

June 25, 2020

The Township Committee met at the municipal building on the above date via Gotomeeting.com with Deputy Mayor Lido Panfili calling the meeting to order at 7:00 PM. Following a moment of silence, roll call was taken showing present: Deputy Mayor Lido Panfili, Committeemen Shreekant Dhopte and Michael Russo and Committeewoman Denise Koetas-Dale. Also present John Gillespie, Township Attorney; Joe Hirsh, Township Engineer and Caryn Hoyer, Township Clerk. Mayor Jeremy Liedtka was not present.

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

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Mr. Panfili will recuse himself from Resolution 2020-6-11 and 2020-6-12.

COMMENTS FROM THE PUBLIC – MATTERS APPEARING ON THE AGENDA ONLY

Jackie Halaw from 207 Ellisdale Road spoke about the resolution awarding the contract for redevelopment services. She said that this includes 11 and 18 New Street. Both properties are intended to revert back to the ownership of the Board of Education. The BOE has not made any decisions about the future of these properties. The BOE has many concerns on how this resolution will effect these two properties said Ms. Halaw.

Christina Hoggan from 369 Chest-Jacobstown Rd. said that some of the BOE members did have some concerns and that is why she is calling in. She thanked Mayor Liedtka for reaching out to let them know about the resolution. She said they plan to reach out in the future through their Business Administrator to get a better understanding.

CONSENT AGENDA

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve the June 11th minutes. All were in favor. Mr. Russo made a motion seconded by Mr. Dhopte to approve the Public Works Report. All were in favor. The Construction, MTAC, & Tax and Sewer Reports were not approved since the Committee did not receive them.

TOWNSHIP ENGINEER REPORT

Mr. Hirsh said that next week he will be submitting the DOT grant applications for White Pine and Sykesville Road phase 3. Mr. Hirsh also sent Mr. Panfili the plans on what they plan to advertise for the Fenton Lane tennis wall and bathrooms.

ORDINANCE FOR INTRODUCTION

Mr. Russo made a motion seconded by Mr. Dhopte to introduce Ordinance 2020-7 by title only. All were in favor. Public Hearing is scheduled for July 23, 2020.

ORDINANCE 2020-7

AN ORDINANCE AMENDING CHAPTER 156 ENTITLED "RECYCLING" OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD AND CLARIFYING CHAPTER 156-7 "MUNICIPAL DROP OFF"

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to introduce Ordinance 2020-9. All were in favor. Public Hearing is scheduled for July 23, 2020.

**TOWNSHIP OF CHESTERFIELD
ORDINANCE NO. 2020-9**

AN ORDINANCE AMENDING CHAPTER 110-94 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD TO INCREASE AND/OR ADD CERTAIN FEES UNDER THE UNIFORM CONSTRUCTION CODE

WHEREAS, the Township's Construction Official and Zoning Officer have recommended that the Township Committee update, revise, and modify various permit fees charged by the Township's Construction Office, as the last revisions are now a decade old; and

WHEREAS, updating the fees from the last changes approved in 2010, would better serve the needs of the Department, insofar as operating expenses are concerned, and would bring the Township's fee schedule current and compatible with surrounding municipal enforcing agencies.

NOW, THEREFORE, IT BE ORDAINED AND ENACTED by the Township Committee of the Township of Chesterfield, County of Burlington and State of New Jersey that Chapter 110-94, "Construction Codes, Uniform" is hereby amended in the following respects:

ARTICLE I. 110-94. Construction Codes, Uniform

A. New structure fees; Schedule A:

- (1) Change \$0.030 per cubic foot to **\$0.040 per cubic foot.**
- (2) Change \$0.020 per cubic foot to **\$0.030 per cubic foot.**
- (3) Change \$0.007 per cubic foot to **\$0.010 per cubic foot.**

B. Renovations, alterations, repair and minor work fees:

- (1) Change \$18 per \$1,000 to \$25 per \$1000 (Add Residential wording).
Add \$30 per \$1000 Commercial.
- (2) Change \$15 per \$1000 to **\$20 per \$1000** (Add Residential wording).
Add \$25 per \$1000 Commercial.
- (3) Change \$12 per \$1000 to \$15 per \$1000 (Add Residential wording).
Add \$20 per \$1000 Commercial.

C. Plumbing fees: Schedule B:

- (1) Plumbing fixtures and devices – change from \$15.00 to \$20.00.
- (2) Grease traps, oil separators, etc. – change from \$65.00 to \$70.00.
- (3) Periodic inspection – change from \$46.00 to \$65.00.
- (4) Connection to sewer system – change from \$66.00 to \$75.00.
- (5) The minimum permit fee shall be – change from \$65.00 to \$70.00.

Add the following to the Plumbing fee schedule:

- (6) The fee shall be \$65.00 per unit for commercial-industrial refrigeration piping.
- (7) The fee shall be \$85.00 per unit commercial-industrial water cooled air conditioning.
- (8) The fee shall be \$135.00 for installation of piping on a commercial-industrial fuel oil tank.
- (9) LP gas tanks shall be \$85.00 (residential), minimum fee all others \$125 (commercial LPG tanks).
- (10) Mechanical fees shall be as follows. The fee shall be \$75 for each fuel oil, steam boiler, hot water boiler, hot air furnace, oil tank and LPG tank. The fee shall be \$45.00 for each gas piping.

D. Electrical fees; Schedule C:

1. Fixtures and devices.

- (a) From one to 50 fixtures or switches: change from \$50.00 to \$65.00.
- (b) Each additional 25 receptacles, fixtures or switches: change from \$10.00 to \$20.00.

2. Motors

- (b) Greater than 10 hp or less than equal to 50 hp: change from \$50.00 to \$55.00.
- (d) Greater than 100 hp: change from \$450.00 to \$500.00.

3. Electrical devices

- (b) Greater than 10kw or less than or equal to 45kw: change from \$50.00 to \$55.00.
- (d) Greater than 112.5kw: change from \$450.00 to \$500.00.

4. Service Equipment

- (a) Greater than zero amp, less than or equal to 200 amp: change from \$65.00 to \$75.00.
- (b) Greater than 200 amp, less than or equal to 600 amp: change from \$100.00 to \$150.00.

Add in C: Greater than 600 amp, less than or equal to 1,000 amp: \$300.00.

- (d) Greater than 1,000 amp: change from \$450.00 to \$600.00.
- (e) The fee for annual inspection of public pools shall be: change from \$65.00 to \$75.00.
- (f) The minimum permit fee shall be: change from \$65.00 to \$70.00.

E. Fire Protection

- (3) Pre-engineered systems: change from \$85.00 to \$90.00.
- (4) Standpipe fees: change from \$212.00 to \$250.00.
- (5) Gas and/or oil fired appliance not connected to plumbing system: change from

\$65.00 to \$70.00.
(9) The minimum permit fee shall be: change from \$65.00 to \$70.00.

G. Sign fees

(2) The minimum fee shall be: change from \$43.00 to \$65.00.

N. Pools

(1) Above ground pools: change from \$65.00 to \$75.00.
(2) In-ground pools: change from \$100.00 to 125.00.

S. The minimum basic covering any or all building and fire protection work shall be: change from \$65.00 to \$75.00.

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.

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**ORDINANCE FOR ADOPTION**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to open the public hearing for Ordinance 2020-8. All were in favor. Hearing no comments, Mr. Russo made a motion to close public comment seconded by Mr. Dhopte. All were in favor. Mr. Russo made a motion seconded by Mr. Dhopte to adopt Ordinance 2020-8. Roll Call was taken; Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes.

**TOWNSHIP OF CHESTERFIELD  
ORDINANCE NO. 2020-8**

**AN ORDINANCE ESTABLISHING A TEMPORARY PROCESS FOR  
PERMITTING OUTDOOR DINING**

**WHEREAS**, on March 9, 2020, the Governor issued Executive Order 103, declaring a State of Emergency and Public Health Emergency throughout the State of New Jersey as a result of the COVID-19 coronavirus pandemic; and

**WHEREAS**, on March 16, 2020, the Governor issued Executive Order 104, limiting the scope of service and hours of operation for restaurants and certain retail

establishments to balance the need to allow individuals to access food and other essential materials with the need to limit unnecessary person-to-person contact; and

**WHEREAS**, on March 21, 2020, the Governor issued Executive Order 107, further limiting the scope of service for restaurants to offering only food delivery and/or take-out services in accordance with their existing liquor licenses; and

**WHEREAS**, Executive Order 107 recognized that the Centers for Disease Control and Prevention (“CDC”) has advised that social mitigation strategies for combating COVID-19 require every effort to reduce the rate of community spread of the disease and that COVID-19 spreads most frequently through person-to-person contact when individuals are within six feet or less of one another, and ordered further steps to mitigate community spread of COVID-19; and

**WHEREAS**, on March 21, 2020, the Governor issued Executive Order 108, invalidating any municipal restriction that in any way will or might conflict with any of the provisions of Executive Order 107; and

**WHEREAS**, on June 3, 2020, the Governor issued Executive Order 150, permitting outdoor dining services at restaurants with or without a liquor license, beginning on June 15, 2020, with continued adherence to state and federal safeguarding guidelines; and

**WHEREAS**, the Department of Health issued Executive Directive 20-014 establishing protocols restaurants offering outdoor dining services pursuant to Executive Order 150 must adhere to, including but not limited to, limiting seating to a maximum of eight (8) customers per table and arrange seating to maintain six feet (6) between parties, prohibiting patrons from entering the indoor premises of restaurant, except to walk through such premises when entering or exiting the food or beverage establishment in order to access the outdoor area, or to use the restroom, and requiring patrons to wear a face covering while inside or away from their table unless the patron has a medical reason for not doing so; and

**WHEREAS**, Executive Order 150 permits municipalities to use their existing authority to allow restaurants to expand their footprint to outdoor areas, including but not limited to sidewalks, streets, or parks; and

**WHEREAS**, the Division of Alcoholic Beverage Control has created a temporary permit, known as the COVID-19 Expansion of Premises Permit, to all licensees and permittees with on-premises retail consumption privileges to expand their licensed premises into outdoor areas, either contiguous or non-contiguous to their permanently licensed premises until November 30, 2020; and

**WHEREAS**, the Township Committee would like to establish a process for licensing outdoor dining during the State of Emergency and Public Health Emergency that is expeditious and efficient, while continuing to protect the public health, safety and welfare of the community; and

**WHEREAS**, outdoor dining is not currently regulated through Chesterfield Township Land Development Code Chapter 130 or any other provision of the Township Code; and

**WHEREAS**, the Code of the Township of Chesterfield, Chapter 66 Section 28, prohibits the consumption of alcohol on any public street, lane, sidewalk, public parking lot or other outdoor public place or area; and

**WHEREAS**, the Municipal Land Use Law prohibits interim zoning ordinances except “in cases where the municipality demonstrates on the basis of a written opinion of a qualified health professional that a clear imminent danger to the health of the inhabitants of the municipality exists, and in no case shall the...interim ordinance exceed a six-month term” (NJSA 40:55D-90b); and

**WHEREAS**, the Governor’s State of Emergency and Public Health Emergency recognize that the spread of COVID-19 presents a clear imminent threat to the health of all residents of the State of New Jersey.

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

**ARTICLE I. TEMPORARY MODIFICATIONS TO THE TOWNSHIP CODE**

Pursuant to N.J.S.A. 40:55D-90 and Executive Order 150, the Township Code of the Township of Chesterfield is temporarily modified as follows to allow for a temporary permitting of outdoor dining and a temporary relaxation of the Code prohibition of the public consumption of alcohol. Such modifications shall remain in effect from the effective date of this Ordinance until the earlier of December 31, 2020 or until administratively terminated by the Township Committee by Resolution. The temporary modifications discussed above are as follows:

1. §130-10, entitled “Exceptions from zoning regulations” is temporarily modified by the addition of subsection (D) which shall read as follows:

D. Temporary Outdoor Restaurant Seating. Restaurant owners and managers may allow for outdoor restaurant seating upon the granting of a Temporary Outdoor Restaurant Seating Permit. Permit applicants shall submit applications for temporary outdoor restaurant seating permits to the Township Zoning Officer. The Township Zoning Officer shall distribute the application to the Township Chief of Police and the Municipal Health Officer for their review, and shall approve, approve with conditions, or disapprove the application within 15 calendar days of its submission. All applications shall comply with all provisions of Chapter 104 and shall meets the following requirements:

1. Permit applications shall include a floor plan or other drawing demonstrating the proposed layout or expansion of outdoor seating areas, the relocation of any tables and seats, and any proposed changes to parking areas. The proposed temporary layout may not result in an expansion in the number of available tables or seats.
2. Permit applications must include insurance certificates as required by §130-136 of the Township Code.
3. If the applicant holds an alcohol retail consumption license, the application must include a valid Place to Place transfer License. This application for a Place to Place license transfer, which is necessary in order to allow the existing licensed premises to be expanded to include the proposed outdoor

seating area, shall be processed in accordance with state and municipal requirements governing such applications. The Township may waive this requirement if permitted by State executive orders, legislation, or regulation.

2. §66-28, entitled "Consumption and discarding of containers," and prohibiting the public consumption of alcohol is hereby amended to add the following language as paragraph "C" to read as follows:

C. The public consumption of alcohol may be allowed on the property of businesses possessing alcohol retail consumption licenses if said license holders have been granted a temporary outdoor seating permit pursuant to §130-10 of the Township Code and if such consumption would not violate the terms of the retail consumption license.

## **ARTICLE II. REPEALER, SEVERABILITY AND EFFECTIVE DATE.**

- D. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- E. 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.
- F. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

## **CHESTERFIELD TOWNSHIP COMMITTEE**

### **RESOLUTIONS**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approved Resolutions 2020-6-7. All were in favor.

## **TOWNSHIP OF CHESTERFIELD RESOLUTION 2020-6-7**

### **AUTHORIZING MEMBERSHIP IN A MUTUAL AID AND ASSISTANCE AGREEMENT WITH PARTICIPATING UNITS**

**WHEREAS**, mutual aid and assistance agreements between municipalities, counties, law enforcement agencies, police, Emergency Medical Service, fire departments, fire companies or EMS organizations and fire departments situated in fire districts operated by a Board of Fire Commissioners, are permitted pursuant to N.J.S.A 40 A: 14-26 and 40A: 14-156.1; and

**WHEREAS**, the President in Homeland Security Directive (HSPD -5), directed the Secretary of Department of Homeland Security to develop and administer a National Incident Management System (NIMS), which would provide a consistent nationwide approach to Federal, State, local and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to and recover from domestic incidents, regardless of cause, size or complexity; and

**WHEREAS**, “The New Jersey Civilian Defense and Disaster Control Act” App. A9-33 et. seq, provides for the health, safety and welfare of the people of the State of New Jersey during any emergency.... by centralizing control of all civilian activities having to do with such emergency giving the Governor control over the resources of each and every political subdivision... to cope with any condition that shall arise out of such emergency, and

**WHEREAS**, The Director of the Division of Fire Safety in the Department of Community Affairs promulgated rules in accordance with the “Fire Service Resource Emergency Deployment Act,” N.J.A.C. 520:14E-11 et. Seq., commonly referred to as the “Fire Service Resource Emergency Deployment Regulations” N.J.A.C. 5:75A et. seq., and

**WHEREAS**, it is deemed to be in the best interests of the residents of this municipality and/or fire district to enter into a mutual aid and assistance agreement with the County of Burlington and other municipalities including, but not limited to, municipal police, Emergency Medical Service or fire departments, volunteer fire companies or EMS organizations and/or fire districts to provide additional protection against loss, damage or destruction by fire, catastrophe, civil unrest, major emergency or other extraordinary devastation damage or destruction to person and property, in those situations when outside aid and assistance is needed.

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

- A. That the Township of Chesterfield has reviewed the “Burlington County Mutual Aid and Assistance Agreement Between Participating Units” and finds approval thereof be in the best interest of the citizens of the Township of Chesterfield which Agreement shall be for a term of August 1, 2020 to July 31, 2025, a copy of which is attached and made part of this resolution.
- B. That the Mayor and Township Clerk of the Township of Chesterfield are hereby authorized and directed to execute said Mutual Aid and Assistance Agreement on behalf of the Township of Chesterfield.
- C. That the Township Clerk is hereby authorized and directed to forthwith file a certified copy of this Resolution and an executed copy of the Agreement with Burlington County Department of Public Safety Services, Office of Emergency Management. Said Office shall serve as the central repository and shall maintain a master listing of all Participating Units to the Mutual Aid and Assistance Agreement.

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Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approved Resolutions 2020-6-8. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2020-6-8**

RESOLUTION APPOINTING SEWER MAINTENANCE DIRECTOR

WHEREAS, there is the position of Sewer Maintenance Director established in accordance with Chapter 39-24 of the Code of the Township of Chesterfield; and

WHEREAS, the Gregory Lebak retired on March 31, 2020 and previously held that position; and

WHEREAS, Troy Ulshafer has assumed the responsibilities of the Sewer Maintenance Director since April 1, 2020; and

WHEREAS, compensation shall be in accordance with the salary ordinance at an annual rate of \$10,000 retroactive to April 1, 2020.

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 the Sewer Maintenance Director for the Township of Chesterfield, effective April 1, 2020.

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Mr. Russo made a motion seconded by Mr. Dhopte to approved Resolutions 2020-6-9. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-6-9**

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION UNDER  
NJSA 40A:4-87 FOR CLEAN COMMUNITIES GRANT  
IN THE AMOUNT OF \$ 13,745.01 IN THE 2020 MUNICIPAL BUDGET**

**WHEREAS**, N.J.S.A. 40A: 4-87 (Chapter 159, P.L. 1948) provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget,; and

**WHEREAS**, the said Director may also approve the insertion of an item of appropriation for equal amount; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Township Committee of the Township of Chesterfield hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2020 in the sum of \$ 13,745.01, which is now available as revenue from:

Miscellaneous Revenues  
Special Items of General Revenue Anticipated with Prior Written  
Consent of Director of Local Government Services-  
Public and Private Revenues Offset with Appropriations:  
Clean Communities Grant                   \$ 13,745.01

**BE IT FURTHER RESOLVED** that a like sum of \$ 13,745.01; be and the same is hereby appropriated under the caption of:

General Appropriations  
Operations – Excluded from “Caps”  
Public and Private Programs Offset by Revenues:  
Clean Communities Grant                   \$ 13,745.01

**BE IT FURTHER RESOLVED**, that the Township Clerk forward two copies of this resolution to the Director of Local Government Services.

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Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approved Resolutions 2020-6-10. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2020-6-10**

RESOLUTION AMENDING RESOLUTION 2020-4-4, WHICH AMENDED RESOLUTION 2020-1-1, ESTABLISHING MEETING DATES FOR THE TOWNSHIP COMMITTEE FOR THE YEAR 2020

WHEREAS, by Resolution 2020-1-1, the Township Committee established its meeting dates for the year 2020, in accordance with the provisions of N.J.S.A. 10:4-18, and subsequently amended said meeting notice by adoption of Resolution 2020-4-4 on April 23, 2020, to provide notices of “virtual” meetings pursuant to recently enacted amendments to the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and consistent with Executive Orders issued by the Governor of the State of New Jersey, arising from the COVID-19 pandemic, and the obligations to socially distance and limit public attendance at various forums; and

WHEREAS, by Resolution 2020-4-4, the Township Committee established that its meeting would be held electronically, with the municipal building being closed “unless otherwise determined by the Township Committee that it is able to conduct meetings in person”; and

WHEREAS, by Resolution 2020-4-4, the Township Committee listed the various meeting dates between May 28 and July 23, and provided the “GoToMeeting.com ID numbers” to facilitate public participation at Township Committee meetings; and

WHEREAS, the restrictions on public gatherings have been eased by the Governor of the State of New Jersey through recently issued Executive Orders, and the Township Committee now believes it is safe and appropriate to conduct meetings in-person, but for the benefit of the public, to also continue to utilize the electronic platform provided by GoToMeeting.com, thereby providing alternative means by which the public can participate.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey, that the meetings listed in Resolution 2020-1-1 from July 23, 2020 through the Reorganization meeting on January 4, 2021, shall be held both at **7:00 PM at the Chesterfield Township Municipal Building, 295 Bordentown-Chesterfield Road, Chesterfield, New Jersey**, and electronically, utilizing the GoToMeeting.com virtual platform, with the GoToMeeting.com meeting ID numbers set forth below:

Meeting Date
July 23, 2020
August 27, 2020

GoToMeeting.com ID Numbers
825-560-525
944-934-277

September 24, 2020
October 8, 2020
October 22, 2020

204-536-261
458-497-261
670-442-293

BE IT FURTHER RESOLVED that in-person participation at the Chesterfield Township Municipal Building will be subject to social distancing requirements and other public safety measures, such as requirement that persons no speaking or part of any specific discussion shall be required to wear masks while in the Municipal Building; and with the understanding that, due to social distancing requirements, there may only be room for six (6) persons to comfortably be seated within the Township Committee Chambers, and attendance will therefore be based upon a “first-come, first-serve” basis, subject to such further reasonable limitation and/or accommodations as the Township Committee is able to provide given the physical limitations of the Municipal Building and its Meeting Room.

BE IT FURTHER RESOLVED that this amendment to the original schedule of meetings shall be noticed in accordance with the provisions of N.J.S.A. 10:4-18.

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Mr. Panfili recused himself and left the room for Resolutions 2020-6-11 & 12.

Mr. Gillespie explained the redevelopment vs rehabilitation aspects. He stated the resolution tonight is simply a referral to the Planning Board directing them to investigate the areas in question and determine if they are properties in need of non-condemnation redevelopment. The second resolution tonight is to award a contract to a Planner to do the study. After the Planning Board does their analysis to see if the properties meet specific criteria, they will then redirect it back to the governing body. The governing body then makes a decision if they want to accept that recommendation. As to the questions raised by Ms. Halaw and Ms. Hogan, inclusion of the properties owned by the Board of Education on New Street in the redevelopment study does not have any negative impact on the ability to sell the properties. If the BOE wants to keep or sell the properties and use for that which the properties are presently zoned that would be permissible. However, if the BOE wants to sell the property and the use would be for something other than presently zoned, then the rehabilitation process is a tool to facilitate that potential new use within the zoning regulations. A redevelopment designation expiration is not address in the statute. In regards to whether they would qualify for a pilot program, the answer is yes. A property in a redevelopment area can have a long term pilot where a rehabilitation designation can only have a 5 year pilot. While in the pilot programs, the land is always taxed. There are a couple properties in the Township with have been designated rehabilitation Old York Country Club and Renaissance Retail and redevelopment areas would include the old Hamilton Uniform property and WAWA and the properties next to it and across the street.

Mr. Dhopte made a motion seconded by Mr. Russo to approved Resolutions 2020-6-11 and Resolution 2020-6-12. All were in favor.

**RESOLUTION AUTHORIZING AND DIRECTING THE CHESTERFIELD TOWNSHIP  
PLANNING BOARD TO CAUSE OF A PRELIMINARY INVESTIGATION TO BE  
MADE PURSUANT TO NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING  
LAW AS TO WHETHER A CERTAIN AREA IS AN “AREA IN NEED TO NON-  
CONDEMNATION REDEVELOPMENT”**

**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 Non-Condensation Redevelopment”, 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 Non-Condensation Redevelopment”, N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Township of Chesterfield has determined that : (1) the following properties 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:

- 1) BLOCK 103, LOT 22 (40.99 +/- acres, owned by the State of New Jersey)
- 2) BLOCK 104, LOT 2 (23.05 +/- acres, owned by the State of New Jersey)
- 3) BLOCK 104, LOT 3 (0.91 acres)
- 4) BLOCK 104, LOT 4 (15.06 +/- acres)
- 5) BLOCK 104, LOT 5 (4.91 +/- acres)
- 6) BLOCK 105, LOTS 1 (22.42 acres)
- 7) BLOCK 105, LOT 2.01 (555.147 acres, owned by the State of New Jersey)
- 8) 302 Bordentown-Chesterfield Road (BLOCK 600, LOT 16.02): the former Emergency Squad building;
- 9) 300 Bordentown-Chesterfield Road (BLOCK 600, part of LOT 14.03 and LOT 15): this is the old Municipal Building, and only a portion of LOT 14.03 is included which immediately surrounds the Municipal Building; the balance are recreation fields which are not subject to the Study;
- 10) 18 New Street (BLOCK 300, LOT 12): the former Crosswicks Fire House;
- 11) 11 New Street (BLOCK 301, LOT 10): vacant LOT across from the former Crosswicks Fire House; 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 these areas of the Township, to determine if same or portions of same, are “In Need of Non-Condensation Redevelopment”, 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 Non-Condemnation Redevelopment Areas shall qualify so as to authorize the municipality to use all those powers provided by the Legislature for use in such an 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 the following properties constitute Areas in Need of Non-Condemnation Redevelopment within the meaning and intendment of the statute:

- 1) BLOCK 103, LOT 22 (40.99 +/- acres, owned by the State of New Jersey)
- 2) BLOCK 104, LOT 2 (23.05 +/- acres, owned by the State of New Jersey)
- 3) BLOCK 104, LOT 3 (0.91 acres)
- 4) BLOCK 104, LOT 4 (15.06 +/- acres)
- 5) BLOCK 104, LOT 5 (4.91 +/- acres)
- 6) BLOCK 105, LOTS 1 (22.42 acres)
- 7) BLOCK 105, LOT 2.01 (555.147 acres, owned by the State of New Jersey)
- 8) 302 Bordentown-Chesterfield Road (BLOCK 600, LOT 16.02): the former Emergency Squad building;
- 9) 300 Bordentown-Chesterfield Road (BLOCK 600, part of LOT 14.03 and LOT 15): this is the old Municipal Building, and only a portion of LOT 14.03 is included which immediately surrounds the Municipal Building; the balance are recreation fields which are not subject to the Study;
- 10) 18 New Street (BLOCK 300, LOT 12): the former Crosswicks Fire House;
- 11) 11 New Street (BLOCK 301, LOT 10): vacant LOT across from the former Crosswicks Fire House.

**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.

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**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2020-6-12**

**RESOLUTION AWARDING CONTRACT FOR REDEVELOPMENT STUDY
PLANNING SERVICES**

WHEREAS, the Township Committee previously requested Proposals for the services of a license professional planner in connection with an investigation/study as to whether certain areas in the municipality constitute an area in need of non-condemnation

redevelopment, which properties were located in the northwest corner of the municipality; and

WHEREAS, the Township Committee then authorized an Addendum to said Request for Proposal, to include properties at 300 and 302 Bordentown-Chesterfield Road, as well as 11 and 18 New Street; and

WHEREAS, Proposals were received on June 18, 2020 and have been reviewed by the Township's administrative staff; and

WHEREAS, of the four (4) Proposals received, only two (2) provided a total estimated contract fee, and the lowest of which was through LFB Land Planning, at a rate of One Hundred Forty-Five Dollars (\$145.00) per hour, with a "Not to Exceed" limit of Seven Thousand Two Hundred Eighty Dollars (\$7,280.00); and

WHEREAS, the Township Committee believes it is in the best interests of the municipality to award the contract to LFB Land Planning as the most reasonable Proposal submitted; and

WHEREAS, the Township's Chief Financial Officer has certified that funds are available for the award of this contract.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey, that the Mayor and Clerk be and are hereby authorized and directed to execute a contract with LFB Land Planning, to provide redevelopment study planning services for the Township of Chesterfield at a rate of One Hundred Forty-Five Dollars (\$145.00) per hour, with a "Not to Exceed" limit of Seven Thousand Two Hundred Eighty Dollars (\$7,280.00).

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Mr. Panfil rejoined the meeting.

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolutions 2020-6-13 and Resolution 2020-6-14. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-6-13**

**RESOLUTION AUTHORIZING RENEWAL OF PLENARY RETAIL  
CONSUMPTION LICENSE TO AIA ENTERPRISES INC**

**WHEREAS**, AIA Enterprises Inc. has applied to the Township Committee of the Township of Chesterfield for renewal of Plenary Retail Consumption License No. 0307-33-001-004 for the term July 1, 2020 through June 30, 2021 as permitted by N.J.S.A. 33:1-1 et. seq., and N.J.A.C. 1:2-6; and

**WHEREAS**, the Township Committee, before making a decision on whether to renew this license, opened the matter to the public for a hearing on the application, at which time no objections were heard; and

**WHEREAS**, the Township Committee deems the renewal of this license to be appropriate;

**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 application of AIA Enterprises inc. for the renewal of its Plenary Retail Consumption License No. 0307-33-001-004 for the term July 1, 2020 through June 30, 2021 is hereby approved and the license is granted.

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**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2020-6-14**

**RESOLUTION AUTHORIZING RENEWAL OF PLENARY RETAIL CONSUMPTION
LICENSE TO 19th HOLE LIMITED LIABILITY COMPANY**

WHEREAS, 19th Hole Limited Liability Company has applied to the Township Committee of the Township of Chesterfield for renewal of Plenary Retail Consumption License No. 0307-33-002-009 for the term July 1, 2020 through June 30, 2021 as permitted by N.J.S.A. 33:1-1 et. seq., and N.J.A.C. 1:2-6; and

WHEREAS, the Township Committee, before making a decision on whether to renew this license, opened the matter to the public for a hearing on the application, at which time no objections were heard; and

WHEREAS, the Township Committee deems the renewal of this license to be appropriate;

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 application of 19th Hole Limited Liability Company for the renewal of its Plenary Retail Consumption License No. 0307-33-002-009 for the term July 1, 2020 through June 30, 2021 is hereby approved and the license is granted.

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Mr. Russo made a motion seconded by Mr. Dhopte to add Resolutions 2020-6-15 and 2020-6-16 to the agenda. All were in favor. Mr. Dhopte made a motion seconded by Mr. Russo to approve Resolutions 2020-6-15 and 2020-6-16. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-6-15**

**RECYCLING TONNAGE GRANT**

**WHEREAS**, The Mandatory Source Separation and Recycling Act, P.L. 1987, c.102, has Established a recycling fund from which tonnage grant may be made to

Municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS,** It is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

**WHEREAS,** The New Jersey Department of Environmental Protection has promulgated recycling regulations to Implement the Mandatory Source Separation and Recycling Act; and

**WHEREAS,** The recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

**WHEREAS,** A resolution authorizing this municipality to apply for the 2019 **Recycling Tonnage Grant** will memorialize the commitment of this municipality to recycling and to indicate the assent of Chesterfield Township to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

**WHEREAS,** the Municipal Recycling Coordinator is authorized to ensure the application is properly completed, signed and timely filed under the law.

**NOW THEREFORE BE IT RESOLVED** that **Chesterfield Township** hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection; and

**BE IT FURTHER RESOLVED** that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

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**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2020-6-16**

RESOLUTION AUTHORIZING CONVEYANCE OF ONE (1) POLICE VEHICLE IN EXCHANGE FOR PURCHASE OF, AND CREDIT AGAINST, ONE NEW VEHICLE

WHEREAS, the Township has authorized the purchase of a 2020 Ford Explorer for the municipal police department, at a cost of Thirty-One Thousand Four Hundred Fifty Two Dollars (\$31,952.00); and

WHEREAS, the Township is in possession of a police vehicle, identified as “14 Charger VIN#2C3CDXAG7EH172619” with an estimated value of \$500.00; and

WHEREAS, the Township’s purchase of the 2020 Ford Explorer includes a credit of \$500.00 for the older police vehicle to Winner Ford as part of the transaction for the purchase of a new vehicle; and

WHEREAS, N.J.S.A. 40A:11-36(7) allows a governing body “by resolution [to] include the sale of personal property no longer needed for public use as part of the specifications to offset the price of new purchase”; and

WHEREAS, in soliciting quotations for the 2020 Ford Explorer, the Township did determine that the older vehicle were no longer needed for public use, and were offered as a set-off against the price of the 2020 Ford Explorer.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that pursuant to N.J.S.A. 40A:11-36(7), the Township hereby authorizes the Township Clerk and/or Chief of Police to convey to Miller Ford, the older police vehicle described above as consideration for the purchase of the 2020 Ford Explorer VIN#1FM5K8AB1LGA84853.

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### **DISCUSSION**

Part-Time DPW Summer Help – Troy Ulshafer, DPW Foreman said that the Department of Public Works is considering hiring a high school or college kid to do some minor work around town and in the recycling center. Possibly up to 40 hours a week monitoring the recycling yard. Troy said there is currently a lot of work and they could use summer help. Mr. Dhopte asked what kind of budget is there and do we need to account for this salary since we did not budget for it. Ms. Hoyer replied that every year there is a part-time allocation in the budget for part-time help. Mr. Panfili asked how much we are looking to pay the summer help. Troy said he will sit down with Mayor Liedtka and Mr. Panfili to come up with an amount. Mr. Panfili was thinking between \$14 and \$15 an hour and no more than 40 hours a week. The Township Committee agreed to let Troy hire summer help.

Township Administrator – Mr. Panfili asked the committee when they want to interview and how many should they interview. Ms. Koetas-Dale said no more than 5 people and to start the interview process right away. The committee decided on July 17<sup>th</sup> at 1pm to interview at the Township. Mr. Panfili would like all of the committee members to be present along with the Township Clerk and former Township Administrator Kyle Wilson. Ms. Koetas-Dale said that she has interview questions from the last time they interviewed for this position and she will forward them on the Ms. Hoyer to disperse to the committee. All agreed.

Ms. Koetas-Dale stated that it was brought to her attention that a lot of the beaver cages were removed and they should not have been. Troy replied there was a miscommunication and they have since been replaced. Rita Romeu from the Environmental Commission spoke about the algae problems in the ponds. The Environmental Commission wrote a memo to the Township Committee with their suggestions. Ms. Romeu is looking for clarification from Public Works on what they are planning to do. Mr. Panfili said that they did a treatment yesterday and another treatment will be done in 2 weeks. Troy stated that the algae was taking over the ponds. One pond was 95% covered with algae. He plans on putting together a maintenance plan to prevent this from happening again. He stated the algae need to get removed until we have maintenance plan in place for next year. Ms. Romeu asked about the pumps. Troy

replied that all of the pumps are now functional. They were breaking due to the algae. Black Lagoon has been hired to treat the ponds and fix the pumps. Out of the 18 pumps, there is one that is not working. Ms. Koetas-Dale said that there has been some new beaver damage due to the Public Works taking down the cages by mistake. Ms. Koetas-Dale asked if the Township can pay to sand paint the trees. She would like Troy and the Environmental Commission to come up with a plan. Ms. Romeu said that she agrees with painting the trees to keep the beavers away and would like to ask the SEWA volunteers to do it. She said that the Environmental Commission is planning a long term tree plan recommendation. Mr. Dhopte asked if the township should get a recommendation from the Environmental Commission as to what are good trees to replant and what they should be. Ms. Koetas-Dale said that is part of the Environmental Commission recommendation tree plan.

### **PAYMENT OF THE BILLS**

Mr. Russo made a motion seconded by Mr. Dhopte to approve the bill list. All were in favor.

### **COMMENTS FROM THE PUBLIC**

Mr. Panfili made a motion seconded by Ms. Koetas-Dale to open to the public. All were in favor.

Sharon Grosso from 33 Canter Place said that the common areas in the development are not being maintained. She stated she has been calling the Township and complaining about this for a while and was told someone would take care of it but no one has. The common areas are not being mowed, mulched or weeded and there are dead trees. Ms. Grosso said that her neighbors have called and sent emails to the Township about it but they have been ignored. Mr. Panfili said that he and Mayor Liedtka are not happy with the contractor TLC that is in charge of those common areas. Mr. Panfili said they are meeting with the contractor tomorrow and are working to fix this. Ms. Grosso said she is told this every year and hopes it changes. Mr. Panfili said they are working on it.

Raj from 23 Canter Place he is not happy with how Canter Place and Ryder Lane are being maintained.

Keyur Patel from 27 Canter Place agreed that these 2 areas are not being well maintained.

Mr. Panfili asked Troy if he is familiar with the areas in question. Troy replied yes, that this is an area that will be discussed in their meeting with TLC tomorrow.

Tracy Kidd from 12 Harness Way is very frustrated. She said that residents are looking for clarification on what is in the landscaper's contract.

Mr. Panfili asked Troy what is in the TLC contract. Troy said minor mulching, grass cutting and trimming of trees. Mr. Panfili stated that Mayor Liedtka was considering weed control in the common areas. Mr. Dhopte asked if Troy can give the committee a sense of what weed control is needed and a budget amount. All agreed on weed control for the common areas.

Christina Hoggan thanked Mr. Gillespie for the explanation regarding the rehabilitation resolutions.

Belinda Blazic from 228 Bordentown-Chesterfield Rd. asked the committee if they had any updates on the pipeline as far as the horizontal drilling on 528 near her home. She stated that Burlington County has postponed all drilling. Mr. Panfili stated he has no updates on the municipal level or revisions to the plan. Ms. Blazic said there is no information put out to the residents as to what to do or who to contact if something happens and the residents experience damage due to the construction of the pipeline. Ms. Koetas-Dale said they were told that NJNG left door knockers prior to the drilling. She heard that some people did receive them. Ms. Blazic said that she did not. Mr. Panfili stated that tomorrow is the last day for the pipeline work until they are back in town in a few weeks.

Herb Ames from 10 Old York Road suggested putting more money into the 2021 budget in order for hiring a few kids for summer help for the DPW. Mr. Ames said that at the intersection of Old York, Magerum Road and Chesterfield-Crosswicks Road there was another accident this past Monday. This intersection is right in front of his house said Mr. Ames and he would like to have the County put a round-a-bout there. Mr. Ames said this is a very dangerous intersection and there is a blind spot. He is fearful there will be more accidents. Mr. Hirsh will reach out to the County about it since it is in their right of way. He will find out when the last study was and if there is need for a current study. Mr. Hirsh will notify Mr. Panfili what he hears back from the County so that Mr. Panfili can notify Mr. Ames.

Susan Layton from 90A Bordentown-Chesterfield Rd. would like pipeline information to be put on the website. She had a situation about 10 days ago with a pipeline worker using her driveway as a parking spot and they ruined some of her landscaping. She wants to know who the residents contact and what are their rights regarding the pipeline and the residents property. Mr. Panfili said that the Clerk will have contact information posted on the Township website tomorrow. Mr. Gillespie stated that a resident can park anywhere they want within their driveway. Mr. Panfili said it is a local police issue if they come onto your property. Mr. Hirsh will look into see how wide the easement.

Hearing no further comments from the public, Mr. Dhopte made a motion seconded by Mr. Russo to close public comment. All were in favor.

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to go into Executive Session at 8:50 pm to discuss NJNG and Township Administrator Candidates. All were in favor.

#### **RESOLUTION 2020-6-17**

#### **A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12**

**WHEREAS**, the Township Committee of the Township of Chesterfield is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6, et. seq.; and  
**WHEREAS**, the Open Public Meetings Act, NJSA 10:4-12 provides that an Executive Session not open to the public may be held for certain specified purposes when authorized by Resolution; and

**WHEREAS**, it is necessary for the Township Committee of the Township of Chesterfield to discuss, in a session not open to the public, certain matters relating to the item or items authorized by Resolution; and

**WHEREAS**, it is necessary for the Township Committee of the Township of Chesterfield to discuss, in a session not open to the public, certain matters relating to the item or items authorized by NJSA 10:4-12b and designated below:

- Matters required by law to be confidential.
- Matters where the release of information would impair the right to receive funds.
- Matters involving individual privacy.
- Matters relating to collective bargaining agreements.
- Matters relating to the purchase, lease, or acquisition of real property or the investment of public funds.
- Matters relating to public safety and property.
- Matters relating to litigation, negotiations and the attorney-client privilege.
- Matters relating to the employment relationship.
- Matters relating to the potential imposition of a penalty.
- Matters relating to deliberations on administrative and/or quasi-judicial matters.
- Matters relating to contract negotiations.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, assembled in public session on June 25, 2020 that an Executive Session closed to the public shall be held at 8:50 PM via gotomeeting.com for the discussion of matters relating to the specific items designated above. It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

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Hearing no further comments. Mr. Russo made a motion seconded by Mr. Dhopte to adjourn the meeting. All were in favor. The meeting adjourned at 9:20PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Municipal Clerk