

REGULAR MEETING  
TOWNSHIP COMMITTEE  
SEPTEMBER 5, 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. Terrigno, Mr. Danna, Mr. Stanzione and Mrs. O'Brien. Mr. Brago was delayed due to an ambulance call and arrived at 7:07 p.m. this evening.

Minutes

The Clerk presented the minutes of August 1 and August 15, 2018. Mr. Danna made a motion, seconded by Mr. Terrigno to approve the minutes as written. The Committee approved. Mrs. O'Brien abstained as to the Minutes of August 15, 2018 as she did not attend that meeting.

Ordinances

The Clerk presented Ordinance #2018-8- Second Reading And Public Hearing Of An Ordinance Amending the Salary Ordinance Of The Township Of Deerfield. Mr. Stanzione made a motion, seconded by Mr. Danna to open the public hearing on Ordinance #2018-8. The Committee approved.

There being no comment from the public, Mr. Terrigno made a motion, seconded by Mr. Danna to close the public hearing on Ordinance #2018-8. The Committee approved.

Mr. Stanzione made a motion, seconded by Mr. Terrigno to adopt Ordinance #2018-8. Roll Call Vote:

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

Resolutions

The Clerk presented Resolution #18-142 - Resolution Waiving Permit Fees For Use Of Tents, To Waive The \$35.00 Type I Open Flame And To Waive The \$5.00 Township Raffle License Fee For The Games Of Chance At The Harvest Festival.

Mr. Stanzione made a motion, seconded by Mr. Terrigno to adopt Resolution #18-142. Roll Call Vote:

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

The Clerk presented Resolution #18-143- Resolution Requesting Temporary 4-Way Stop Signs At The Intersection Of South Shiloh Avenue And Spruce Street And A Temporary Stop Sign On Willow Street At The Intersection Of Willow Street And Alexander Place On Thursday Evening, October 4<sup>th</sup>, Friday Evening, October 5<sup>th</sup>, Saturday, October 6<sup>th</sup> And Sunday, October 7, 2018 For The Deerfield Township Harvest Festival.

Mr. Stanzione made a motion, seconded by Mr. Terrigno to adopt Resolution #18-143. Roll Call Vote:

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

The Clerk presented Resolution #18-144 - Resolution For The Approval To Submit A Grant Application And Execute A Grant Agreement With The New Jersey Department Of Transportation For The Garrison Road (Bridgeton Avenue To Lebanon Road) Resurfacing. Mr. Danna made a motion, seconded by Mr. Stanzione to adopt Resolution #18-144. Roll Call Vote:

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

The Clerk presented Resolution #18-145- Resolution For The Approval To Submit A Grant Application And Execute A Grant Agreement With The New Jersey Department Of Transportation For The Maple Street (Morton Avenue To Greenman Avenue) Resurfacing. Mr. Terrigno made a motion, seconded by Mr. Stanzione to adopt Resolution #18-145. Roll Call Vote:

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

The Clerk presented Resolution #18-146 Resolution Appointing John Hendershott As Deputy Fire Marshal For The Township Of Deerfield. Mr. Stanzione made a motion, seconded by Mr. Danna to adopt Resolution #18-146. Roll Call Vote:

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

The Clerk presented Resolution #18-147- Resolution Authorizing The Exclusion Of The Public From A Meeting Of The Township Committee Of The Township Of Deerfield To Be Held On September 5, 2018- Relating To Contract Negotiations. Mr. Terrigno made a motion, seconded by Mr. Stanzione. Roll Call Vote:

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

#### Old Business

The Clerk presented reports from Department Chairs. Mr. Terrigno stated that due to family matters he had no report with regard to streets and roads. Mr. Stanzione stated that he had nothing to report for fire and rescue. He did note, however, that there was a call regarding the street sign being upside down on Morton Avenue at Big Oak and Morton. Mr. Stanzione stated that he called the County and they came out and corrected the sign.

Mr. Danna reported that he has attempted to the call the lady at the State Department of Transportation and has yet to receive any call back from her. He noted

that he will try again but wondered if there was someone else he could communicate with as to the issue at Morton and Landis Avenue and ponding water. Mr. Stanzione noted that sometimes you have to go over someone's head and it appears that will be the case in this situation.

Chairperson O'Brien noted that she and Mr. Stanzione are still in pursuit of solar for Deerfield residents. She further noted that she received an email from Mr. Lopez outlining 3 different options all of which would cost the Township money to fix their system which is inadequate. Chairperson O'Brien indicated that Mr. Stanzione has been calling people throughout the State and there have been positive conversations.

Chairperson O'Brien noted the use of the new Ipads for the meetings and thanked Mr. Brago and Ms. Seifrit for setting them up.

Mr. Danna stated that he has a list of streets lights that need to be called in to have them looked at.

With regard to Harvest Lane, Mr. Terrigno inquired if the Township has received any signed contract or heard anything from the proposed buyers. Solicitor Testa noted that there is no signed contract and the Clerk stated that she has heard nothing. Mr. Terrigno inquired of Solicitor Testa that if the Township could advise the proposed buyers that if the Township does not hear something within 30 days the Township is going to accept the other bid. Solicitor Testa stated that could be done and noted that the proposed buyers have received everything they have asked for with regard to the prior approvals. He further stated that the proposed buyers were waiting for something from the Land Use Board, but in speaking with Mr. Duffy, he has heard nothing.

Solicitor Testa inquired of the Clerk if she has heard anything from the realtor. The Clerk stated that Michele Kelly had reached out to the Clerk as to the status of the sale. She further stated that she advised Miss Kelly of some information from the zoning/housing officer. Miss Kelly responded to the Clerk that she was going to reach out to Mr. Parenti, the realtor for the proposed buyer, but still has not heard anything back from anyone.

Mr. Terrigno made a motion, seconded by Mr. Stanzione to authorize the Solicitor to send a letter to the proposed buyers for Harvest Lane advising of a 30 day deadline to enter into an agreement of sale. Roll Call Vote:

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

Mr. Stanzione suggested that for the next bid process a deposit be required at the time of the bid opening.

Mr. Danna asked if the Clerk could send letters to the adjoining property owners for the Township owned properties offered for sale back in June and were not sold at the auction. Mr. Terrigno inquired if one of the contiguous property owners were interested would the Township be able to sell to them for \$1.00. Solicitor Testa noted that would be a next step. Mr. Stanzione noted that if someone else were adjoining and interested also in the property, the property would have to be split. He further noted that most people are not going to want it because of the additional taxes.

Chairperson O'Brien noted that the Township did receive a grant for the sewer study. She further noted that she met with Fralinger to highlight the areas to be studied and mostly along the corridor of Morton Avenue, Sherman Avenue and Landis Avenue and in the hamlets of Rosenhayn and Carmel. Chairperson O'Brien was sure the

Township had access to specific site density, but the way it was explained that the more densely populated an area is the more likely and cost effective the study will be.

Mr. Stanzione inquired that the study would come out of Vineland as the Township cannot go through Bridgeton. The Clerk indicated that she conveyed that information and concern to Mr. Mulford at Fralinger's so that the Township would not be in the same situation as the last time.

#### New Business

The Clerk presented Raffle Application – Bridgeton Area Chamber Of Commerce Foundation, Inc. – 50/50 On Premises Raffle – October 6 And October 7, 2018. Mr. Stanzione made a motion, seconded by Mr. Brago to approve the raffle application. Roll Call Vote:

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

The Clerk presented Raffle Application – Bridgeton Area Chamber Of Commerce Foundation, Inc. - Games Of Chance - October 4 – October 7, 2018. Mr. Terrigno made a motion, seconded by Mr. Brago to approve the raffle application. Roll Call Vote:

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

Mr. Terrigno indicated that he wanted to address a problem. Mr. Terrigno stated that he received a telephone call from Joseph Speranza regarding his liquor license and the legalities of the property. He further stated that a Township Committee person stopped in and said that Mr. Speranza might be doing illegal operations. Mr. Terrigno indicated that Mr. Speranza was nervous as he has a lot of money on the line. He further indicated that he came in and sat with the Clerk and Zoning/Housing Officer and they both advised that what Mr. Speranza is doing is legal and within his rights and there should be no other issues going forward. Mr. Terrigno noted that the Clerk reached out to ABC and would like that information relayed to Mr. Speranza and Mr. Dionisi, by letter, that Mr. Speranza is in compliance.

#### Communications

The Clerk stated that there are no communications this evening.

The Clerk presented Resolution #18-148 For The Payment Of Bills. Mr. Stanzione made a motion, seconded by Mr. Terrigno, to adopt Resolution #18-148. Roll Call Vote:

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

The Clerk noted an addition to the Bill List for a deposit for entertainment for the Harvest Festival.

#### Public Comment

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

Gerta Hoerl, 537 Richards Road, came before the Committee. Mrs. Hoerl stated that the house across the street from her had an alarm going off day and night for over a week. She further stated that she finally caught the guy who had been living there and they had a fire there 2 years ago. She inquired about the noise and was told it was a radon detector. Mrs. Hoerl was concerned about the radon coming from the house. Mr. Brago inquired as to the address and Mrs. Hoerl believed it was 492 Richards Road. Mrs. Hoerl noted that the owners are not living there, not fixing it up and the back of the house is still charcoaled. Discussion was held regarding the status of the house. Mrs. Hoerl noted she does a lot of mowing at the house to keep the rodents and snakes off her property. Mr. Brago recommended advising the zoning/housing officer and the Clerk stated she would let him know about the issue on Richards Road.

Chairperson O'Brien stated that there are 3 different zones for radon in the State of New Jersey and the Township is not in a high zone. She further stated she did not know why the resident would have an alarm going off as we are not in a high zone.

Chairperson O'Brien noted that the zoning-housing officer is aware of the property but will let him know about the current situation and the abandoned vehicle.

Ron Shinn, public works manager, came before the Committee. Mr. Shinn wanted to let the Committee know that his laborer is off for about a week due to a sinus infection. Mr. Shinn also wanted to let the Committee know that the grass is still growing quite a bit and things in preparation for the Harvest Festival need to be addressed and something could fall through the cracks. He noted that the summer help laborer is having difficulty keeping up. Mr. Shinn noted that there are several things that need to get done in preparation for the Festival. Chairperson O'Brien commended Mr. Shinn for how nice the building and grounds appear as she came in this evening. Chairperson O'Brien suggested Mr. Shinn meeting with her and Mr. Danna to prioritize what needs to be done. She noted that if his laborer is only out a week and things don't get done it will be managed and members can pitch in and lend a hand.

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

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

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

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

Chairperson O'Brien noted that there is a piece of property in the Township where a gentleman is looking to build or retro fit a building for a medical marijuana dispensary. She stated that he had a form letter that he was going to send that would allow the Township to just sign it and show our support.

Solicitor Testa stated that he is representing someone who has applied. He further stated that the application deadline has passed on August 15<sup>th</sup>. The Clerk also noted that the gentleman did call the building today to advise that he was not attending our meeting this evening but that there was a short period of time for applications to be completed. Solicitor Testa noted that as part of the application there needed to be a letter from the municipality where you were proposing to put the dispensary showing that they

would not object to it coming to the municipality. The Clerk stated that the gentleman might be reaching out to us in the future as he anticipates representing some individuals with regard to Hemp.

Chairperson O'Brien indicated that before the gentleman submitted his application he needed the Township to say that the Township would not block it, not that we support it, but that we have no opposition to it. She further indicated that she's letting the Committee know and it's something Governor Murphy has on his agenda and something we will likely be faced with down the line. Chairperson O'Brien thought it might be worthwhile for the Committee to educate themselves on successes or failures of places where they have legalized recreational and medical marijuana. Solicitor Testa noted that only 6 permits will be given: 2 in the north, 2 in the central area and 2 in the south. He also noted that it was a comprehensive application.

Mr. Terrigno asked if there had been any discussions about growing marijuana. Solicitor Testa stated that the dispensary would also involve a growing facility.

Chairperson O'Brien noted that the gentleman was also looking into leasing property for the production of Hemp. She felt that it was something the Township should be aware of and prepared to address.

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

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Abigail P. O'Brien, Chairperson  
Township of Deerfield

ATTEST:

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Karen Seifrit, Clerk  
Township of Deerfield