mr. Erianne has indicated that there is no bike riding if there has been little rain and would make conditions too dusty, or there is a funeral in the area or a neighbor is having a barbeque.

Mr. Spatola said that he would work towards setting up a meeting and reiterated some of the points made by Mr. Lauermann. He also stated that if it is determined that Mr. Erianne can legally ride there than the Committee will tell Mr. Hughes that, if it is determined that Mr. Erianne cannot legally ride there than the Township will tell that too.

Mrs. Lopez of Greenman Avenue approached the Committee and indicated to them that after the rain the previous week the flood on her property was worse than before. Chairperson Stanzione stated that the County put 2 new drains across the road and it moved the water from the one side of Greenman Avenue to the other and when it hits the low spot Mrs. Lopez gets more water than before. He further stated that the County is trying to do something and burm up the south side of the road to stop the water so it can’t cross over to her property and keep the water in the woods. Chairperson Stanzione noted that if the County can’t do the burm than members of Streets and Roads need to go to a Freeholder Meeting and try and get something done.

Mr. Spatola indicated that he and Mr. Stanzione met with the County Road Supervisor and County Engineer and a representative of Fralinger Engineering and took a tour of the Township. He further indicated that the reason for this tour was to initiate and identify problem water spots due to the farming practices that are illustrated in Deerfield Township. Mr. Spatola stated that the second time they went out he and Mr. Stanzione showed some of the serious water problems in the Township. He further stated that a formal letter was sent by Fralinger Engineering, on behalf of the Township, to the County outlining four (4) specific water problem areas: Maxon Avenue, the School, Greenman and Shiloh Avenues and Parvins and Big Oak Road. Mr. Spatola indicated that the area near her house was on that list of area water problems. He further indicated that before any other area is fixed these areas must be done first.

Mr. Lauermann also noted that there is still an enormous amount of water that comes off the asphalt parking lot that is not being addressed. Mr. Lauermann stated that

a lot of the water Mrs. Lopez is receiving comes off that lot and her problem has been exacerbated by the installation of the new drains and water issues upstream that are not being addressed.

Mr. Spatola stated that they stood in that parking lot and the owner has been contacted and he promises that he is going to rectify the situation by clearing out the pond. He further stated that the water coming off that impervious surface is affecting the railroad and is undermining that railroad. Mr. Spatola indicated that there is water gathers on the north side and extreme water conditions cannot get through the pipes fast enough. He further indicated that Soil Conservation has warned them and the large propane tankers that ride those tracks are going to fall off because of the water undermining the area.

Chairperson Stanzione stated that if the Township doesn't get any satisfaction soon then the Township will need to attend a Freeholder meeting.

Mrs. Lopez also wanted to let the Committee know that there is speeding on Vineland Avenue. Chairperson Stanzione stated that he spoke with the Trooper Barracks and they are patrolling it. He also asked Streets and Roads to reach out to the State Police Barracks again. Mrs. Lopez said that the drivers don't even go to the stop sign, they go behind the stop sign.

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

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

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John Stanzione, Chairperson  
Township of Deerfield

ATTEST:

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Karen Seifrit, Clerk  
Township of Deerfield