

**November 13, 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, Committeemen Jeremy Liedtka and Shreekant Dhopte and Committeewoman Andrea Katz. Also present Township Administrator/Police Chief Kyle Wilson.

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

**AGENDA MATTER(S) REQUIRING RECUSAL(S)** – Mr. Liedtka recused himself on Resolution 2019-11-1 and Resolution 2019-11-6.

**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 monthly departmental reports. All were in favor. Ms. Koetas-Dale made a motion seconded by Ms. Katz to approve the October 24<sup>th</sup> minutes. All were in favor except Mr. Dhopte and Mr. Liedtka who abstained.

**ORDINANCES FOR INTRODUCTION** –

Ms. Katz made a motion seconded by Ms. Koetas-Dale to introduce Ordinance 2019-26. All were in favor. Public Hearing will be December 12, 2019

**TOWNSHIP OF CHESTERFIELD  
ORDINANCE NO. 2019-26**

**AN ORDINANCE TO AMEND CHAPTER 42 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD, AND SPECIFICALLY ARTICLE II OF SAME ENTITLED “OUTSIDE EMPLOYMENT OF POLICE OFFICERS”**

**BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey as follows:

**ARTICLE I. AMENDED SECTIONS.**

**A. SECTION 42-21**, entitled “**Payment for Extra Duty Assignments; Establishment of Fund**”, and relating to the administrative costs associated with the payment for extra duty police assignments, is hereby amended as to the following subparagraphs:

**“42-21. Payment for Extra Duty Assignments; Establishment of Fund:**

A. [No Change]

B. The rate to be charged under this Section shall be as follows:

(1) Contracts signed at least 24 hours in advance of the assignment:

- a. \$70.00 per hour per Police Officer Monday through Friday; and
- b. \$97.50 per hour per Police Officer Saturday, Sunday and

Holidays.

(2) Contract signed less than 24 hours in advance of the assignment:

- a. [No Change]
- b. [No Change]
- (3) [No Change]”

**B. SECTION 42-22**, entitled “**Administrative Costs**”, is hereby amended to add the following sentence to the existing text:

“In the event that the Chief of Police arranges with surrounding police agencies to provide assistance in performing these outside police details, the \$15.00 per hour administrative fee shall be paid as follows: \$9.00 per hour will remain with Chesterfield Township to cover the costs associated with scheduling, coordinating, invoicing, etc.; and the balance of \$6.00 will be paid to the municipality from whom the assistance is lent, which \$6.00 shall cover the costs associated with mandatory payroll deductions for those hours.”

**C. SECTION 42-23**, entitled “**Use of Township Vehicles**”, is hereby amended to read as follows:

“Police Officers engaging in off-duty activities, as authorized and required by this Article, may be permitted to utilize a municipal vehicle, subject to the approval of the Chief of Police. If a municipal vehicle is utilized, the private employer shall also pay the Township of Chesterfield a fee of \$150.00 for the first 8 hours of usage of said vehicle or any portion thereof; any additional hours beyond the first 8 hours will be billed at the rate of \$50.00 per each 4 hour increment, or portion thereof. A ‘day’, is defined as a 24-hour period beginning 12 midnight to 11:59:59 pm. A new day starts at midnight and thus, a new fee of \$150.00 begins at midnight in the event that usage of the police vehicle goes beyond 11:59:59 of the day.”

**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: November 13, 2019  
Adopted:

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						
A Katz	X				X		A Katz						
J Liedtka	X						J Liedtka						
D Koetas-Dale	X					X	D Koetas-Dale						
R Romeu	X						R Romeu						
X – Indicates Vote    NV – Not Voting    AB – Absent    ORD – Motion    SEC - Seconded													

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**RESOLUTIONS**

Mr. Liedtka recused himself.

Ms. Koetas-Dale made a motion to adopt Resolution 2019-11-1 seconded by Ms. Katz. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-11-1**

**RESOLUTION AUTHORIZING REDUCTION #1 OF PERFORMANCE GUARANTEE FOR TRADITIONS AT CHESTERFIELD, LLC FOR A PROJECT KNOWN AS TRADITION AT CHESTERFIELD - PHASE 6**

**WHEREAS**, Traditions at Chesterfield, LLC, the developer of a project known as Traditions at Chesterfield Phase 6 has an obligation to post a Performance Guarantee covering improvements to be construction at said development; and

**WHEREAS**, the developer has applied for a reduction of the amount to be bonded pursuant to N.J.S.A. 40:55D-53(d) and (e); and

**WHEREAS**, the Township Engineer has reported to the Township Committee, by letter dated October 28, 2019 that site improvements have been completed in a satisfactory manner in accordance with the requirements of the Chesterfield Township Ordinance and has recommended the amount of the developers bond be reduced; and

**WHEREAS**, this recommendation of reduction in no way indicates acceptance of this construction since further work on the tract may damage the construction and require repairs;

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey, upon recommendation of the Township Engineer and pursuant to the Municipal Land Use Law, that the current Performance Guarantee for Traditions at Chesterfield Phase 6 in the amount of one million five hundred one thousand seven hundred ten and 72 cents (\$1,501,710.72) is hereby authorized to be reduced in the amount of eight hundred sixty

seven thousand seven hundred seventeen and 10/100 (\$867,717.10), leaving a guarantee balance in the amount of six hundred thirty three thousand nine hundred ninety three and 62/100 cents (\$633,993.62);

**BE IT FURTHER RESOLVED** that reduction is conditioned, nevertheless, on the continued compliance with the terms of the Developer's Agreement and the approval received by the developer;

**BE IT FINALLY RESOLVED** by the Township Committee of the Township of Chesterfield that this reduction in the developers bonding obligation is conditioned upon the payment of all fees incurred by the municipality to the Engineer and other professionals in connection with any inspections and / or reports concerning the improvements covered by said guarantee; and further that the reduction in guarantee be accomplished in a pro rata fashion such that the cash component and the performance bond component be reduced commensurately.

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Ms. Katz made a motion to adopt Resolution 2019-11-2 seconded by Mr. Dhopte. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-11-2**

**RESOLUTION AUTHORIZING REFUND OF PROPERTY TAX OVERPAYMENTS TO  
CORELOGIC FOR VARIOUS PROPERTIES**

**WHEREAS**, Corelogic is a servicing agent for multiple mortgage companies and submits one payment for all properties; and

**WHEREAS**, the payment received was part of a bulk payments and the tax payment had to be applied; and

**WHEREAS**, Corelogic has made payments creating \$9,394.01 in overpayments on the following properties:

|               |           |     |            |
|---------------|-----------|-----|------------|
| Block 206.210 | Lot 5     | C24 | \$1,718.81 |
| Block 801     | Lot 14.11 |     | \$3,692.30 |
| Block 800     | Lot 3.02  |     | \$3,982.90 |

**WHEREAS**, the payments had already been paid by title companies; and

**WHEREAS**, Corelogic has requested the overpayment be refunded to them;

**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 \$9,394.01 to Corelogic, Attn: Refund Department, P. O. Box 9205, Coppell, TX 75019-9710.

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Ms. Katz made a motion to adopt Resolution 2019-11-3 seconded by Mr. Dhopte. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-11-3**

**RESOLUTION AUTHORIZING APPROPRIATION TRANSFERS**

**WHEREAS**, N.J.S.A. 40A:4-58 provides for appropriation transfers during the last two (2) months of the fiscal year, when it has been determined that it is necessary to expend for any of the purposes specified in the budget an amount in excess of the sum appropriated therefore and where it has been further determined that there is an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation;

**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 Treasurer be and the same is hereby authorized to make transfers among the 2019 budget in accordance with the following schedule:

| <u>FROM</u>              | <u>AMOUNT</u>           | <u>TO</u>                   | <u>AMOUNT</u>           |
|--------------------------|-------------------------|-----------------------------|-------------------------|
| Legal – O & E            | 30,000.00               | Admin & Exec – S & W        | 15,000.00               |
| Engineering – O & E      | 22,000.00               | Municipal Clerk – S & W     | 2,000.00                |
| Property Maintenance O & | 20,000.00               | Finance – O & E             | 2,000.00                |
|                          |                         | Police – Acquisition of Car | 50,000.00               |
|                          |                         | Building & Grounds - O & E  | 2,500.00                |
|                          |                         | Senior Citizen Prog - O & E | 500.00                  |
| <br><b>TOTAL</b>         | <br><b>\$ 72,000.00</b> |                             | <br><b>\$ 72,000.00</b> |
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Ms. Katz made a motion to adopt Resolution 2019-11-4 seconded by Mr. Dhopte. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-11-4**

**RESOLUTION APPOINTING TROY ULSHAFFER  
AS PUBLIC WORKS FOREMAN**

**WHEREAS**, the Township Committee created the position of Public Works Foreman by adopting Ordinance 2019-24 on October 10, 2019; and

**WHEREAS**, the Director of Public Works and the Township Administrator have requested the Township Committee to fill the position of Public Works Foreman to assist in supervising the Public Works Laborers; and

**WHEREAS**, the Township Committee believes it is in the best interest of the public to fill the position; and

**WHEREAS**, Troy Ulshafer possesses all of the qualifications required by State Statute and Township Ordinance for a Public Works Foreman position;

**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 Troy Ulshafer is hereby appointed as a Public Works Foreman for the Township of Chesterfield, effective December 1, 2019.

**BE IT FURTHER RESOLVED** that Troy Ulshafer will be compensated at an annual salary of \$45,000 in accordance with the Salary Ordinance 2019-23 adopted October 10, 2019 and will receive all benefits as outlined in the Township's Employee Handbook and Personnel Policy for full-time employees.

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Ms. Katz made a motion to adopt Resolution 2019-11-5 seconded by Mr. Dhopte. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-11-5**

**RESOLUTION ESTABLISHING 2019 SALARY FOR  
THE TOWNSHIP ADMINISTRATOR**

**WHEREAS**, the Township of Chesterfield adopted Ordinance 2019-2 setting the salaries for officials and employees of the Township of Chesterfield; and

**WHEREAS**, the Salary Ordinance was amended by Ordinance 2019-23 to amend the salary range for the Township Administrator; and

**WHEREAS**, Kyle Wilson is the appointed Township Administrator.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey, hereby establish the Township Administrator, Kyle Wilson salary as \$50,000.00.

**BE IT FURTHER RESOLVED**, that this salary shall be effective and retroactive to June 24, 2019.

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Mr. Liedtka recused himself from the Resolution 2019-11-6.

At 6:44 pm Mr. Wilson called John Gillespie and put him on speaker phone. Mr. Gillespie spoke to The Township Planners Lisa Specca and Brian Slauch and they agreed with Mr. Gillespie for the Resolution to get sent to the Planning Board in order to determine if the Resolution qualifies under certain redevelopment provisions. Since there is no Planning Board meeting scheduled in November, Mr. Gillespie asked the Township Committee for authorization for him or Mr. Wilson to reach out to the Planners and ask them to start working on the study so not to wait for Planning Board meeting in December. The Township Committee gave both Mr. Wilson and Mr. Gillespie authorization. Mr. Gillespie

will reach out to Mr. Adinolfi and let him know. Additionally, the cost of the study will be borne by the developer.

Ms. Koetas-Dale made a motion to adopt Resolution 2019-11-6 seconded by Mr. Dhopte. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-11-6**

**RESOLUTION AUTHORIZING AND DIRECTING THE CHESTERFIELD TOWNSHIP PLANNING BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, AS TO WHETHER CERTAIN AREAS ARE “AREAS IN NEED OF REHABILITATION” WITHIN THE MEANING AND INTENDMENT OF SAID STATUTE**

**WHEREAS**, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (“the Act”) allows municipalities to identify certain areas within their geographical boundaries as “Areas in Need of Rehabilitation”, one of the purposes of which, among others, is to encourage private investment in certain properties through, e.g., the demolition, clearance, or removal of buildings, the construction and rehabilitation of existing buildings, the creation of new job opportunities and ratables within municipalities, etc.; and

**WHEREAS**, the Act empowers municipalities to authorize and direct their Municipal Planning Boards to cause preliminary investigations to be made to determine whether areas exist within the municipality that are “in need of rehabilitation”, N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Township of Chesterfield has determined that : (1) Block 206.210, Lot 1 and Block 206.210, Lot 4, are properties that may benefit from the tools available to municipalities under the New Jersey Housing and Redevelopment Law; and (2) that there is a need for increased employment opportunities, tax ratables, and other benefits which communities generally derive from the redevelopment of commercial corridors within these areas; and

**WHEREAS**, the Township Committee of the Township of Chesterfield has determined that it is in the best interest of the Township of Chesterfield, in order to compete with neighboring municipalities for new commercial and other opportunities which will result in increased employment opportunities, and tax ratables for the municipality, to further study this area of the Township in that general vicinity, to determine if same or portions of same, are “in need of rehabilitation”, so that this municipality can undertake various initiatives to incentivize commercial and other developers to locate their businesses with this municipality; and

**WHEREAS**, the Planning Board shall undertake this investigation and shall determine whether or not the Rehabilitation Area shall authorize the municipality to use all those powers provided by the Legislature for use in a Rehabilitation Area; and

**WHEREAS**, the New Jersey Redevelopment and Housing Law empowers municipalities to authorize and direct their Municipal Planning Boards to undertake such studies and investigations.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, that the Chesterfield Township Planning Board be and is hereby authorized and directed to cause a preliminary investigation to be made pursuant to the New Jersey Redevelopment and Housing Law as to whether Block 206.210, Lots 1 and 4, within the Township of Chesterfield, are in need of rehabilitation within the meaning and intent of the statute.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be filed with the Chairperson and Secretary of the Chesterfield Township Planning Board, and with the Burlington County Office of Land Use Planning, within ten (10) days of adoption, and that the Planning Board be urged to complete its preliminary investigation and file its written report within the Township Committee upon completion of same.

### **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.

### **DISCUSSION**

#### **Traffic in Crosswicks**

Mr. Wilson met with the County and the contracted Engineer firm and picked out the locations where the cameras will be installed. By December 12<sup>th</sup> meeting Mr. Wilson should have some final numbers and data to present. Mayor Romeu asked Mr. Wilson if he has any stats on the number of tickets that has been given out in Crosswicks since the Police have been enforcing the area. Mr. Wilson does not but will have them for the next meeting.

#### **RFP's and Professionals**

Mr. Wilson asked for direction from the Township Committee on if we are going to conduct interviews or not. Ms. Romeu asked that Mr. Wilson go through the RFP's and disqualify those who did not meet the requirement.

The Township Committee agreed to interview the Township Attorney, Township Engineer and the Planner.

Mr. Wilson asked that the Township Committee and the new Township Committee members pick who which RFP applicants they would like to interview and send to Mr. Wilson.

Mr. Wilson will send out where a disqualifying factor is and or who met on all qualifying factors to the Township Committee and also Mr. Russo and Mr. Panfili.

The Township Committee decided on a special meeting in order to conduct the interviews on Friday, December 6<sup>th</sup> starting at 6:00 pm.

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

Ms. Katz made a motion to open the meeting to public comment seconded by Mr. Dhopte. All were in favor.



Mr. Panfili from 518 Ward Avenue attended the Crosswicks Traffic Issue meeting at the Crosswicks Community House. Mr. Panfili said that he was asked to come to the meeting with some suggestions. They are as follows:

- Have 35 mph signs start further out of town in order to prevent cars from breaking right as they get into town.
- Putting something in the road to create an obstacle.
- Welcome to Crosswicks sign or banner.
- Raised crosswalks
- Making New Street into a one-way street.
- Everyone loves the "pop up" crosswalk sign at the Community Center and would like them all over Crosswicks.
- Reflectors in the road ways.
- Making Church Street one-way to Main Street.
- 4-way stop on Ward, Main, Church Street intersection.

Everyone in Crosswicks appreciates the police presence and enforcement.

Mr. Panfili said that the residents are also concerned on how to regulate the new warehouse traffic that will occur once complete.

Mr. Wilson thanked Mr. Panfili and said that most of these requests will be in their final study from the County.

Doreen Codella from 470 Main Street thanked Mr. Wilson for all of the police presence.

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

Hearing no further comment, Ms. Katz made a motion seconded by Mr. Liedtka to adjourn the meeting. All were in favor. The meeting adjourned 7:27 PM

Respectfully submitted,

Rachel Fryc, RMC  
Deputy Municipal Clerk