

TOWNSHIP OF WEST DEPTFORD COMMITTEE MEETING MINUTES
400 CROWN POINT ROAD, WEST DEPTFORD, NJ 08086
APRIL 5, 2023 6:00 P.M.

1. A. The April 5, 2023 West Deptford Township Committee Meeting was called to order by Deputy Clerk Jill Magill, RMC.

Adequate notice of this meeting has been given by notifying the South Jersey Times and the Courier Post, posting the meeting date on the official bulletin board of the Township and filing written notice with the Township Clerk on January 5, 2023 and noting the public meeting format is available as an in-person public meeting, as well as a video/teleconference public meeting, following Covid-19 public gathering restrictions and CDC guidelines.

B. PLEDGE OF ALLEGIANCE AND PRAYER were recited.

C. ROLL CALL: Ms. Megan Kerr, Deputy Mayor Adam Reid, Mr. Jim Robinson and Mayor James Mehaffey were in attendance for this meeting; Ms. Ashley Morrell attended remotely via Zoom.

2. SPECIAL PRESENTATIONS:

A. SWEARING IN OF WEST DEPTFORD FIRE DEPARTMENT PERSONNEL

The following Fire Department Personnel were sworn in by Mayor Mehaffey: Fire Fighters Michael Mercer, Nicholas Wojtkowiak and Nicholas Woods.

B. RESOLUTION – PUBLIC SAFETY – Part 1

2023-160 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD APPOINTING GRIFFIN REUTER TO THE RANK OF SPECIAL LAW ENFORCEMENT OFFICER CLASS I FOR THE WEST DEPTFORD POLICE DEPARTMENT

Ms. Kerr motioned to approve Resolution 2023-160, seconded by Deputy Mayor Reid, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

Chief Chambers spoke to the responsibilities of the position and the back ground and accomplishments of the candidate; Mayor Mehaffey administered the Oath of Office to SLEO Reuter with his family by his side.

3. A. TOWNSHIP CLERK CORRESPONDENCE:

Raffle Application - Robert H. Jordan Verga VFW Post #7125 - Basket Raffle - Bourbon and Cigar Night - May 10, 2023

Raffle Application - United Way of Gloucester County - NJ Lottery Ticket Basket - Drawing to be Held June 30, 2023

Raffle Application - West Deptford Elementary School PTO - Basket Raffle - April 28, 2023

Letter of Resignation from Jerry Maher as a Member of the West Deptford Fire Department

Motion for the approval of actionable items and acceptance of the correspondence was made by Deputy Mayor Reid, seconded by Mr. Robinson. Mayor Mehaffey spoke to the career, dedication and accomplishments of Jerry Maher during his tenure as a fire fighter.

The vote was as follows:

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Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

Revision to the Adopted Minutes from the January 18, 2023 West Deptford Township Committee Work Session to reflect that Brendan Gill, Chuck Wiekell and Walt Woodward were not present at the Meeting and were not sworn In as stated - Request Motion to Authorize Amendment to the Adopted Minutes

Motion to authorize Amendment to the January 18, 2023 Adopted Minutes was made by Deputy Mayor Reid, seconded by Mr. Robinson and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

B. APPROVAL OF PREVIOUS WEST DEPTFORD TOWNSHIP COMMITTEE MEETING MINUTES:

Motion to approve the March 15, 2023 Township Committee Work Session minutes and Closed Session Meeting minutes made by Deputy Mayor Reid, seconded by Mr. Robinson and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

4. PUBLIC AUCTION – TAX SALE CERTIFICATES

A. RESOLUTIONS – ADMINISTRATION/FINANCE – Part 1:

PUBLIC AUCTION OF TAX SALE CERTIFICATE NO. 98-00091 - BLOCK: 352.20, LOT: 2.13 - 271 JESSUP ROAD was conducted by Township Solicitor Timothy Scaffidi noting the specifics of the property location and the minimum opening bid is set at \$350,000.00. Neil Boyle representing Hemptonize West Deptford, LLC bid \$350,000.00; as there were no other bids offered, Solicitor Scaffidi closed the auction for Tax Sale Certificate No. 98-00091.

Deputy Mayor Reid motioned to close the Public Auction on Tax Sale Certificate 98-00091; seconded by Mayor Mehaffey and his motion carried unanimously.

2023-161 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING ASSIGNMENT OF TAX SALE CERTIFICATE NO. 98-00091

Deputy Mayor Reid motioned to approve Resolution 2023-161, seconded by Mr. Robinson, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

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Deputy Mayor Reid removed himself from the dais during the auction of Tax Sale Certificate No. 80-00004. Solicitor Scaffidi noted for the record that Deputy Mayor Reid removed himself from the Committee chambers during this process.

PUBLIC AUCTION OF TAX SALE CERTIFICATE NO. 80-00004 - BLOCK: 122, LOT: 44.01 - ELLWOOD AVENUE was conducted by Township Solicitor Timothy Scaffidi noting the specifics of the property location and the minimum opening bid is set at \$3,500.00. James Rementer bid \$3,500.00; as there were no other bids offered, Solicitor Scaffidi closed the auction for Tax Sale Certificate No. 80-00004.

Ms. Kerr motioned to close the Public Auction on Tax Sale Certificate 80-00004; seconded by Mr. Robinson and her motion carried unanimously.

2023-162 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING ASSIGNMENT OF TAX SALE CERTIFICATE NO. 80-00004

Mr. Robinson motioned to approve Resolution 2023-162, seconded by Ms. Kerr, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Removed
Mr. Robinson	Y
Mayor Mehaffey	Y

Solicitor Scaffidi noted for the record that Deputy Mayor Reid returned to the dais.

5. OPEN MEETING TO THE PUBLIC FOR AGENDA ITEMS ONLY:

Motion to open the meeting to the public for agenda items only made by Deputy Mayor Reid. Mr. Robinson seconded his motion and the motion was approved by the entire Committee. Deputy Clerk Magill reviewed the procedures for public participation, including the five (5) minute time limit per speaker.

Ed Komczyk, residing on Hillside Road, inquired about the Public Auction Resolutions and the “if applicable” notation on the Agenda. Solicitor Scaffidi explained the notation and process of using the Resolution(s) if the sale(s) were confirmed.

Kimberly Hall inquired about affordable senior housing in West Deptford Township; Mayor Mehaffey referred her participation later in the meeting under the public portion for any item of discussion.

Miriam Reichenbach, residing on Hillside Road, inquired about Ordinance 2023-06 – CMFO, Michael Kwasizur reviewed the projects the Ordinance monies will be used for within the Township.

As no one else chose to address the Committee, Deputy Mayor Reid motioned to close the meeting to the public, Mr. Robinson seconded and his motion carried unanimously.

6. BUDGET

2023 WEST DEPTFORD TOWNSHIP BUDGET PRESENTATION

Michael Kwasizur, CMFO, presented and reviewed the 2023 West Deptford Township Budget. The Budget Overview included several key points of interest, most notably no local tax increase – tax rate remains flat. Mr. Kwasizur reviewed the Budget process, current state of the budget, Utility Capital projects, Debt Service

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management, and future plans and projects for the Township. Mr. Kwasizur thanked the Mayor and Township Committee for their continued support and assistance with the Budget process, provided his contact information and opened the floor to any questions.

Ed Komczyk inquired if there is a state requirement/deadline for budget submission; Mr. Kwasizur responded noting the typical dates and West Depford's status as processing within the parameters.

The presentation was followed by commendations from Committeeman Robinson and Mayor Mehaffey for a job well done by Mr. Kwasizur, the Finance Department staff and all Department heads for their assistance and efforts in the Budget process.

2023-03 ORDINANCE OF THE TOWNSHIP OF WEST DEPTFORD CALENDAR YEAR 2023 TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)
- PUBLIC HEARING AND ADOPTION -

The purpose of this ordinance is to exceed the municipal budget appropriation limit to 3.5% and to establish a CAP Bank.

Deputy Mayor Reid motioned to open the meeting for the public hearing on Ordinance 2023-03, seconded by Mr. Robinson and approved unanimously. As no one chose to address the Committee, Deputy Mayor Reid motioned to close the public hearing, seconded by Mr. Robinson and approved by the entire Committee. Deputy Mayor Reid motioned to adopt Ordinance 2023-03, Mr. Robinson seconded, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

2023-163 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD TO AMEND THE 2023 MUNICIPAL BUDGET

Deputy Mayor Reid motioned to approve Resolution 2023-163, seconded by Mr. Robinson, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

2023-164 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WEST DEPTFORD TO READ THE 2023 AMENDED MUNICIPAL BUDGET BY TITLE ONLY

Deputy Mayor Reid motioned to approve Resolution 2023-164, seconded by Mr. Robinson, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

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PUBLIC HEARING ON TOWNSHIP OF WEST DEPTFORD 2023 AMENDED MUNICIPAL BUDGET

**2023-165 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WEST DEPTFORD ADOPTING
THE 2023 AMENDED MUNICIPAL BUDGET**

Deputy Mayor Reid motioned to approve Resolution 2023-165, seconded by Mr. Robinson, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

7. ORDINANCES

A. PUBLIC HEARING AND ADOPTION

**2023-04 AN ORDINANCE OF THE TOWNSHIP OF WEST DEPTFORD FOR ADOPTION OF THE FLOODPLAIN
MANAGEMENT REGULATIONS BY REPEALING CHAPTER 94 - FLOOD DAMAGE PREVENTION AND REPLACING
WITH A NEW CHAPTER 94 - TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN
ADMINISTRATOR, AND PROVIDING FOR SEVERABILITY**

The purpose of this Ordinance is to repeal and replace Chapter 94, Flood Damage Prevention, to adopt Floodplain Management Regulations to develop flood hazard maps/areas, to designate a Floodplain Administrator and provide parameters for duties/responsibilities of position, and provide for severability.

Deputy Mayor Reid motioned to open the meeting for the public hearing on Ordinance 2023-04, seconded by Mr. Robinson and approved unanimously. As no one chose to address the Committee, Deputy Mayor Reid motioned to close the public hearing, seconded by Mr. Robinson and approved by the entire Committee. Deputy Mayor Reid motioned to adopt Ordinance 2023-04, Mr. Robinson seconded, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

**2023-05 AN ORDINANCE OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING THE EXECUTION OF FIRST
AMENDMENT TO LEASE AGREEMENT BETWEEN THE TOWNSHIP OF WEST DEPTFORD AND T-MOBILE
WEST, LLC (261 JESSUP ROAD, BLOCK 352, LOT 1.01)**

The purpose of this Ordinance is to authorize the execution of the First Amendment to the Lease Agreement to extend the term of the Lease for five (5) years commencing August 24, 2023 and expiring August 23, 2028.

Deputy Mayor Reid motioned to open the meeting for the public hearing on Ordinance 2023-05, seconded by Mr. Robinson and approved unanimously. As no one chose to address the Committee, Deputy Mayor Reid motioned to close the public hearing, seconded by Mr. Robinson and approved by the entire Committee. Deputy Mayor Reid motioned to adopt Ordinance 2023-05, Mr. Robinson seconded, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y

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Deputy Mayor Reid motioned to approve the Building, Grounds and Recreation Resolutions, seconded by Mr. Robinson, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

C. PUBLIC SAFETY – Part 2:

2023-172 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD APPOINTING WILLIAM GIGLIOTTI AS EMERGENCY MANAGEMENT COORDINATOR AND THOMAS SULLIVAN AS DEPUTY EMERGENCY MANAGEMENT COORDINATOR TO THE JOINT EMERGENCY MANAGEMENT COUNCIL TO BE FORMED BETWEEN THE TOWNSHIP OF WEST DEPTFORD AND THE BOROUGH OF NATIONAL PARK

Ms. Kerr motioned to approve the Public Safety – Part 2 Resolution, seconded by Deputy Mayor Reid, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

D. ADMINISTRATION/FINANCE – Part 2:

2023-173 BILL LIST RESOLUTION - APRIL 5, 2023

2023-174 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD TO AMEND ADOPTED BUDGET (CHAPTER 159) FOR SPECIAL ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 - "CARES ACT CDBG - GENERATOR"

2023-175 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD TO AMEND ADOPTED BUDGET (CHAPTER 159) FOR SPECIAL ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – "NATIONAL OPIOID ABATEMENT TRUST"

2023-176 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD FOR THE CANCELLATION, APPLICATION AND/OR REFUND OF TAXES

2023-177 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING CLOSED SESSION - MATTERS RELATING TO THE PURCHASE, LEASE ACQUISITION OF REAL PROPERTY OR INVESTMENT OF PUBLIC FUNDS AND MATTERS RELATING TO LITIGATION, NEGOTIATIONS AND ATTORNEY-CLIENT PRIVILEGE

Mr. Robinson motioned to approve the Administration/Finance-Part 2 Resolutions, seconded by Deputy Mayor Reid, and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

E. UTILITIES:

2023-178 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH JJ MCGINNISS PLUMBING CONTRACTORS, INC., T/A JJM PLUMBING CO., FOR

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LICENSED PLUMBER SERVICES

2023-179 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING THE EXECUTION OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) STATEMENTS OF CONSENT FOR TWA APPLICATIONS FOR THE CHURCH STREET PUMP STATION IMPROVEMENTS

2023-180 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING THE REMOVAL OF WATER AND SEWER CHARGES

2023-181 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AWARDED A CONTRACT FOR HESSIAN AVENUE SEWER REPLACEMENT PROJECT

Mr. Robinson motioned to approve the Utilities Resolutions, seconded by Ms. Morrell and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Y
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

9. OLD BUSINESS: None

10. NEW BUSINESS: Mr. Robinson noted the Committee for People with Disabilities hosted a “Rock Your Socks for Autism Awareness” event in March in which 300+ pairs of socks were given out and is scheduled to host a “Bubbles for Autism” event on April 22, 2023 with vendors. Mayor Mehaffey thanked the team in expediting the Union Field Grandstand demo project to meet the April 1st deadline and noted plans are in the works to renovate the remaining portion. Deputy Mayor Reid reminded everyone of the Earth Day activities being sponsored by the Environmental Commission on April 22nd and the rescheduled date to April 8th for the Easter Egg scramble held at RiverWinds Community Center.

11. OPEN MEETING TO THE PUBLIC – Deputy Mayor Reid motioned to open the meeting to the public, Mr. Robinson seconded his motion and was approved by the entire Committee. Deputy Clerk Magill reviewed the procedures for public participation, including the five (5) minute time limit per speaker.

Ed Komczyk, residing on Hillside Road, inquired about:

- 1) Resolution 2023-171 rejecting the extension of time request. Ms. DeHart explained the request was made by the contractor to extend the deadline for completion of the Rivergate Park Improvements project to the end of May. However, the Township Engineer felt they could complete it by the original deadline, so the Township Committee is rejecting the request and is holding them to the completion date of April 30, 2023 with any outstanding items to be addressed later.
- 2) Make-up of the Fire Department personnel pertaining to the number of Full-Time paid members vs. number of Volunteer members. Fire Administrator Harris responded noting that there are currently 54 paid Part-Time members and 11-12 Volunteers. Additionally, he noted the number of paid P/T was higher due to limit on hours; additional personnel due to be hired. Mayor Mehaffey provided positive comment to the Fire Department and the process over the past several years in the development and progression.
- 3) Thanked the Township Committee and Finance Department for the work done with the Budget process and for not raising taxes. Comments provided by Mayor Mehaffey on the team effort and hard work put into the Budget process.

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Kimberly Hall, residing on Clubhouse Drive in Forest Creek, inquired about affordable housing for seniors and her concerns with her rent increases and possible displacement. Mayor Mehaffey responded to the current locations in the Township of Shepherds Farm and River Cove (The Cove) and noted there is a planned project next to The Cove that is being delayed due to financing and finding a builder for the project. Township Administrator DeHart noted the Township has an Affordable Housing Agent and directed Ms. Hall to call her for the Agent's contact information.

Laurin Stahl, residing on Meadowcroft Road, offered appreciation to the Water department staff on the meter replacement project and customer service received in responding to questions on replacement and billing. Also inquired about replacement of street signs; Mayor Mehaffey indicated that the Public Works department has a new machine to create signs and referred to Bill Gigliotti to coordinate replacement.

Miriam Reichenbach, residing on Hillside Road, noted that in addition to the tree seedling distribution by the Environmental Commission on Earth Day, April 22nd, 2023, there will also be distribution of donated milkweed plants. Additional community service events will also be taking place including flower bed refurbishing at the library and RiverWinds Community Center and a sneaker collection through May 5th with three (3) collection locations (Middle School, Library and RiverWinds Community Center) in the Township.

Jerry Hubbs, residing on Avocet Lane, noted he had recently moved in to the RiverWinds community and complimented the Township on their services offered. He noted he had a recent issue with rusty water and inquired about possible scheduled flushing and/or issue with the water in the area. Mayor Mehaffey encouraged Mr. Hubbs to report any issues with water discoloration right away and deferred to Deputy Water Superintendent, Dan Phelps for recommendations on flushing and cleaners. Mr. Hubbs also inquired about who is responsible for curbing issues/replacement as his has dropped. Mr. Hubs asked about new construction projects planned at RiverWinds to which Mayor Mehaffey responded, reviewing the history of redevelopment for RiverWinds and the forthcoming plans for sale of the properties and construction, as well as paving of the "paper" street. Mayor is scheduled to meet with the HOA to explain the upcoming projects.

As no one else chose to address the Committee, Deputy Mayor Reid motioned to close the meeting to the public, Mr. Robinson seconded, and his motion carried unanimously.

The Mayor and Committee went into Closed Session at 7:17 pm and the Mayor noted action may or may not be taken when Township Committee returns to Open Session.

The Mayor and Committee returned to Open Session at 8:54 pm. Deputy Mayor Redi motioned to return to Open Session; Mr. Robinson seconded and his motion carried unanimously.

Mr. Scaffidi noted that while in Closed Session the Township Committee had three (3) topics of discussion:

- 1) Updates and presentation provided by the Township's Affordable Housing Counsel and Planner regarding the Township's ongoing draft of the Affordable Housing Plan. No action to be taken; informational presentation only.
- 2) Obtaining professional services for In Rem Foreclosures. No action to be taken at this time; formal action possible at the next Township Committee meeting.
- 3) Discussed ongoing Redevelopment Projects at RiverWinds, with action to be taken on the Alterra Project as follows:

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2023-182 RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE ALTERRA PROPERTY GROUP, AND/OR ITS AFFILIATES, AND THE TOWNSHIP OF WEST DEPTFORD, FOR THE DEVELOPMENT OF PROPERTY KNOWN AS BLOCK 328, LOT 7.04 AND LOCATED IN THE RIVERCENTER REDEVELOPMENT AREA (RIVERWINDS)

Deputy Mayor Reid motioned to approve the Resolution 2023-182, seconded by Mr. Robinson and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Absent
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

2023-08 AN ORDINANCE OF WEST DEPTFORD TOWNSHIP AUTHORIZING ENTRY INTO A PURCHASE AND SALE AGREEMENT WITH ALTERRA ACQUISITIONS, LLC, (“ALTERRA”), FOR THE SALE OF MUNICIPAL PROPERTY IDENTIFIED AS BLOCK 328, LOT 7.04, ASSOCIATED WITH A REDEVELOPMENT PROJECT IN THE RIVERCENTER REDEVELOPMENT AREA (“RIVERWINDS”)

Deputy Mayor Reid motioned to approve introduction of Ordinance 2023-08, Public Hearing and Adoption will be April 19, 2023, seconded by Mr. Robinson and the vote was as follows:

Ms. Kerr	Y
Ms. Morrell	Absent
Deputy Mayor Reid	Y
Mr. Robinson	Y
Mayor Mehaffey	Y

12. ADJOURNMENT:

Deputy Mayor Reid motioned to adjourn, Mr. Robinson seconded, and the motion carried unanimously. The meeting adjourned at 8:56 p.m.

Respectfully Submitted,

Jill S. Magill, RMC
Deputy Clerk