

REGULAR MEETING
TOWNSHIP COMMITTEE

OCTOBER 7, 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. Sparacio, Mr. Stanzione, Mr. Spatola, Mr. Danna and Mr. Laurella.

Minutes

The Clerk presented the minutes of September 2 and September 16, 2015. Mr. Sparacio made a motion, seconded by Mr. Danna to approve the minutes as written. The Committee approved.

Ordinances

The Clerk presented Ordinance #2015-6 – First Reading Of An Ordinance Appropriating The Sum Of \$60,000.00 For A New Well In Carmel.

Mr. Stanzione made a motion, seconded by Mr. Spatola to adopt Ordinance #2015-6 on first reading and to set Wednesday, October 21, 2015 for second reading, public hearing and final adoption. Roll Call Vote:

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

Resolutions

The Clerk presented Resolution #15-134 - Resolution Authorizing The Execution Of Statements Of Consent For An Application By The Cumberland County Improvement Authority For Leachate Treatment System Improvements

Mr. Spatola made a motion, seconded by Mr. Danna to adopt Resolution #15-134. Roll Call Vote:

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

The Clerk presented Resolution #15-135– Resolution Approving Fireworks Display For October 11, 2015.

Mr. Sparacio made a motion, seconded by Mr. Spatola to adopt Resolution #15-135. Roll Call Vote:

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

The Clerk presented Resolution #15-136- Resolution Approving Liquor License Renewal For Judy And Rudy Danna For The 2015-2016 License Term.

Mr. Spatola made a motion, seconded by Mr. Sparacio to adopt Resolution #15-136. Roll Call Vote:

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

The Clerk presented Resolution #15-137-Resolution Supporting Winchester And Western Railroad Company's Application To NJDOT To Fund Improvement To The Railroad Located From Nixon Avenue West Through Garton Road.

Mr. Spatola made a motion, seconded by Mr. Stanzione to adopt Resolution #15-137. Roll Call Vote:

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

The Clerk presented Resolution #15-138 - Authorizing Exclusion Of The Public From A Meeting Of The Township Committee To Be Held On October 7, 2015 – The Purpose Of The Of The Closed Session Is Pertaining To Contract Negotiations.

Mr. Spatola made a motion, seconded by Mr. Danna to adopt Resolution #15-138. Roll Call Vote:

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

Old Business

The Clerk presented Reports From Department Chairpersons. Mr. Danna stated that with regard to the 2 test drainage pits on Vineland Avenue he said he was pleased that they were working, but wished that they had been made bigger and would have taken all the water away. Mr. Stanzione reminded Mr. Danna that the test pits are a temporary fix. Chairperson Laurella noted that when the County does fix the road they are supposed to put in proper pipes, drainage pits and grates.

Mr. Spatola stated that he and Mr. Stanzione met with the CCIA earlier in the week and they brought to their attention the Resolution regarding the Class "B" rating. Mr. Spatola explained the CCIA has become a money making proposition, they have a lot of cutting edge ideas and they have a solar project planned. He further explained that the methane gas generated and that generated electricity goes into the grid and precludes Deerfield residents from using solar and take advantage of the electricity reduction from the grid. Mr. Spatola indicated that this new project will allow Deerfield residents to use solar power in their homes.

Mr. Spatola indicated that the CCIA has helped us out with the Harvest Festival. He further indicated that they donated a dumpster and they always help us out with whatever we need.

As to Recreation Mr. Spatola noted that there have been some obstacles with regard to the fireworks. He further stated that there was a problem with the initial site and the Recreation Committee reached out to Pipco Trucking and Mr. Pipitone was gracious enough to offer the field where the Festival used to park. Mr. Spatola indicated that test shots were done at the location and the fireworks will take place at that

location. He further indicated that Mr. Pipitone donated trash cans that we could not get elsewhere. Mr. Spatola stated that parking was a problem in the past and this year to alleviate that expense, Recreation will be using a lot donated by the Speranza Family for parking, as well as a lot donated by Tony Brago. He further stated that there should be plenty of parking and have people closer to the Festival site.

Mr. Spatola noted that the Festival is now Thursday to Sunday with good weather anticipated for the weekend.

As to Building & Grounds the Township is still waiting on the vendor to fix the roof over the senior center where it had leaked and damaged their television. Mr. Spatola noted that there were not issues with the rain that fell over the weekend. He further noted that he spoke with Ron Shinn and he will try and get someone else to get here and get that done.

Chairperson Laurella questioned if Mr. Shinn and Mr. Spatola were going to fix the roof. Mr. Spatola said he would assist Mr. Shinn if necessary, but it shouldn't be a difficult fix.

Mr. Stanzione wanted to add to information on the CCIA meeting. Mr. Stanzione stated that when the landfill was opened in 1987 the life of the landfill was 2015 and as of 4 years ago it went to 2030 and as of the meeting the other day it is now projected to be there until 2046.

Chairperson Laurella noted that it does help with the taxes in the Township, but there are people who complain about the odor. Mr. Spatola stated that they were surprised when they heard that it was going until 2046. He further stated that lieu of the fact that it keeps being extended the Class "B" project being initiated is that there is some new technology that will dig up the trash run it through a machine and compact the size down to a 1 square foot. Mr. Spatola indicated that landfill cells would be able to be dug up and start taking them and using them for energy and reduce the waste product. He further indicated that the process has become a money maker.

Mr. Stanzione noted that as to fire and rescue they're still looking into replacing the rescue truck. He further noted that if the truck was okayed tonight it will probably take a year as everything is back ordered.

Mr. Stanzione stated that he felt that it is important that the Committee try and get a sewer line run out of the Landis Sewerage Authority into the Township and it would be beneficial to our redevelopment zone and maybe get some more rateables. He further stated that if there was just a sewer line to that area it would help the Township tremendously. Mr. Stanzione indicated that the Township needs to talk with the Landis Sewerage Authority as the Township has a written agreement with them saying the Sewerage Authority must supply the Township with a sewer line. Chairperson Laurella stated that he wasn't sure if the LSA or the Township has to put the line in, but the LSA would have to accept the waste. Mr. Stanzione noted that is something that needs to be looked into, but at the same time does not want the Township to turn into a Vineland, Millville or Bridgeton.

Chairperson Laurella asked that Solicitor Testa look into the Contract and see what is actually capable.

Discussion was held among the Committee regarding the LSA and the prior sewer line grant.

Mr. Sparacio wanted to acknowledge all the employees as they do a great job and wear a lot of different hats and get the job done.

Mr. Sparacio questioned what was going on with vacant properties in the Township. He noted that he had not had an opportunity to speak with the zoning/housing officer, but wondered if any other Committee members had done so.

Chairperson Laurella stated that he spoke with the zoning/housing officer and he is working of the issues. He further stated that the zoning/housing officer is one man who is here 8 hours a week. Chairperson Laurella indicated that he would like to see the zoning/housing officer here a little more often where he can spend time writing up the violations, but he has not had the opportunity to speak with the zoning officer. He further indicated that he would like to see him out on the road for the first hour and then come in and write up the violation.

Mr. Stanzione noted that the zoning/housing officer did send out about 40 letters regarding the vacant properties and some money is starting to come in to help clean up the properties.

Chairperson Laurella noted that Mrs. Riley brought forth a property. He further noted that he has been in touch with the zoning/housing officer and the contractor and there is a signed contract and he is also waiting on his permits and those approvals.

Next was Discussion Regarding Quotes For 10” and 8” Well And Pump Speed For New Well In Carmel.

Mr. Spatola noted that it was the goal of the Township when the property was sold in Carmel to build a new well as the old one went with the sold property. He further noted that the engineering and site work is done. Mr. Spatola stated that the current well/pump is a 6 inch well and pumps approximately 340 gallons a minute. He further stated that the Township had the Engineer do a cost estimate, after explaining our needs by the fire department and on that side of town, it was suggested 600 GPM pump or a 400 GPM pump. Mr. Spatola noted the prices and they would use either a 10 or 8 inch well casing. Mr. Spatola indicated that it is important to spend money wisely, but also accommodate our needs in the future. He further indicated that we may need to get quotes for the pumps and wells as they are confusing.

Discussion was held regarding the well and test well. Mr. Stanzione noted that we already have the bids for the test well and the Committee should award the bid. Solicitor Testa agreed.

Mr. Spatola made a motion, seconded by Mr. Stanzione to approve the quote from D’Agostino Well Drilling in the sum of \$1,600.00 to do a test well. Roll Call Vote:

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

The Clerk presented Discussion Of Service Problems With Verizon Service Within The Township In Connection With Petition To The Board Of Public Utilities. The Clerk noted that in the Committee bins the other day was an email from Ted Baker who is representing the County on our petition and as part of the petition would like to know from the municipalities what they have heard, if anything, from the residents as to any problems with Verizon. Those problems could range from problems during adverse weather conditions or static or loss of contact through those lines.

Discussion was held among the Committee regarding FIOS and Verizon and the long range effects and the lack of maintenance and its effects on the hard wire lines versus FIOS.

New Business

The Clerk presented Discussion Regarding 2015 Best Practices Checklist. The Clerk indicated that in the packets this evening was a memo stating that the annual Best Practices Checklist was received on or about September 10, 2015. She further indicated that the CFO and the Clerk went through all of the questions and prepared the checklist for submission. The Clerk stated that out of 50 questions the Township responded “yes or n/a” to 43 questions thereby giving the Township the sufficient amount of answers to receive 100% of their 2016 State Aid.

Chairperson Laurella thanked the Clerk and the CFO for preparing the checklist for submission. The Clerk indicated that the checklist is to be submitted by October 16, 2015 and as a requirement for submission must be approved by the governing body, therefore it was added to the Agenda this evening because the next meeting will be after the deadline for submission.

Mr. Spatola made a motion, seconded by Mr. Danna to approve the 2015 Best Practices Checklist. Roll Call Vote:

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

The Clerk presented Application For Raffle License-Off Premises 50/50 Raffle – Bridgeton Area Chamber of Commerce Foundation to be held on December 9, 2015.

Mr. Sparacio made a motion, seconded by Mr. Spatola to approve the raffle application. Roll Call Vote:

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

Chairperson Laurella noted that there is a property off of Bridgeton Avenue, it was a subdivision that was never fully developed. He stated that the property needs to be maintained and DEP has stated that the grass in the retention basin needs to be mowed and maintained by the Township even if though the Township doesn’t own the property. Chairperson Laurella stated that the grass needs to be cut and would like to see someone cut the grass and put a lien on the property. He further stated that this property could become a fire hazard. Chairperson Laurella indicated that he would like to see the zoning/housing officer find someone to cut the grass and put a lien on the property.

Communications

The Clerk stated that there are no communications this evening.

The Clerk presented Resolution #15-139 For The Payment Of Bills.

Mr. Spatola made a motion, seconded by Mr. Sparacio, to adopt Resolution #15-139. Roll Call Vote:

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

Mrs. Pearl Riley addressed Committee. Mrs. Riley noted that there are numerous dilapidated properties in the Township. She further noted that there is no way you can enforce demolition of the vacant properties. Mrs. Riley stated that not every property can be rehabilitated like the one on Morton Avenue. Mrs. Riley also questioned what was going to happen to the VoTech once the new one is built. The Committee indicated that it was a County property and the Township had no control over it, but hoped that something good would come of the property. Mrs. Riley wanted to comment on the Verizon issued and noted that in her factory they used to have Verizon and the bill was high and they always had trouble. She also noted that she switched to Comcast and the cost is half of the price and have good service.

Mr. Stanzione told of his experience when he went to Trenton on how properties are assessed for taxes. Mr. Stanzione stated that he felt the formula was wrong and not fair to someone who maintained their property.

Mrs. Riley said she's very proud of the Township and her personal property and it is upsetting to see so many properties in such terrible shape. Discussion was held regarding some of the dilapidated properties in the Township. Mrs. Riley suggested getting a part time zoning officer. Chairperson Laurella noted that the zoning/housing got out quite a bit especially on hours that he was not in the office.

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

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

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

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

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

Cosmo J. Laurella, Chairperson
Township of Deerfield

ATTEST:

Karen Seifrit, Clerk
Township of Deerfield