

REGULAR MEETING
TOWNSHIP COMMITTEE

March 6, 2013

Chairperson Spatola 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. Lauermann, Mr. Laurella, Mr. Stanzione, Mr. Montgomery and Mr. Spatola.

Todd Heck from Testa, Heck, Scrocca & Testa appeared on behalf of Solicitor Testa.

The Clerk stated there was a monthly calendar for the month of March in the Committee's packet.

The Clerk asked Mayor Spatola to swear in the new Emergency Management Coordinator Andrew Pizzo before they continued with the meeting this evening.

Minutes

The Clerk presented the minutes from February 6th, and February 20th, 2013.

Mr. Stanzione made a motion, seconded by Ms. Lauermann, to accept the minutes as written. The Committee agreed.

Resolutions

The Clerk presented Resolution #13-74 Resolution Authorizing A PILOT (Payment In Lieu Of Taxes) Agreement Between The Township And White Dog Corporation.

Mr. Laurella made a motion, seconded by Mr. Stanzione to adopt Resolution #13-74 Roll Call Vote:

Mr. Lauermann	Yes	Mr. Montgomery	Yes
Mr. Laurella	Yes	Chairperson Spatola	Yes
Mr. Stanzione	Yes		

The Clerk presented Resolution #13-75 Resolution Authorizing The Exclusion Of The Public From A Meeting Of The Township Committee Of The Township Of Deerfield to Be Held On March 6th, 2013.

Mr. Stanzione made a motion, seconded by Mr. Montgomery to adopt Resolution #13-75. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Montgomery	Yes
Mr. Laurella	Yes	Chairperson Spatola	Yes
Mr. Stanzione	Yes		

Old Business

The Clerk presented Reports From Departmental Chairpersons.

Mr. Montgomery stated they had two different companies come in and offer the Township quotes and their opinion of a phone system they felt would be a good fit for the Township. Mr. Montgomery stated the first company was VOIP, which is out of Cherry Hill, their phone system operates out of a cloud system, which is an offsite phone system, so all the calls would be directed to their facility and then redirected to the Township Building. That plan would offer new phones, voice mail, and give us a better phone system than what we have now. Mr. Montgomery stated that looking into that further it would cost thirty five (\$35.00) a month per phone, which didn't include a new feed into the building for internet or fax lines.

Mr. Montgomery stated he reached out to Comcast and Comcast came back with a bid of five hundred eighty five dollars a month (\$585.00) which includes a new phone system, new internet, and the ability to have voice mail, forward voice mail thru emails and/or the phone system, and that includes the Municipal Building, Public Works building, and the Rosenhayn Fire Department. Mr. Montgomery stated there are a block of emails already in place and there is a conference call set in place for this Friday to finalize the plan, then it could be brought back to the rest of the Committee to be voted on.

Mr. Montgomery stated in his opinion this is the best plan to go with, they have everything the Township needs and all equipment would be owned by the Township and any upgrades or changes that needed to be made could be made by calling the 1-800 number.

Mr. Stanzione asked what the savings were. Mr. Montgomery stated the savings would be forty three hundred dollars a year (\$4,300.00) based on what is currently used now.

A discussion regarding the phone system, what is included, what is not included and the buildings which will have the new system in place was held among the Committee.

Mr. Lauermann asked if they had contractors to come on site and set everything up. Mr. Montgomery stated their employees would come in and work with our IT guys to set everything up, change all the info from one system to another and then we'd be up and running. Mr. Montgomery stated that if a contract was signed today then in about forty five days everything would be completely done.

Mr. Spatola stated they had been looking for a truck and he did find a truck but he believes it had a lot of miles on it and he feels it is a little bit risky.

Mr. Montgomery stated that winter is pretty much behind us and that was our main concern with purchasing the truck, so he feels the Township bought itself a little bit of time with making sure they make a right decision instead of jumping into buying a truck. Mr. Montgomery stated that Mr. Shinn, Public Works Manager, went to JC Auto Sales on Landis Avenue in Vineland. Mr. Montgomery indicated they had a 2005 GMC 2500 series 4 wheel drive, good shape, clean, one owner and were asking \$16,900.00. Mr. Montgomery stated now they have a figure that they can start with when looking for trucks in the future.

Mr. Spatola stated he spoke to the gentleman from the dealership regarding a leasing option, and the gentleman indicated when dealing with a Municipality the leasing option is a little peculiar. Mr. Spatola indicated that gentleman was going to get information regarding the leasing process for a Municipality and get back to him.

A discussion regarding the truck was held among the Committee.

The Clerk stated to the comment on Mr. Spatola's statement regarding a lease, the gentleman Mr. Spatola spoke to did call back, and he indicated that a lease for Municipalities it is different as opposed to a personal lease as in, it would be a five year lease and at the end of the five year lease the Municipality would have to buy the vehicle, there would be no turning it in.

Mr. Montgomery stated that he spoke to Mr. Laurella regarding the electric company getting back to them about the light removal program. Mr. Montgomery indicated they are breaking it off into two sections, doing Township roads first, which should start by next week and the second phase will be County and State roads, so by the end of the month the project should be complete.

Mr. Laurella stated that he believes it costs about fifty thousand (\$50,000) just for street lights in the Township. Mr. Laurella indicated that Streets and Roads is Mr. Montgomery and Mr. Laueremann but because himself and Mr. Montgomery started this project last year, he would like to continue the entire program through the end, and if someone disagrees with his decision he would like them to say something now, but he feels they are doing a good job with the turning off of the street lights.

Mr. Laurella stated they have to start cutting out lights because fifty thousand dollars a year is a lot and the Township wants to buy a new truck or buy something else for the Township, where is the money coming from, from the tax payers. Mr. Laurella stated he is not one for raising the taxes much, may be a little gain, but the Township has to look to see where it is spending money and some street lights have to go.

Mr. Laurella stated with the local purpose tax, the Township is not collecting enough money from each resident to pay for a light to be at the end of their driveway.

Mr. Laueremann stated they are not turning off lights at intersections, curves, passing zones and a few businesses with busy driveways. Mr. Laurella indicated that a list would come before the Township Committee before any action would be taken.

Mr. Montgomery stated there were about ten (10) lights that were off that should have been on and the Township was paying for them so they had them turned on, and there should be a better system in checking the lights that the Township pays for.

Mr. Montgomery stated that he and Mr. Stanzione reached out to Senator Sweeny's office to help with the grant process for the Recreation for the parks. Mr. Montgomery indicated they sent in a proposal, he received a phone call on Monday and stated Senator Sweeny's office is very excited and on board with the Township's ideas and they are all ready to help with the stage, safety fencing and if money permits, the lighting in the park. Mr. Montgomery stated again that Senator Sweeny's office is excited to help because they appreciate that the Festival is the largest even in South Jersey for the year, so they are on board and feel very positive going forward.

A discussion regarding Senator Sweeny's office and the grants that are available for the Township was held among the Committee.

The Clerk presented Discussion Regarding Dilapidated Buildings And Unregistered Vehicles.

The Clerk stated that at the previous meeting the Committee asked that the Construction Official and Housing/Zoning Officer come before the Committee for discussion.

Mr. Laurella stated that he asked for this to be put on the agenda because the Township is looking like a slop hole. Mr. Laurella indicated that some action has to be done to get rid of some of these dilapidated buildings, especially the ones that are vacant.

Mr. Laurella stated that you bring the person that owns that property in for court, and you'll see how quick they start fixing up the property, a regular notice will not work, they need to be sent a court notice.

Mr. Laurella stated there are houses and buildings in the Township that need to come down but the Committee has to back the Construction and Housing/Zoning Officers, because there are codes that need to be followed.

Mr. Spatola stated that he spoke to the Construction Official twice, and extended an invitation to attend the meeting this evening so she could explain the Township's options, and open up some direction to follow as far as rectifying some of the problems regarding unsafe environments in the Township. Mr. Spatola indicated that the Construction Official explained that it would be in the Township's best interest at this point, because the Township is learning about their options, for her to supply the Township with a document she can write out. Mr. Spatola stated that in the Construction Official's opinion it is up to the Township to file and show cause to have a hearing before a judge.

Mr. Spatola explained the recommendations the Construction Official gave regarding what steps the Township should take regarding the process of vacant properties in the Township

A discussion regarding the vacant properties and what should be done was held among the Committee.

Mr. Lauermann stated that they are not looking to condemn homes and take people out of their homes, they are looking to have an ordinance to make sure residents maintain and keep up with their properties. Mr. Lauermann indicated they are talking about aesthetics with a lot of properties, the properties just need to be cleaned up, not just tearing down buildings and homes.

Anthony Lamanteer, Zoning/Housing Officer approached the Committee and stated that he has been around the Township and has gotten rid of a lot of unregistered vehicles but he's sure there are a lot more out there, but there is a difference between unregistered and inoperable vehicles. Mr. Lamanteer indicated you can take them to court and the residents will fight that they are selling the vehicle, or they register the vehicle before court.

Mr. Lamanteer also stated that he has a list of abandoned houses, but they are all bank owned, and the taxes are being paid on them. Mr. Lamanteer stated there is no communication with the owners or the banks. Mr. Lamanteer indicated he is working on an Ordinance that needs to be adopted, he spoke to Mr. Montgomery about it and gave

the Clerk a copy of the International Property Maintenance Code, which works through the court system very well.

A discussion regarding one of the properties in the Township was held among the Committee.

Mr. Laurella stated that something has to be done, and it's not going to be cleaned up in a year, because this has been a ten year build up. Mr. Laurella stated that there have been certain properties taken to court but nothing would stick. Mr. Laurella stated that these properties need to be fixed up and something has to be put in place to make sure that the resident has to fix up their property.

Mr. Stanzione stated that if Mr. Lamanteer, Zoning/Housing Officer, feels that the International Property Maintenance Code has teeth, then it should be adopted and move on.

Mr. Lamanteer stated that with the book it also covers rental properties, which he can not touch now. Mr. Lamanteer also stated that letters are mailed out certified and they come back in the mail, first the owner needs to be properly served before they can go to court.

Mr. Montgomery stated that the Committee needs to be able to give their employee's the power to be able to handle the situation. Mr. Montgomery indicated that it may be said in different ways, but he believes everyone is in agreement that they see things that they feel are not up to Township standards, and this gives Mr. Lamanteer the power to handle the situation.

A discussion regarding the International Property Maintenance Code was held among the Committee.

The Clerk presented Discussion Regarding Removal Of Sections 5-35 Through 5-39 And Section 5-43 Of The Code Of The Township Of Deerfield Relating To The Local Welfare Assistance Board And Director Of Retirement Age.

The Clerk stated that Mr. Laurella at the last meeting brought these sections forth, and in the packets are copies of the sections. The Clerk stated as they are in the code book, they would have to be removed by Ordinance also.

Mr. Laurella asked for this to be put on the agenda for the following meeting so action could be taken.

The Clerk presented Discussion Regarding Draft Of Ordinance Relating To Park Hours Of Use.

The Clerk stated there is a letter and attached sections of the Code related to parks and recreation. The Clerk stated that Robert Casella from Mr. Heck's office drafted the section of the Township Code to be revised.

A discussion regarding the section of the Code was held among the Committee.

A discussion regarding the present code and the changes made to the code regarding the lights was held among the Committee.

Mr. Stanzone made a motion, seconded by Mr. Montgomery to revise the Township Ordinance to reflect the change in subsection 139-11 as to park hours.

Mr. Lauermann	Yes	Mr. Montgomery	Yes
Mr. Laurella	Yes	Chairperson Spatola	Yes
Mr. Stanzone	Yes		

New Business

The Clerk presented Discussion regarding Capital Improvement Items To Be Added To The 2013 Budget.

Mr. Laurella stated that at the previous meeting he suggested that the Township continue with the reduction of the streets and roads in the Township, and had a price of fifteen thousand six hundred dollars (\$15,600.00) and if all the streets couldn't be done he'd like to do part of it. Mr. Laurella stated the Township has to keep this program in tact one way or another.

A discussion regarding the reduction of streets was held among the Committee.

A discussion regarding the budget and what needs to be done with the monies was held among the Committee.

The Clerk stated in a budget stand point, the money can be put aside for a truck until the Township finds what it wants, in whatever amount they deem appropriate, and the money won't come out until the necessary Capital Improvement Ordinance is adopted, but the money needs to at least be set in the budget.

The Clerk presented discussion Regarding Letter From Senator Stephen Sweeney's Office And Their Mobile Office Outreach Initiative.

The Clerk stated she received a letter from Senator Sweeney's office asking if they could use the Municipal building the last week in April for their Mobile Outreach, it would allow them to have access to the public, and it would be for one day.

A discussion regarding the request for the use of the building for the Mobile Outreach by Senator Sweeney's office was held among the Committee.

The Clerk presented Update On the 2013 Safety Incentive Program.

The Clerk stated that the ACMJIF holds an annual safety breakfast to start the new year and to award the safety incentive program awards for the year. The Clerk stated Deerfield is entitled to a seven hundred fifty dollar (\$750.00) allowance for reimbursement of safety related items, also the safety contract was signed for 2013. The Clerk indicated the JIF wanted to reiterate the way Municipalities think about safety, including wellness. The Clerk stated quarterly safety meetings are held and any one who is willing to attend is appreciated, we try to get all the departments included in the safety meetings.

Mr. Montgomery stated the Municipality applied for a Direct Install Grant, which is run through South Jersey Industries, they came to the building and evaluated all the Township facilities, upgrading of lighting, programmable thermostats, motion sensor switches for the lights and HVACs systems and the results were received. Mr. Montgomery indicated what was proposed was that they come in and do everything and

the Township is responsible to pay thirty percent (30%) of the total bill, and the rest would be covered under the Direct Install Grant. Mr. Montgomery indicated that the Township's cost for this project would be sixteen thousand dollars (\$16,000.00) to get fifty thousand dollars (\$50,000.00) worth of work done to the building, which includes, every light, every motion sensor, replace the heater in the hallway and court room, replace the lights at the Rosenhayn Fire Hall, install programmable thermostat's inside the bays and the building, replace their hot water heater, replace the shower heads to have a more economical use of water as well as the faucets in the kitchen and bathrooms.

Mr. Montgomery stated the Senior Center, Public Works building and Carmel Fire Hall are included in this project as well. Mr. Montgomery stated that every building was evaluated, and needs it to be approved by the fifteenth of the month, and it doesn't mean that every part of the project is going to be done, but to secure the funding for any point during the rest of the year, the paper work has to be done by the fifteenth of the month.

Mr. Montgomery stated that with this program the Township is looking at a annual savings of fifteen thousand six hundred eighteen dollars (\$15,618.00) in savings, so in one year the Township will have almost gotten all it's money back for the project.

A discussion regarding this grant was held among the Committee.

Mr. Stanzione made a motion, seconded by Mr. Montgomery to approve the Direct Install Project and secure the funding. Roll Call Vote:

Mr. Lauer mann	Yes	Mr. Montgomery	Yes
Mr. Laurella	Yes	Chairperson Spatola	Yes
Mr. Stanzione	Yes		

Communications

The Clerk stated there were no Communications this evening.

The Clerk presented Resolution #13-776 for The Payment Of Bills.

Mr. Stanzione made a motion, seconded by Mr. Laurella to pay the bills, seconded by Mr. Spatola, to adopt Resolution #13-70. Roll Call Vote:

Mr. Lauer mann	Yes	Mr. Montgomery	Yes
Mr. Laurella	Yes	Chairperson Spatola	Yes
Mr. Stanzione	Yes		

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

Mr. Anthony Lamanteer, Zoning/Housing Officer approached the Committee and stated that there is a gentleman, Mr. Cory D'Amore, producer and sound engineer at WVTL radio station in Vineland, who wants to hold a rockabilly concert at 214 Kenyon Avenue. Per Mr. D'Amore's email, proper permits would be obtained, and the concert would be held in an orderly fashion with ticket purchases and wrist bands purchases. The concert would be from 7 pm to 11 pm the latest. Mr. Lamanteer said that Mr. D'Amore would have to get a variance and a site plan first.

Mr. Lauermann stated he wanted to speak to Mr. Scythes regarding some information he dropped off a few weeks prior, pertaining to Municipalities when they purchase equipment. Mr. Lauermann asked Mr. Scythes if it was better for the Municipality to go through a bank to secure lease options versus going through lease options with a dealership whose rates may be higher? Mr. Lauermann asked Mr. Scythes if he has dealt with this with any other Municipality, could he explain how it works.

Mr. Jason Scythes, 786 Landis Avenue approached the Committee and stated that his bank's Municipal financing rates are generally from four to five percent (4-5%) and there is generally a dollar (\$1) buy out, because it is not like when you lease a car and return it at the end of the lease. Mr. Scythes stated if the Municipality went through a leasing company and did the annual payment plan, the Municipality pays interest until the first payment is made, unless other arrangements are made.

Mr. Lauermann stated that he just wanted to know what the Township's options were as far as securing funds the cheapest way possible, and if going through a bank was an option he would like to look into that option.

Mr. Bill Miller, 470 Morton Avenue, approached the Committee and stated that he heard they were closing the parks early and asked if there was any way they could not do that would be advisable. Mr. Miller indicated that the residents of Rosenhayn needed something to do in the evenings. Mr. Stanzione stated that the parks would be closed around nine o'clock nine thirty, so it would be dark. Mr. Montgomery stated that they have noticed there have been cars parked on the grass, and a lot of gang graffiti on the hockey rink, so what they were trying to do is have this Ordinance in place so when the State Police is called they have this Ordinance to follow and have the persons in questioned prosecuted properly if need be.

Mr. Miller asked if they were having people to watch the parks and call the State Police. Mr. Montgomery stated that if any one rides by the park and sees someone there after dark, they can call the State Police and they can enforce the Ordinance, where as before there was no Ordinance in place to enforce.

Mr. Miller asked the Committee if they had an Ordinance regarding what time children should not be out in the streets. Mr. Miller indicated with the street lights being turned off, and the houses that are abandoned in the Township, the kids are up and down going to friends house, it all adds to decaying the community.

A discussion regarding the street lights, advantages and disadvantages of turning street lights off, and the safety of the community was held among Mr. Miller and the Committee.

Mr. Laurella made a motion, seconded by Mr. Lauermann to close the meeting to the public. The Committee Approved.

Mr. Montgomery made a motion, seconded by Mr. Stanzione to go into Executive Session. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Montgomery	Yes
Mr. Laurella	Yes	Chairperson Spatola	Yes
Mr. Stanzione	Yes		

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Mr. Stanzione made a motion, seconded by Mr. Montgomery to reconvene the Regular meeting. The Committee Approved.

Mr. Stanzione made a motion, seconded by Mr. Lauermann to accept the CCIA Proposal For Host Community Benefit and Finalize the Documentation. Roll Call Vote:

Mr. Lauermann	Yes	Mr. Montgomery	Yes
Mr. Laurella	Yes	Chairperson Spatola	Yes
Mr. Stanzione	Yes		

Mr. Stanzione made a motion, seconded by Mr. Lauermann to adjourn the meeting. The Committee Approved.

Frank Spatola, Chairperson
Township of Deerfield

ATTEST:

Karen Seifrit, Clerk
Township of Deerfield