

October 24, 2019

The Township Committee met on the above date with Mayor Rita Romeu calling the meeting to order at 7:00 PM. The meeting opened with the flag salute and a moment of silence. Roll call was taken showing present: Mayor Rita Romeu, Deputy Mayor Denise Koetas-Dale and Committeewoman Andrea Katz. Also present John Gillespie, Township Attorney; Joe Hirsh, Township Engineer; Municipal Clerk Caryn Hoyer and Township Administrator/Police Chief Kyle Wilson. Committeemen Jeremy Liedtka and Shreekant Dhopte were absent.

The Open Public Meetings Act statement was read and compliance noted.

AGENDA MATTER(S) REQUIRING RECUSAL(S) - NONE

COMMENTS FROM THE PUBLIC MATTERS ON THE AGENDA ONLY - NONE

CONSENT AGENDA

Ms. Koetas-Dale made a motion seconded by Ms. Katz to approve the October 10th minutes and the monthly reports. All were in favor.

ENGINEER REPORT

Mr. Hirsh reported we are still awaiting the grant awards for 2020 NJDOT, 2019 Municipal Parks & FY2019 CDBG.

Mr. Hirsh stated they are awaiting the completion of the punch list work for Traditions.

ORDINANCES FOR INTRODUCTION - None

ORDINANCES FOR PUBLIC HEARING

Ms. Katz made a motion seconded by Ms. Koetas-Dale to open the public hearing for Ordinance 2019-25. All were in favor. Hearing no public comments, Ms. Koetas-Dale made a motion seconded by Ms. Katz to close public hearing. All were in favor. Ms. Koetas-Dale made a motion seconded by Ms. Katz to adopt Ordinance 2019-25. All were in favor.

**TOWNSHIP OF CHESTERFIELD
ORDINANCE NO. 2019-25**

AN ORDINANCE TO AMEND SECTION 182-9 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD REGULATING THE EXCLUSION OF TRUCKS OVER FOUR (4) TONS FROM TRAVELING ON CERTAIN ROADS WITHIN THE TOWNSHIP OF CHESTERFIELD

BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that the following Section of the Code of the Township of Chesterfield and the same is hereby amended:

ARTICLE I. AMENDED SECTION.

SECTION 182-9, "Trucks Over Four Tons Excluded."

- A. [No Change]
- B. "Nothing in this provision shall be construed to prevent such vehicles from making deliveries of merchandise or other goods and property along the above-referenced streets; nor shall this provision be construed to prevent vehicles used by public utility companies in connection with the construction, installation, operation, or maintenance of public utility facilities and/or improvements on said streets, for said purposes, subject, nevertheless, to reasonable municipal permit requirements; nor shall it prohibit vehicles from making deliveries on said streets related to the construction of homes"
- C. [No Change]
- D. [No Change]

ARTICLE II. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

CHESTERFIELD TOWNSHIP COMMITTEE

Introduced: October 10, 2019

Adopted: October 24, 2019

RECORD OF VOTE													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
S Dhopte	X						S Dhopte				X		
A Katz	X				X		A Katz	X					X
J Liedtka	X					X	J Liedtka				X		
D Koetas-Dale	X						D Koetas-Dale	X				X	
R Romeu	X						R Romeu	X					

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**RESOLUTIONS**

Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-4 and 2019-10-5 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-10-4**

**RESOLUTION AUTHORIZING REFUND OF PROPERTY TAX OVERPAYMENT  
TO FRANK MERCURIO AND CERES RIBEIRO ON BLOCK 202.118 LOT 10  
KNOWN AS 2 GALLOP WAY**

**WHEREAS**, property tax payments were received from both Property Transfer Services, Inc. and Wells Fargo for Block 202.118 Lot 10 known as 2 Gallop Way; and

**WHEREAS**, the receipt of both payments created an overpayment on the account in the amount of \$3,105.50; and

**WHEREAS**, Property Transfer Services, Inc. has requested the overpayment be refunded to the homeowners; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that the Tax Collector is hereby authorized to refund the overpayment in the amount of \$3,105.50 to Frank Mercurio and Ceres Ribeiro, 2 Gallop Way, Chesterfield, NJ 08515.

**CHESTERFIELD TOWNSHIP COMMITTEE**

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**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-10-5**

**RESOLUTION AUTHORIZING REFUND OF PROPERTY TAX OVERPAYMENT
TO WELLS FARGO ON BLOCK 900 LOT 14.05 KNOWN AS
25 CHESTERFIELD-GEORGETOWN ROAD**

WHEREAS, Wells Fargo made a payment in the amount of 3,037.48 on Block 900 Lot 14.05 on September 26, 2019; and

WHEREAS, the payment created an overpayment in the amount of \$2,014.14; and

WHEREAS, Wells Fargo has requested the overpayment be refunded to them;
and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that the Tax Collector is hereby authorized to refund the overpayment in the amount of \$2,014.14 to Wells Fargo Real Estate Tax , 1 Home Campus MACX2301-027, Des Moines, IA 50328.

CHESTERFIELD TOWNSHIP COMMITTEE

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Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-6 and 2019-10-7 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-10-6**

**RESOLUTION AUTHORIZING THE RENEWAL OF SOIL REMOVAL PERMIT FOR  
HERMAN LIEDTKA, INCORPORATED AT BLOCK 204, LOTS 7.01 AND 7.02  
ON OLD YORK ROAD IN CHESTERFIELD TOWNSHIP**

**WHEREAS**, Herman Liedtka Incorporated has applied to the Township Committee of the Township of Chesterfield for renewal of a soil removal permit for property located on Old York Road, known as Block 204, Lots 7.01 and 7.02, which property is the site of certain soil removal operations undertaken by Herman Liedtka Incorporated; and

**WHEREAS**, by previous Resolutions, the Township Committee has issued several renewals of the original Soil Removal Permit pursuant to Section 166-5 of the Code of the Township of Chesterfield; and

**WHEREAS**, the operator has submitted an application for renewal for 2018 through 2021 and has paid the appropriate fee required under Section 166-5 of the Code of the Township of Chesterfield; and

**WHEREAS**, the Township Committee has received input from Eden Analytical Consulting Engineers dated October 14, 2019 in accordance with the provisions of the aforementioned ordinance, and is satisfied that the conditions precedent to the issuance of a permit renewal have been met by the applicant;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that the Mayor and Township Committee be and are hereby authorized and directed to execute the attached permit renewal to Herman Liedtka Incorporated for the continued removal of soil at property located at Old York Road known as Block 204, Lots 7.01 and 7.02 within the Township of Chesterfield, subject to the terms and conditions reflected in said original permit;

**BE IT FURTHER RESOLVED** that this Resolution shall be effective for a time period of three (3) years from October 25, 2018 through October 24, 2021.

**CHESTERFIELD TOWNSHIP COMMITTEE**

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**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-10-7**

**RESOLUTION AUTHORIZING THE RENEWAL OF SOIL REMOVAL PERMIT
FOR HERMAN LIEDTKA, INCORPORATED AT BLOCK 106, LOTS 4
ON WARD AVENUE IN CHESTERFIELD TOWNSHIP**

WHEREAS, Herman Liedtka Incorporated has applied to the Township Committee of the Township of Chesterfield for renewal of a soil removal permit for property located on Ward Avenue, known as Block 106, Lot 4, which property is the site of certain soil removal operations undertaken by Herman Liedtka Incorporated; and

WHEREAS, by previous Resolutions, the Township Committee has issued several renewals of the original Soil Removal Permit pursuant to Section 166-5 of the Code of the Township of Chesterfield; and

WHEREAS, the operator has submitted an application for renewal for 2018 through 2021 and has paid the appropriate fee required under Section 166-5 of the Code of the Township of Chesterfield; and

WHEREAS, the Township Committee has received input from Eden Analytical Consulting Engineers dated October 14, 2019 in accordance with the provisions of the aforementioned ordinance, and is satisfied that the conditions precedent to the issuance of a permit renewal have been met by the applicant;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that the Mayor and Township Committee be and are hereby authorized and directed to execute the attached permit renewal to Herman Liedtka Incorporated for the continued removal of soil at property located at Old York Road known as Block 204, Lots 7.01 and 7.02 within the Township of Chesterfield, subject to the terms and conditions reflected in said original permit;

BE IT FURTHER RESOLVED that this Resolution shall be effective for a time period of three (3) years from October 25, 2018 through October 24, 2021.

CHESTERFIELD TOWNSHIP COMMITTEE

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Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-8 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-10-8**

**RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR LEASE  
OF FARMLAND AT BLOCK 203 LOT 43**

**WHEREAS**, the Township of Chesterfield is the owner of farmland on Bordentown-Chesterfield Road referred to as Block 203 Lot 43 on the Tax Maps of Chesterfield Township;

**WHEREAS**, the Township intends to develop this parcel as a passive recreation area at a future date; and

**WHEREAS**, while those plans are being developed, the Township Committee feels it is in the best interest of the Township to lease the parcel as farmland in order to generate revenue; and

**WHEREAS**, the Township advertised the Notice of Proposed Lease of Farmland in the Burlington County Times; and

**WHEREAS**, one (1) bid was received and opened on October 16, 2019

M & N Farms, LLC - \$6,401 per year

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that the Township hereby awards a lease agreement to M & N Farms LLC of 311 Extonville Road, Chesterfield, NJ 08515 for property located at Block 203, Lot 43 to be used for the purpose of crop farming / soybeans, field corn, and rye, straw or wheat in accordance with the terms of the lease agreement, for the calendar years 2020, 2021 and 2022 in the amount of six thousand four hundred and one dollar (\$6,401.00) annually.

#### **CHESTERFIELD TOWNSHIP COMMITTEE**

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Ms. Katz made a motion to adopt Resolution 2019-10-9 seconded by Ms. Koetas-Dale. All were in favor.

TOWNSHIP OF CHESTERFIELD RESOLUTION 2019-10-9

RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN IMPLEMENTED AS A RESULT OF THE 2018 MUNICIPAL AUDIT REPORT

WHEREAS, the 2018 Annual Audit of the Township of Chesterfield conducted by Robert S. Marrone, CPA/RMA of Bowman & Company LLP contained curtailed recommendations requiring action; and

WHEREAS, these recommendations have been reviewed by the Township's Finance Officer; and

WHEREAS, the Finance Officer, in accordance with the requirements promulgated by the New Jersey Division of Local Government Services has developed a plan to address the recommendations listed by the Auditor;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that the Corrective Action Plan for the 2018 Annual Municipal Audit, hereto attached, is hereby approved and accepted;

BE IT FURTHER RESOLVED that the Township Clerk is hereby directed to transmit a certified copy of this Resolution and it's attachments to the New Jersey Division of Local Government Services.

CHESTERFIELD TOWNSHIP COMMITTEE



Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-10 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-10-10**

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER
FOR ACCUMULATED ABSENCES LIABILITY TRUST FUND**

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

WHEREAS, N.J.A.C. 5:30-15 permits municipalities to receive amounts for costs incurred for Accumulated Absences, and

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated for Accumulated Absences are hereby authorized as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the **Township of Chesterfield**, County **Burlington**, State of **New Jersey**, as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the **Accumulated Absences Liability Trust Fund**
2. The Clerk of the **Township of Chesterfield**, County of **Burlington** is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services

CHESTERFIELD TOWNSHIP COMMITTEE



Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-11 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-10-11**

**RESOLUTION AUTHORIZING THE TOWNSHIP OF CHESTERFIELD TO ENTER
INTO A SHARED SERVICE AGREEMENT WITH THE COUNTY OF
BURLINGTON TO PERFORM CERTAIN WORK AND REPAIRS**

WHEREAS, the County of Burlington has offered participation in a shared service agreement to provide certain work and repairs; and

WHEREAS, the work and repairs include but not limited to Towing of Vehicles Heavy/Light; Tree Removal, Trimming and or Stump Removal; Inlet/Manhole Repairs; Drainage Pipe Repairs/Replacement; Culvert Repairs; Sidewalk/Curbing Replacement/Repairs; Line Striping Crosswalks, Turn Lanes, Parking Area; Paving; Pipe Line Jetting/Cleaning; Crack Sealing./ Street Sweeping/ Debris Removal; Sign Repair/Replacement; Pipeline Video Inspection; Excavation and any other repairs/work as may be agreed upon by the County to undertake; and

WHEREAS, due to the limitations of the Public Works Department, the Township Committee determines it to be in the best interest of the residents to participate in the Shared Services; and

WHEREAS, the Interlocal Service Agreement is attached and made part of this resolution; and

WHEREAS, Burlington County Resolution #2018-00612 is attached and made part of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey, that the Township Administrator is hereby authorized to execute the Interlocal Service Agreement with the County of Burlington for certain works and repairs.

CHESTERFIELD TOWNSHIP COMMITTEE

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Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-12 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-10-12**

**AUTHORIZING THE TOWNSHIP TO UTILIZE COMPETITIVE  
CONTRACTING PROCESS IN ORDER TO PROCURE  
GROUNDS-KEEPING/MAINTENANCE SERVICES**

**WHEREAS**, the Township has a need for grounds-keeping services for certain public lands within the Township, which services include landscaping, mowing, and general maintenance of said public property; and

**WHEREAS**, N.J.S.A. 40A:11-4.1 (l), allows the Township to identify and contract with a qualified grounds-keeping services vendor, through a competitive contracting proposal rather than straightforward low bid public contracting, where the price of services may exceed the bid threshold.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey does hereby



authorize the Qualified Purchasing Agent, Township Clerk and/or the Township Solicitor to prepare bid specifications under the competitive contracting language of N.J.S.A. 40A:11-4.1 et seq. for grounds-keeping services.

**CHESTERFIELD TOWNSHIP COMMITTEE**

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Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-13 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-10-13**

**RESOLUTION APPOINTING BRITTNEY CHENOSKY
AS FULL TIME ADMINISTRATIVE ASSISTANT**

WHEREAS, the Township appointed Brittney Chenosky to a part-time clerical position October 16, 2017; and

WHEREAS, there is a need for a full time administrative assistant; and

WHEREAS, a full time administrative assistant position was created by Ordinance 2019-22; and

WHEREAS, the Township Administrator recommends appointing Brittney Chenosky as the full time administrative assistant; and

WHEREAS, the Township Committee agrees it is in the best interest of the residents to appoint a full time administrative assistant; and

WHEREAS, compensation shall be in accordance with the salary ordinance at an annual salary of \$27,300.00 effective November 1, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that Brittney Chenosky is hereby appointed as Administrative Assistant for the Township of Chesterfield, effective November 1, 2019 and compensation at an annual salary of \$27,300.00.

CHESTERFIELD TOWNSHIP COMMITTEE

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Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-14 seconded by Ms. Katz. All were in favor.

## **RESOLUTION AMENDING TOWNSHIP'S "EMPLOYEE HANDBOOK", TO PROVIDE FOR CERTAIN HEALTH BENEFITS FOLLOWING RETIREMENT**

**WHEREAS**, the Township of Chesterfield currently provides health benefits to full-time municipal employees, but does not provide benefits for employees following their retirement from service to the Township of Chesterfield; and

**WHEREAS**, the Township Committee has considered and explored the possibility of amending the current Employee Handbook to provide health benefits to employees who retire in accordance with the Township's "Retirement Policy", so long as those employees have worked continuously for Chesterfield Township, in a full-time capacity, for forty (40) or more years and have retired in good standing; and

**WHEREAS**, the Township Committee therefore desires to amend the Township's Employee Handbook to provide for this benefit.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that the Township's Employee Handbook be and the same is hereby amended Section 4, "Compensation and Employee Benefits", to insert the following provision between the existing "Health Insurance" clause, and the "Retirement Policy" clause:

"Health Benefits Upon Retirement: Employees who have worked full-time for forty (40) or more consecutive years in and for the Township of Chesterfield, and who retire in good standing with the Township, shall be eligible for, and entitled to receive, continued health benefits, for the employee and spouse only, subject to the following requirements:

The Township will provide annual reimbursement towards the State Health Benefits for the employee and/or spouse, until both are of age to be enrolled in Medicare, or for a maximum term of five (5) years, whichever first occurs.

- Both the employee/retiree and spouse must enroll in Medicare Part "A" upon their 65<sup>th</sup> birthday.
- Once both the employee and spouse reach eligible age for enrollment into Medicare, the Township will no longer make reimbursement, except that for the year in which they both reach eligibility will be prorated to the month of eligibility for Medicare.
- The contribution from the Township to the employee will be at the same percentage as at the time of retirement.
  - The same will be the maximum amount allotted for future years, i.e., if the employee retires and pays a Health Benefit Contribution of 20% (2,000.00 towards healthcare), and the Township pays 80% (\$8,000.00), the maximum the Township will pay during the period contemplated by this provision shall be five (5) years at \$8,000.00 per year.
- Since the payment is by way of reimbursement, the retiree must first provide proof of enrollment and payment into the State Health Benefits Plan each year,

and must submit a “voucher” to the Township’s Chief Financial Officer in order to receive reimbursement. The Township will then provide a check to the employee.

- In the event that the employee’s spouse outlives the retiree during the eligible maximum period set forth herein, the Township will continue to provide health coverage for said spouse, at the reduced cost set forth above, at the time of the employee’s death, until the spouse is “Medicare Eligible.” The Health Benefit Contribution from the spouse will be changed to the % applicable for a contribution for Single Coverage at the rate based on the time the retiree retired as if it was Single Coverage at retirement.
- In the event that the retiree survives her/his spouse during the eligible maximum period set forth herein, the Township will continue to provide healthcare to the retiree, at the reduced cost set forth above, until the retiree is “Medicare Eligible.” The Health Benefit Contribution from the retiree will be changed to the % applicable for a contribution for Single Coverage at the rate based on the time the retiree retired as if it was Single Coverage at retirement.
- Notwithstanding the foregoing, the Township will not pay any Supplemental Plan costs for Medicare.

**BE IT FURTHER RESOLVED** that this Amendment shall become effective upon adoption of this Resolution.

**CHESTERFIELD TOWNSHIP COMMITTEE**

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Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-15 seconded by Ms. Katz. All were in favor.

TOWNSHIP OF CHESTERFIELD

RESOLUTION 2019-10-15

RESOLUTION ACCEPTING RECOMMENDATION OF TOWNSHIP PLANNING BOARD TO DECLARE A CERTAIN PROPERTY FAMILIARLY KNOWN AS “THE HAMILTON UNIFORM PROPERTY” (Block 302, Lot 1) AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT AND/OR REHABILITATION PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

WHEREAS, by Resolution 2019-7-7, which clarified Resolution 2019-6-9, the Chesterfield Township Committee authorized and directed the Chesterfield Township Planning Board to conduct a preliminary redevelopment investigation to determine whether a certain property within the municipality qualified under the statutory criteria as an “area in need of redevelopment”, or alternatively, as an “area in need of rehabilitation”, within the meaning and intendment of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Study Area”); and

WHEREAS, the property in question and comprising the “Study Area”, is known and identified as Block 302, Lot 1; and

WHEREAS, the Chesterfield Township Planning Board conducted a public hearing on the matter on September 17, 2019, as a result of which hearing, the Planning Board made recommendations to the Township Committee regarding the Study Area, which recommendations were memorialized in Resolution 2019-15, adopted by the Planning Board on October 15, 2019; and

WHEREAS, contemporaneous with said Resolutions, the Planning Board transmitted to the Township Committee the Study Report dated August 12, 2019 prepared by Clarke, Caton & Hintz; and

WHEREAS, said Report recommended designation of Block 302, Lot as an Area in Need of Non-Condemnation Redevelopment and/or Rehabilitation and identified same as the “Hamilton Uniform Company Area”; and

WHEREAS, the area to be recommended for determination as a Non-Condemnation Redevelopment and Rehabilitation area is more specifically described in said Report, and the boundaries of same are shown on the map attached to same, which map is incorporated herein by reference; and

WHEREAS, the Township Committee reviewed said Report.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chesterfield County of Burlington, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein and adopted hereby as the factual predicate, along with those set forth below, for the adoption of this Resolution.

2. In accordance with the provisions of N.J.S.A. 40A:12A-14, the Township Committee, as the governing body of this municipality, hereby accepts the factual findings set forth in the aforementioned Report prepared by the Planning Board, dated August 12,, 2019, and approved by Planning Board Resolution 2019-15;

3. The Township Committee hereby accepts the recommendations of the Planning Board regarding the geographical boundaries for same and hereby declare said Block 302, Lot 1 to constitute Non-Condensation Redevelopment and Rehabilitation Areas.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Chesterfield Township Planning Board, to the Burlington County Office of Land Use Planning, to the Department of Community Affairs; that a copy be posted on the municipal bulletin board; and that a copy be published in the *Burlington County Times* within fourteen (14) days of the date of the adoption of this Resolution.

CHESTERFIELD TOWNSHIP COMMITTEE

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Ms. Koetas-Dale made a motion to adopt Resolution 2019-10-16 & 2019-10-17 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-10-16**

**RESOLUTION ATTACHING A LIEN TO BLOCK 302, LOT 29, 33 CHESTERFIELD-  
CROSSWICKS ROAD FOR PROPERTY MAINTENANCE COST**

**WHEREAS**, Chapter 152 of the Township Code creates property maintenance responsibilities for all owners, operators and occupants of residential and non-residential properties within the Township; and

**WHEREAS**, the Township properly noticed the property owners of Block 302, Lot 29, also known as 33 Chesterfield Crosswicks Road of the need to maintain their property according to the Township standards; and

**WHEREAS**, said notice was converted to an Order and the owner took no action to appeal the Township's findings; and

**WHEREAS**, the Township enforced the provisions of the Property Maintenance Ordinance by engaging the services of a contractor to perform the necessary work; and

**WHEREAS**, follow-up services will be performed as needed to preserve the property maintenance ordered by the Township Committee; and

**WHEREAS**, the cost of said work shall be placed upon the property as a lien; and

**WHEREAS**, the invoice attached hereto and incorporated herein confirms the municipal cost to perform the services indicated.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that a lien shall be placed upon Block 302, Lot 29, commonly known as 33 Chesterfield-Crosswicks Road, Chesterfield, in the amount of Two Hundred Twenty (\$220.00), and \$60 per mowing hereafter, said lien to be collected in the same manner as property tax payments due and owing.

**BE IT FURTHER RESOLVED**, that the Township Administrator, Township CFO and Tax Collector are hereby directed to take such actions and execute such documents as may be necessary to fulfill the purpose of this Resolution.

**CHESTERFIELD TOWNSHIP COMMITTEE**

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**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-10-17**

**RESOLUTION ATTACHING A LIEN TO BLOCK 901, LOT 1.09,
14 STELLE ROAD FOR PROPERTY MAINTENANCE COST**

WHEREAS, Chapter 152 of the Township Code creates property maintenance responsibilities for all owners, operators and occupants of residential and non-residential properties within the Township; and

WHEREAS, the Township properly noticed the property owners of Block 901, Lot 1.09, also known as 14 Stelle Road of the need to maintain their property according to the Township standards; and

WHEREAS, said notice was converted to an Order and the owner took no action to appeal the Township's findings; and

WHEREAS, the property is vacant; and

WHEREAS, the Township enforced the provisions of the Property Maintenance Ordinance by engaging the services of a contractor to perform the necessary work; and

WHEREAS, follow-up services will be performed as needed to preserve the property maintenance ordered by the Township Committee; and

WHEREAS, the cost of said work shall be placed upon the property as a lien; and

WHEREAS, the invoice attached hereto and incorporated herein confirms the municipal cost to perform the services indicated.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that a lien shall be placed upon Block 901, Lot 1.09, commonly known as 14 Stelle Road, Chesterfield, in the amount of Sixty Five Dollars (\$65.00), said lien to be collected in the same manner as property tax payments due and owing.

BE IT FURTHER RESOLVED, that the Township Administrator, Township CFO and Tax Collector are hereby directed to take such actions and execute such documents as may be necessary to fulfill the purpose of this Resolution.

CHESTERFIELD TOWNSHIP COMMITTEE

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**DISCUSSION**

Best Practices Survey – The Township Committee received a copy of the Best Practices Survey. The survey needs to be completed every year in order to determine the amount of State Aid the Township will receive. The Township Administrator, CFO and Clerk are responsible for completing the survey. Ms. Hoyer advised the committee know that we need a score of 30 points and we are well above that with a score of 41.

Tax Abatement for Old York Village Commercial – Robert Adinolfi from Renaissance Properties was present. He is asking the Township Committee to consider granting them tax abatement for their retail since they are having trouble leasing out their commercial properties. Mr. Adinolfi says they need an incentive. Ms. Koetas-Dale asked when the daycare will open since she feels that will bring in a lot of people at drop off and pick up to the area. Mr. Adinolfi replied it will open in 30 days.

Mr. Gillespie is not sure if the project will meet the statute or criteria needed for tax abatement, however there is a criteria addressing Smart Growth areas which Old York Village is. He suggests researching different options. Mr. Gillespie reminded Mr. Adinolfi that the Township has a package good liquor license for sale and that would bring in potential businesses. Mr. Adinolfi agreed but it would have to go in the next building which will not be completed for another 7-8 months due to the fact a liquor store has to be so many feet away from a daycare.

The Township Committee asked Mr. Gillespie to look into what we can do to help bring in businesses to the commercial area in Old York Village.

Sub-Committee for the Old Municipal Building – Ms. Koetas-Dale said that we received 7 township volunteers that want to be on the sub-committee after posting it out on social media. The first meeting is scheduled for November 12<sup>th</sup> @ 7pm.

Crosswicks Traffic Update – Chief Wilson gave an update stating that police presence is still current in Crosswicks. The County is going with ARH Associate to conduct the traffic study in Crosswicks. The cost for a 7 day study is \$25,000 and will be paid for by the County. The County is also putting additional equipment in Crosswicks. We don't have a definite time when the study will start. Chief Wilson does not expect any other updates until after the study is complete which may be by the first meeting in December.

Pipeline Compressor Station Task Force Meeting – Mayor Romeu reported that last Tuesday night the Task Force had a town hall meeting to update the community on what can be expected going forward with the compressor station and pipeline. Approximately 25 people were present. Mayor Romeu would like to post all of the PowerPoint presentations on our website. Ms. Katz asked to see the information first. All were in favor of posting the information after a majority in favor respond back to the Administrator.

Proposal for water sampling of Sucker Run – Mayor Romeu is asking the Township Committee for approval of \$1,622.00 to be paid to Envirolrac Environmental Services to test Sucker Run which runs adjacent to the compressor station. She asked them to review the invoice and send their reply back to Mr. Wilson.

Harvest Festival – Ms. Katz thanked Rachel Fryc for all of her hard work and a good job planning the festival. Ms. Fryc thanked the entire township staff, committee and volunteers for all of their help. Ms. Fryc reported that the township raised over \$11,000.00 in donations that covered most of the cost of the festival. She hopes that the festival will continue to grow and be a success every year.

## **PAYMENT OF BILLS**

Ms. Hoyer added a refund of overpayment of taxes to the bill list. It was previously approved by resolution at the last meeting but did not make it onto the list in time. Ms. Koetas-Dale made a motion seconded by Ms. Katz to pay the bills with the addition of the refund. All were in favor.

## **COMMENTS FROM THE PUBLIC AND COMMITTEE**

Ms. Katz made a motion to open the meeting to public comment seconded by Ms. Koetas-Dale. All were in favor.

Brian Mahon from 16 Chesterfield-Crosswicks Rd asked Chief Wilson about the traffic study and what it entailed. Chief Wilson replied it will be for traffic counts, traffic patterns and volume for the entire area of Crosswicks. Mr. Mahon asked if we plan to reduce the speed limit in Crosswicks. Chief Wilson replied that there are requests to do so however that would be up to the Department of Transportation to make that change since currently there are no speed limits below 25 mph in the State of New Jersey. Mr. Mahon also



asked if there were any plans to reduce the weight limit to 4 tons going through Crosswicks. Chief replied that it is a County road and currently there are no weight restrictions.

Ms. Katz made a motion seconded by Ms. Koetas-Dale to close public comment. All were in favor.

Ms. Katz made a motion seconded by Ms. Koetas-Dale to add a resolution to the agenda amending the annual schedule of meetings changing the November 14<sup>th</sup> meeting to November 13<sup>th</sup> at 6:30 pm. All were in favor. Ms. Katz made a motion seconded by Ms. Koetas-Dale to adopt the resolution amending the annual schedule of meetings. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-10-18**

**RESOLUTION AMENDING RESOLUTION 2019-1-1  
ESTABLISHING MEETING DATES OF THE  
TOWNSHIP COMMITTEE FOR THE YEAR 2019**

**BE IT RESOLVED** by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that during the year 2019 the regular monthly meetings of the Chesterfield Township Committee will be held the second and fourth Thursdays of each month, unless otherwise indicated, at the hour of 7:00 PM at the Municipal Building, 295 Bordentown-Chesterfield Road in Chesterfield Township. Formal action may be taken on any matters within the purview of the Committee and any meeting may be cancelled if found to be unnecessary, with the proper notification. The amended scheduled meeting dates for 2019 are:

|             |           |                      |
|-------------|-----------|----------------------|
| January 24  | May 9     | September 26         |
| February 14 | May 23    | October 10           |
| February 28 | June 13   | October 24           |
| March 14    | June 27   | November 13(6:30 pm) |
| March 28    | July 25   | December 12          |
| April 11    | August 29 | December 30          |
| April 25    |           |                      |

2020 REORGANIZATION JANUARY 2, 2020

**CHESTERFIELD TOWNSHIP COMMITTEE**

Hearing no further comment, Mr. Dhopte made a motion seconded by Ms. Katz to adjourn the meeting. All were in favor. The meeting adjourned 8:35 PM

Respectfully submitted,

Rachel Fryc, RMC  
Deputy Municipal Clerk