

REGULAR MEETING  
TOWNSHIP COMMITTEE  
MAY 4, 2016

Chairperson Danna 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 Danna led the flag salute.

The Clerk took roll call and members present included Mr. Sparacio, Mr. Laurella, Mr. Spatola, Mrs. O'Brien and Mr. Danna.

Proclamation

The Clerk presented Proclamation 2016-3 Proclaiming The Month Of May As Older Americans Month

Minutes

The Clerk presented the minutes of April 6 and April 20, 2016. Mr. Spatola made a motion, seconded by Mr. Sparacio to approve the minutes as written. The Committee approved.

Ordinances

The Clerk presented Ordinance #2016-3- Second Reading And Public Hearing Of An Ordinance Appropriating The Sum Of \$25,000.00 From The Capital Improvement Fund Of Deerfield Township For The Purchase Of A Tractor For The Public Works Department.

Mr. Laurella made a motion, seconded by Mrs. O'Brien to open the public hearing on Ordinance #2016-3. The Committee approved.

There being no comment from the public, Mr. Laurella made a motion, seconded by Mr. Spatola to close the public hearing for Ordinance #2016-3.

Mr. Spatola made a motion, seconded by Mr. Sparacio to adopt Ordinance #2016-3. Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

The Clerk presented Ordinance #2016-4- Second Reading And Public Hearing Of An Ordinance Amending Procedures For Group Use Of Township Parks And Recreation Areas And Establishing Procedures For Conducting Special Events On Public Lands Within The Township.

Mr. Spatola made a motion, seconded by Mrs. O'Brien to open the public hearing on Ordinance #2016-4. The Committee approved.

There being no comment from the public, Mr. Spatola made a motion, seconded by Mr. Laurella to close the public hearing on Ordinance #2016-4. The Committee approved.

Mr. Laurella inquired as to the Ordinance and that the Township would be renting out the park for \$200. Mr. Spatola confirmed that. Mr. Laurella further inquired that the Township residents would be unable to use the park during those times. Mrs. O'Brien clarified that Township residents could still use the park and that the event did not preclude any one else from using the park. Mr. Spatola stated that the permit allows a

group of 100 or more to use the park but with the required permit, Certificate of Insurance and meet all the requirements. Mrs. O'Brien noted that it was discussed that this would be a trial and if need be, the ordinance could be amended.

Mr. Spatola made a motion seconded by Mr. Sparacio to adopt Ordinance #2016-4. Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

The Clerk presented Ordinance #2016-5- First Reading Of An Ordinance For Flood Damage Prevention.

Mr. Spatola made a motion, seconded by Mrs. O'Brien to adopt Ordinance #2016-5 on first reading and to set Wednesday, May 18, 2016 for second reading, public hearing and final adoption. Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

#### Resolutions

The Clerk presented Resolution #16-92 – Resolution Creating An Emergency Appropriation In the Sum Of \$20,000.00 To Reimburse The Cumberland County Improvement Authority. The Clerk noted that the budget allowed for the annual reimbursement in the 2016 budget, but to obtain the loan for the fire truck, the CCIA asked that the remainder of the loan for the stage roof be returned. She further noted that in speaking with the auditor and finance officer an Emergency Appropriation could be done and raised in the 2017. Mr. Laurella inquired how this appropriation would affect the CAP in 2017. Discussion was held regarding the inquiry and it was determined that the Clerk would follow up with the auditor as to the effect on the CAP. Mr. Spatola made a motion, seconded by Mr. Laurella to adopt Resolution #16-92. Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

#### Old Business

The Clerk presented Reports From Department Chairpersons.

Mr. Laurella stated that he spoke with the Freeholder regarding roads and he will speak with the Co-Chair and get back to Mr. Laurella and Mr. Sparacio to discuss the speed limit signs and Vineland Avenue.

Mr. Laurella indicated that he spoke with someone from Atlantic City Electric and noted that the lights have not been taken care of. The person from Atlantic City Electric stated that they will look into that.

Mr. Spatola noted that Recreation Committee moved their meeting from the 27<sup>th</sup> of May to the 18<sup>th</sup> of May to accommodate and leave enough time for Youth Week posters and essays to be judged and the Clerk to have enough time to get the name plaques and medallions

As to the Harvest Festival, things are still moving along and there are no surprises. Mr. Spatola stated that Recreation is continuing to reduce expenses as much as possible. He further stated that the food specs are being worked on and revised to prevent and competition between food vendors.

Mr. Spatola indicated that the Township received the final number on the fire truck and there was an increase between last year and March of 2016. He further indicated that the total cost of the fire truck if \$604,000.00 and \$83,000 will come from the Township leaving a total of \$521,566.00. Mr. Spatola stated that a formal letter was sent to the CCIA for their approval and what they needed to move forward, even though the extra money has been added to the Host Community Benefit since January.

Mr. Spatola noted that the flag out front was in disrepair and the Bridgeton Fire Department came out and helped us fix the flag pole. A recommendation was made to send a letter of appreciation to the Bridgeton Fire Department for their assistance.

Mr. Sparacio stated that with regard to Animal Control the Durango is a loss and inquired if there was going to be a replacement of that vehicle. Mr. Spatola noted that a local car dealer is willing to sell us a vehicle, that would fit the box for the animals, at cost. Discussion was held regarding the replacement vehicle.

The Clerk presented Update On Purchase Of New Tractor- Recommendation And Motion For Tractor Purchase.

Mr. Laurella stated that he and Mr. Shinn, public works manager, went to John Deere on Friday and suggested that Mr. Shinn and our part time laborer go to Farm Rite and check out and ride the Case Tractor. He further stated that he received a recommendation from Mr. Shinn for the Case Tractor. Mrs. O'Brien inquired as to whether the implements for the Case Tractor were cheaper and that was agreed. She also inquired as to resale value. Discussion was held regarding the Case Tractor and the price of the tractor and plow box.

Mr. Spatola indicated that in light of the discussion regarding the tractor he wanted to mention a conversation he had with Dr. Jones at the Deerfield Township School. He further indicated that in his conversation with Dr. Jones he brought forth a proposition with the school regarding the plowing of snow. Mr. Spatola stated that the plowing of snow is a time consuming proposition for us and even though we want to help our school it needs to be a 2-way street. He further stated that the proposition to the school was to have the school purchase the push box for the Township so that the box can be used for the school and the school wouldn't have to pay for snow removal and then the Township could use the box for our parking lots and whatever other locations need snow removal. Mr. Spatola noted that Dr. Jones seemed open to the proposition but wanted to meet again to have a discussion with the Board. Discussion was held regarding snow removal at the school. Mr. Spatola relayed the information he received from the public works manager about the push box for snow and how it would better with the tractor. He further relayed how asking the school to contribute would be more than fair for the number of times the Township plows their snow and helps them out in many situations including mowing of their grass.

Mr. Laurella made a motion, seconded by Mr. Spatola for the purchase of a Case Tractor, for the price quoted, from Farm Rite. Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

The Clerk presented Update Discussion On Proposed Foreclosures – Recommendation And Motion To Authorize The Solicitor to Initiate Foreclosure Proceedings.

Mrs. O'Brien stated that she has been reviewing a list of the properties up for foreclosure and the previously discussed properties on Harvest Lane (subdivision on Bridgeton Avenue). She further stated that she has spoken with the Solicitor and the fact that we have budgeted \$10,000 for the foreclosures. Mrs. O'Brien indicated that a title search would need to be done on each property so even if we do one foreclosure and auction them as one property (the six parcels), a title search needs to be done on each of them individually.

Solicitor Testa indicated that his concerns were that someone could have a lien on one of them and not necessarily all of them since they are already subdivided and the safe thing would be to do a separate title search on each one. He further indicated that he has reached out to Landis Title and the estimated cost (doing them separately) would be \$400 per title search. Mr. Laurella questioned whether the properties would be sold as a package. Solicitor Testa stated that was up to the Committee. Mr. Laurella noted that there are requirements on the property, as mandated by the Land Use Board, in connection with the subdivision. He further noted that a second layer of black top needs to be laid on the road going into the subdivision, plus whatever other requirements were made by the Land Use Board. Solicitor Testa noted that it will be some time before the properties are auction ready. Mrs. O'Brien stated that there only may be enough money in the budget to do this development and the recommendation would be to start with these six pieces and a get a process in place so we know how to do the additional properties in the future. She further stated that there only appear to be 3 other properties in addition to those six that would be worthwhile.

Mrs. O'Brien made a motion, seconded by Mr. Spatola to authorize the solicitor to initiate foreclosure proceedings for the six properties on Harvest Lane (subdivision on Bridgeton Avenue). Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

Mr. Laurella inquired as to whether a lien has been placed on those properties as to the mowing of the property. Discussion was regarding the Township Ordinance.

#### New Business

The Clerk presented Discussion Regarding Ice Cream Social In Celebration Of Older Americans Month. The Clerk stated that the Township holds an ice cream social for the seniors during the month of May. She further stated that she spoke with Terry in the Senior Center and has recommended May 10 or 17<sup>th</sup>. Mr. Sparacio made a motion, seconded by Mrs. O'Brien to set Tuesday, May 17, 2016 for the ice cream social. Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

The Clerk presented Raffle Application-Deerfield Township Elks Lodge #733-Instant Raffle Tickets. Mrs. O'Brien made a motion, seconded by Mr. Laurella to approve the raffle application. Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

Communications

The Clerk stated that there are no communications this evening.

The Clerk presented Resolution #16-93 For The Payment Of Bills. Mrs. O'Brien made a motion, seconded by Mrs. Sparacio, to adopt Resolution #16-93. Roll Call Vote:

|              |     |              |     |
|--------------|-----|--------------|-----|
| Mr. Sparacio | Yes | Mrs. O'Brien | Yes |
| Mr. Laurella | Yes | Mr. Danna    | Yes |
| Mr. Spatola  | Yes |              |     |

Public Comment

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

John Barbagello of 405 Morton Avenue came before the Committee. Mr. Barbagello wanted to state his concerns about the purchase of the tractor. He stated that he would like to know what the horsepower, price etc. is on the tractor. Discussion was held regarding the purchase of the tractor.

Mr. Barbagello also wanted to inquire as to what was going on with flooding over at the deli. Mr. Barbagello noted that since Landis Avenue has been repaved the parking lot on the side by the bank is always flooding. Mr. Laurella stated that it is being worked on by the State. He further stated that he, Mr. Danna and Mr. Shinn have spoken with the State.

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

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

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Rudy Danna, Jr., Chairperson  
Township of Deerfield

ATTEST:

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Karen Seifrit, Clerk  
Township of Deerfield