

REGULAR MEETING  
TOWNSHIP COMMITTEE

May 2, 2012

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

Minutes

The Clerk presented the minutes from April 4<sup>th</sup>, and April 18<sup>th</sup>, 2012.

Mr. Spatola made a motion, seconded by Mr. Montgomery, to accept the minutes as written. The Committee Approved.

Resolutions

The Clerk presented Resolution #12-114 Authorizing Inter Local Service Agreement Between The Borough Of Shiloh And The Township Of Deerfield For Certified Recycling Coordinator Services.

The Clerk stated this was for the recycling report, which was done and filed, but to keep things appropriate, a resolution was done.

Mr. Spatola made a motion, seconded by Mr. Stanzione to adopt Resolution #12-114 Roll Call Vote:

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

The Clerk presented Resolution #12-115 Complying With The Promulgation Of The Local Finance Board Of the State Of New Jersey Dated July 30, 1968 (Annual Audit)

Mr. Stanzione made a motion, seconded by Mr. Spatola to adopt Resolution #12-115. Roll Call Vote:

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

The Clerk presented Resolution #12-116 Amending The 2012 Municipal Budget Of The Township Of Deerfield to Insert A Special Item Of Revenue And Appropriation In The Amount Of \$4,653.17 From The Clean Communities Program.

Mr. Spatola made a motion, seconded by Mr. Montgomery to adopt Resolution #12-116. Roll Call Vote:

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

The Clerk presented Resolution #12-117 Authorizing The Exclusion Of The Public From The Meeting Of The Township Committee To Be Held On May 2, 2012.

Mr. Spatola made a motion, seconded by Mr. Stanzione to adopt Resolution #12-117. Roll Call Vote:

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

### Old Business

Mr. Laurella stated that he doesn't know how this was missed, the Township borrowed a hundred and something thousand dollars, and has been paying interest, which comes close to twenty five thousand dollars in two years. Mr. Laurella indicated that it is going to be the third year so the Township should try and make a payment so another twelve or thirteen thousand dollars interest payment doesn't have to be paid. Mr. Laurella asked the Clerk to take note when the payment is due to come up.

Mr. Spatola stated he spoke to Michael Laurella, Acting Public Works Supervisor, and he informed Mr. Spatola that there are a couple of items that are going to be addressed in a timely manner, so that everything is ready for the fall. Mr. Spatola indicated that one is prices to grind the stumps out of the park, which will be done by Sprouse's Tree Service, and Mr. Michael Laurella is getting prices to install two new electrical services at Lobiondo Park, for the Harvest Festival, which will cut down on the demand of electrical use from the back of the Rosenhayn Fire Hall.

Mr. Laurella asked if the electric was going to be on the same meter, or if it was going to be on its own meter. Mr. Stanzione stated that what was going to be done is, there is an old temporary service on the Fire Hall property, so they are going to fix that, but the service for that comes from across the street at the park, so that would come out of Parks and Recreation.

Mr. Stanzione stated that interviews were going to be held on May 14<sup>th</sup>, for the Fire Fighters and EMT's, that will be working at the Rosenhayn Fire Hall during the weekdays.

Mr. Laueremann stated he got some information regarding the phone systems. Mr. Montgomery stated that was the application for the free service into the Municipal Building, which he believes will also serve the OEM offices in the basement.

### New Business

The Clerk presented Discussion Regarding Possible Foreclosures On Outstanding Municipal Liens.

The Clerk stated that one of the discussions in the Audit was the twenty five Municipal Liens, five of which have been on the Municipal Lien list since 1998 through 2004. The Clerk stated the auditors recommended possible foreclosure proceedings. The Clerk indicated that the Mayor asked she pull a couple of the items which are on the foreclosure list, which are in the Committee's packet, and a couple of the properties are land locked, some are flagged locked. The Clerk stated there are properties in front of these properties, if the property owners wanted to purchase, could be a nice addition to their land.

Mr. Laurella stated the property owners would be first to have the opportunity to purchase the property before it was out to bid.

The Clerk stated these properties were just picked out of the list, they were not picked out for any particular reasons.

A discussion regarding these properties and a tax sale was held among the Committee.

Solicitor Testa asked if these properties were foreclosed. The Clerk stated no, these just have tax liens against them. The Clerk stated the list that goes along with the memo, is the tax lien list, which is up for possible foreclosure.

Solicitor Testa stated the Township has to go through the entire foreclosure process. Mr. Laurella stated that many lots on the lists are on Harvest Lane, which the builder declared bankruptcy and now there is one house built and the rest are empty lots. Solicitor Testa stated he wondered what happened to the lots during the bankruptcy proceedings, because a lot of times they sell them to the bankruptcy court. Solicitor Testa stated before they even sell to an adjacent property owner, the Township must own the property. Solicitor Testa indicated the Township has to go through a formal tax foreclosure process, there is a tax redemption period, where the person who owns the property can come forward and pay the taxes.

Mr. Stanzione asked if all these properties need to be foreclosed on, Solicitor Testa stated the Township may have to, which means a title company has to do searches. The Clerk stated it is a long process. Solicitor Testa stated the Township has to file and go through the entire process.

The Clerk stated the auditors realize the properties won't be foreclosed on by the next audit, but the Township shows they are in the process. Solicitor Testa stated the Township would want to do a foreclosure anyway because they have been sitting for so long, and not collecting on taxes. Solicitor Testa stated they should look into the properties that would be sellable first.

A discussion regarding the properties and foreclosure was continued among the Committee.

Solicitor Testa reiterated again to look into the properties that the Township feels may be sellable and start the process with those properties first.

The Clerk presented Discussion Regarding Outstanding Liquor License Transfer For Liquor License Formerly Known As BJ's Lounge.

Mr. Stanzione stated he asked for this to be put on the agenda because this license was sold about two years ago, and it was never approved by the State.

Solicitor Testa asked the Clerk if it was the case where they never went through the State Police background check. The Clerk stated that about a month ago, the attorney for the gentleman who bought the license at the taxation sale, had gone up to the State Police barracks and spoke to the detective, and the detective stated that the attorneys client is holding up the process because he is not providing the bank information on where he got his money, and until they get that information they can not move forward with this process.

The Clerk stated that the initial detective handling this situation got transferred but he was also at the point where he was not getting the information he needed and was ready to hand it over to the ABC, so when the attorney came down to the Municipal Offices, the clerk explained to him what the situation was, and the attorney proceeded to tell the Clerk that the purchaser got the money from his son, his son has since passed away and the son's wife wants the money back. The attorney stated that the daughter in law will not give his client any bank statements showing the money came from the son's account.

Solicitor Testa stated there were two options, one would be, he would have to proceed in court to get the necessary information, or get the State Police to forward it as is to the ABC and let them reject it and send it back to the Township, and when that happens, the purchaser will have to take some action. The Clerk stated the purchaser has paid renewal fees and set up the application, and ABC has given him leeway. Solicitor Testa stated the ABC will continue to give them extensions, unless something affirmative is done, so the State Police will have to send the application up to the ABC, so they can reject it and send it back to the Township, and that will force the hand of the purchaser, or the Township will have to take action.

Solicitor Testa reiterated to the Clerk what needed to be done regarding the license.

Mr. Stanzione asked Solicitor Testa if the purchaser owns the license since it hasn't been approved by the State. Solicitor Testa stated he owns the license he doesn't have the right to use it.

The Clerk presented Discussion Regarding Added Patrols By Sheriff's Department.

The Clerk stated, this was requested by Mr. Montgomery. Mr. Montgomery stated with the increased amount of home invasions in the area, it was his idea to reach out to the Sheriff's Department to maybe be a little more visible during the day in the Township. Mr. Montgomery indicated he knows there has been increased concern, and maybe by having them around a little more it may help.

Mr. Laurella asked if the State Police should be notified as well. Mr. Montgomery stated the State Police does not have the manpower, as much as the Sheriff's Department. Mr. Stanzione stated to reach out to the Sheriff's Department, but they have to find out if they will charge, because he believes they will charge now to come out and ride around the Township.

Mr. Stanzione stated he would reach out to the Sheriff to see what they can come up with. Mr. Montgomery stated that there isn't a day that he doesn't hear someone say there is a problem, so it may be to the Township's benefit to get ahead of the curve, before everyone starts to jump on board.

Mr. Stanzione stated that they had discussion at the CDC meeting, and Lawrence Township wants to do the same thing and they were told there would be a fee to patrol more in their area. Mr. Stanzione reiterated that he would reach out to the Sheriff, and by the next meeting he would have some information.

A discussion regarding police patrol was held among the Committee.

The Clerk presented Discussion Regarding The Hiring Of Summer Help.

Mr. Laurella stated he asked for this to be put on the agenda, because the Township is going to need help in the summer to help with different things around the Township. Mr. Laurella indicated he doesn't feel the Township needs a full time third person, but for the summer beginning sometime in June and ending in October sometime, part time help would help the Public Works Department. Mr. Laurella stated he was informed there was approximately, sixty some hundred dollars in salaries that is not being used, and there also may be some other funds available. Mr. Laurella indicated if that was not workable, he has some other ideas they could possibly talk about at another time. Mr. Stanzone stated there was four thousand six hundred fifty three dollars (\$4,653.00) in Clean Communities monies. The Clerk stated there was eight thousand dollars (\$8,000.00) in Public Buildings and Grounds other salaries.

Mr. Spatola stated there was sixty eight hundred dollars (\$6,800.00) for part time help last year, and knowing that money is still there, that should be good to cover the part time summer help.

A discussion regarding summer part time help, the monies to pay, and when to have the part time help start, was held among the Committee.

The Clerk presented Discussion Regarding On Site Shredding Of Old Records.

The Clerk stated last year through a grant through the County, a company came in and consolidated the Township records. The Clerk stated there are about one hundred boxes in the basement that can be destroyed. The Clerk stated in the past they used to take the records to the landfill and get them trashed, but they can not do that anymore and so we need someone to come in and destroy the records. The Clerk stated that Brenda Closser took on this task, and got some quotes for destroying the records. The Clerk indicated the cheapest quote was for two dollars a box (\$2.00) and they would come to the Municipal Building and shred the records.

Solicitor Testa asked if they would certify that the records were destroyed and the Clerk stated yes they would destroy on site and give the Township a certificate stating the records were destroyed.

Mr. Stanzone made a motion, seconded by Mr. Spatola for On-Site Shredding.  
Roll Call Vote:

Mr. Lauer mann	Yes	Mr. Montgomery	Yes
Mr. Spatola	Yes	Chairperson Laurella	Abstain
Mr. Stanzone	Yes		

Mr. Lauer mann stated he wanted the Clerk to reach out to the Sheriff's Department about getting the SLAP program back on Sherman Avenue from Morton Ave to where ever the Township line was, and also on Lebanon Road and Sherman Avenue to Morton Avenue, if they could include, picking up yard signs along the road. Mr. Lauer mann stated he spoke to Mr. Lamanteer, the Housing/Zoning Official about the sign problem and Mr. Lamanteer seeks out the people putting up the signs if he has information and lets the person know if they continue to put the signs up they will be summoned to court. Mr. Lauer mann indicated if they could also take any signs that are on the telephone poles off while they were cleaning up.

Mr. Lauermann stated he was all for the Sheriff's patrol and if they are close by the Township they can ride through and not charge. Mr. Lauermann indicated that the day of the prescription drug drop off, one of the Troopers that was in attendance is the head of the town watches in Cumberland County. Mr. Lauermann stated he spoke in length to him about starting a Town watch in Deerfield Township, and the Trooper is willing to come and speak to the residents, but the Township has to contact him with a date and a time and a group of people he can address at one time. Mr. Lauermann indicated what he would like to do is reach out to Lorene Thompson, Senior Center Coordinator, see if she would generate any interest and see if any seniors would be interested in coming to the meeting and being part of the Town watch program. Mr. Lauermann would also like to put something in the news letter to see if any of the residents would like to be part of a town watch program, because the police can only do so much.

Mr. Lauermann stated the residents can call the Municipal Building if they are interested, we can generate a list of names and then call the Trooper to come in for a meeting and take it from there.

A discussion regarding the Town Watch program was held among the Committee.

Mr. Lauermann stated he got an emergency price for the repair of Cedar Street from Tony Brago. Mr. Lauermann indicated he wants to speak to Michael Laurella and make sure the quote Tony Brago gave the Township is good for a certain amount of days and won't be changed.

Mr. Laurella stated there is a young man graduating from the eighth grade in Deerfield Township school. Mr. Laurella stated one of his teachers nominated him to go up to Princeton for four days during the Washington weekend. Mr. Laurella indicated he would like a Proclamation made up to be presented to him during youth week. Mr. Laurella wants to surprise the young man with the Proclamation during the youth week night.

Mr. Lauermann stated he spoke to Roy Spoltore to see if he knew of anyone the Township could reach out to at the State regarding grants. Mr. Lauermann indicated that Mr. Spoltore got back to him and stated there are no grant programs that cover full costs for building upgrades, but they have what they call a 70/30 program, which is done through South Jersey Industries. Mr. Lauermann stated that what they do is give you an audit and give you an idea of what needs to be done, and then they would submit what the 70/30 would be.

Mr. Lauermann stated the County has a gas and electric consortium they belong to, and the Township can reach out to the purchasing office to find out, when they open up the opportunity for the Townships to join into the consortium, so they can purchase the electric and gas as a group versus individually.

A discussion regarding the grant program was held among the Committee.

Mr. Laurella asked Mr. Lauermann about the quote for the heating and air conditioning in the foyer, since there is money in the budget this year maybe that can get done as well. Mr. Lauermann stated he believes the last quote he received was for a little over ten thousand dollars (\$10,000.00), but that is because it is going to be a gas unit, electric units are a lot cheaper, but gas units burned cleaner and are more efficient.

Mr. Spatola stated there are gas incentives out there that are amazing. Mr. Spatola indicated there are rebates and incentives, and the company he worked with did all the paper work and sent all the forms out for him.

A discussion regarding the heating, air conditioning unit and the incentives offered was held among the Committee

Communications

The Clerk stated there were no Communications this evening.

The Clerk presented Resolution #12-118 for The Payment of Bills.

Mr. Stanzione made a motion, seconded by Mr. Montgomery, to adopt Resolution #12-118. Roll Call Vote:

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

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

Mr. John Barbagello, Deerfield Township Emergency Management Coordinator approached the Committee and stated he gave the Clerk some papers and spoke to the Solicitor. Solicitor Testa stated the Clerk asked him to review an agreement, that the County has asked the Township to be a participating Municipality to enter a Municipal Aid plan within the County. Solicitor Testa indicated he reviewed the agreement and it seems to be in order, and indicated to Mr. Barbagello that he is authorized to sign it. Solicitor Testa indicated that the forms state there needs to be a Municipal Aid plan in place and that was his question to Mr. Barbagello, and Mr. Barbagello informed him there is a Municipal Aid Plan in place, and that the report be submitted yearly and Mr. Barbagello indicated that that is being done as well. Solicitor Testa indicated there is nothing further.

Mr. Barbagello stated what the County is trying to do is to get all fourteen (14) Municipalities as a group with in the County. Mr. Barbagello stated if there is a declared State of Emergency, the Township can send their equipment and then FEMA would reimburse the Township, as long as there is a mutual agreement.

Mr. Barbagello stated that he had Mr. Montgomery check the computers downstairs in the basement as well as the fax machine. Mr. Barbagello thanked Mr. Montgomery for checking things out for him. Mr. Barbagello also stated that they have to clean house so he has to find out what he can do with all the radios and pagers they have. Mr. Lauermann asked if the pagers could be taken to the landfill, Mr. Barbagello stated no they can not go to the landfill. Mr. Barbagello stated some of the pagers are functional and some of them are not, and if they are taken to the landfill, they can use them as private pagers, and he does not want them to do that. Mr. Spatola stated there has to be a way to dispose of the pagers and radios.

A discussion regarding the OEM office was held among Mr. Barbagello and the Committee.

Mr. Stanzione made a motion, seconded by Mr. Spatola to close the meeting to the Public. The Committee Approved.

Mr. Spatola made a motion, seconded by Mr. Lauermann to go into Executive Session per Resolution. Roll Call Vote:

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

Mr. Spatola made a motion, seconded by Mr. Lauermann to reconvene the Regular Meeting. The Committee Approved.

Mr. Stanzione made a motion, seconded by Mr. Spatola to approve the hire of Ronald Shinn as Public Works Supervisor at a salary of \$38,500.00. Roll Call Vote.

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

Mr. Spatola abstained due to the fact that Ronald Shinn is currently one of his employees.

Mr. Spatola made a motion, seconded by Mr. Lauermann to authorize the Solicitor to start a complaint regarding Maxom Avenue's situation. Roll Call Vote:

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

Mr. Spatola stated that in regards to the Public Works position, Ronald Shinn can start whenever the Committee needs him to start.

Mr. Stanzione wanted to discuss the time of day the Public Works manager would start. The Clerk stated 7:30 am to 4:00 pm. Mr. Spatola stated that the men should work together as partners and that the Supervisor be here during business hours if someone were to call and need to speak to him.

A discussion regarding the hours for the Public Work employees was held among the Committee.

Mr. Montgomery made a motion, seconded by Mr. Spatola to set the hours for Public Works Director from 7:30 am to 4:00 pm. Roll Call Vote:

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

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

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Cosmo Laurella, Chairperson  
Township of Deerfield

ATTEST:

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Karen Seifrit, Clerk  
Township of Deerfield

