

**July 23, 2020**

The Township Committee met at the municipal building on the above date via Gotomeeting.com with Mayor Liedtka calling the meeting to order at 7:00 PM. Following a moment of silence, roll call was taken showing present: Mayor Liedtka, 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.

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

### **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

Mayor Liedtka recused himself from the Renaissance Properties discussion.

### **COMMENTS FROM THE PUBLIC – MATTERS APPEARING ON THE AGENDA ONLY**

None

### **CONSENT AGENDA**

Mr. Panfili made a motion seconded by Mr. Dhopte to approve the June 25, 2020 minutes. All were in favor. Mayor Liedtka abstained since he was not at that meeting. Mr. Panfili made a motion seconded by Mr. Dhopte to approve the Department Reports. All were in favor.

### **TOWNSHIP ENGINEER REPORT**

Mr. Hirsh reported that the next set of applications for the 2021 DOT Grant were submitted on July 1<sup>st</sup> for White Pine and Sykesville Road.

The bids for both the tennis practice wall and the restrooms at Fenton Lane are out and due back on August 4<sup>th</sup>.

The Fire Department requested that the Township consider no parking in certain areas of Traditions around the condos and the commercial area. This would be in order for fire trucks and other large vehicles to get in there. Mr. Hirsh said that they investigated same and agree that with cars parked on both sides of most of these locations, it would be difficult or at least more time consuming to gain access with large equipment. Mr. Hirsh plans to follow up with more detailed signage plan indicating locations recommended for no parking.

Mr. Hirsh met with the developer in Traditions about the conditions in some of the open spaces, parks and around the basins. The Township is not ready to take on this area yet due to their conditions. Mr. Hirsh is asking the Committee's approval to release the balance of their performance bond so they can get those areas fixed in order for the Township to take it over. Mr. Panfili wants to make sure they are maintaining it until it's up and running. Mr. Hirsh said yes, they would continue with their performance bond and maintain it all. Mr. Hirsh will reach out to the developer to propose. Mr. Gillespie said to make sure that the resolution authorizing the release of the performance bond is condition to post the landscape performance bond.

Mr. Hirsh said that regarding Heritage, Phase 6, the contractor is meeting with the inspector in the next few days and will work out the repairs to the restoration work.

Mr. Panfili asked Mr. Hirsh to reach out to the County and get an update on the Crosswicks Traffic study recommendations. Mr. Hirsh will get an update. Mr. Panfili would like to update the Crosswicks residents.

### **ORDINANCE FOR INTRODUCTION**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to introduce Ordinance 2020-10. Roll Call was taken; Mr. Liedtka – yes; Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes. All were in favor. Public Hearing is scheduled for August 27, 2020.

### **ORDINANCE 2020-10 ORDINANCE AUTHORIZING THE EXECUTION OF A DEED OF EASEMENT IN FAVOR OF THE COUNTY OF BURLINGTON CONFIRMING THE UTILIZATION OF PROPERTY KNOWN AS BLOCK 203, LOT 43.01 FOR RECREATION, OPEN SPACE AND CONSERVATION PURPOSES**

**WHEREAS**, on or about May, 2007, the Township of Chesterfield entered into an agreement with Westin Fuchs to purchase certain property known as Block 203, Lots 12.01 and 43, along with the transfer of development right credits associated with said Property; and

**WHEREAS**, the Township proceeded to closing on September 6, 2007, paying the sum of \$1,670,000.00 for the Property; and

**WHEREAS**, said Purchase was also funded in part (approximately 50%) by a grant from the State of New Jersey, Department of Environmental Protection, through its Green Acres Program, and was also pledged to be funded by the County of Burlington in the amount of \$417,500.00 (25%); and

**WHEREAS**, the State of New Jersey has reimbursed the Township in full for its one-half share of the purchase price, but the County of Burlington did not make its payment; and

**WHEREAS**, recently the County of Burlington acknowledged its responsibility to Chesterfield Township, and has provided the Township with an Agreement of Sale, as well as a Deed of Easement, pursuant to which the County agrees to reimburse the Township its share of the purchase price (said share being \$417,500.00), in exchange for the execution of a Deed of Easement signed by the Township of Chesterfield agreeing to a continued deed restriction on the Property for open space, recreation and/or conservation purposes; and

**WHEREAS**, the Township Committee of the Township of Chesterfield deems it to be in the best interests of the residents of the municipality to proceed with this

transaction, execute the Agreement of Sale and the Deed of Easement, albeit with corrections, and receive the funding from the County of Burlington to which it is entitled under the original agreements with the County;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHESTERFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY** that the Township hereby conveys unto the County of Burlington, certain rights pursuant to the attached “Deed of Easement”, confirming that the Property known as Block 203, Lot 43.01, familiarly known as the “Fuchs Farm”, is and shall continue to be used solely for open space, recreation (both indoor and outdoor), and conservation purposes.

~~~~~                      ~~~~~                      ~~~~~

**ORDINANCE FOR ADOPTION**

Mr. Panfili made a motion seconded by Ms. Koetas-Dale to open the public hearing for 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”. Mayor Liedtka said that the hours of operation are not what we discussed. Mayor Liedtka asked Mr. Gillespie if we should table the ordinance or amend and adopt. Ms. Hoyer asked that we hold off on the ordinance until the next meeting since she believes there is more information that is not in the ordinance that needs to be. Mayor Liedtka made a motion seconded by Mr. Panfili to table to ordinance for tonight, amend it and then adopt the amended ordinance at the August 27<sup>th</sup> meeting. All were in favor.

Mr. Panfili made a motion seconded by Ms. Koetas-Dale to open the public hearing for Ordinance 2020-9. All were in favor. Hearing no comments, Mr. Panfili made a motion to close public comment seconded by Ms. Koetas-Dale. All were in favor. Mr. Russo made a motion seconded by Mr. Dhopte to adopt Ordinance 2020-9. Roll Call was taken; Mr. Liedtka – yes; Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes.

**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.

~~~~~                      ~~~~~                      ~~~~~

**RESOLUTIONS**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approved Resolutions 2020-7-1. All were in favor. Roll Call was taken; Mr. Liedtka – yes; Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-7-1**

**RESOLUTION AUTHORIZING RENEWAL OF CONTRACT  
WITH MANSFIELD TOWNSHIP AMBULANCE CORPS  
FOR EMERGENCY MEDICAL SERVICES**

**WHEREAS**, N.J.S.A. § 40A:11-4.1 et seq. permits a municipality to engage the services of a qualified emergency medical technicians through competitive contracting rather than through the typical bid process; and

**WHEREAS**, the statute authorizes a contract for up to five years for said services; and

**WHEREAS**, the Township Committee properly awarded a contract to Mansfield Township Ambulance Corps (MTAC) in accordance with Resolution 2019-4-6 and attached Emergency Medical Services Agreement for a one year term, June 1, 2019 through May 31, 2020; and

**WHEREAS**, the Agreement has a provision to renewal the contract for two (2) two-year terms; and

**WHEREAS**, the health, safety and welfare of the residents of Chesterfield will benefit from renewing the agreement with MTAC; and

**WHEREAS**, Renewal Term #1 commences June 1, 2020 through May 31, 2022; and

**WHEREAS**, this contract is subject to the rules concerning certification of availability of funds.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey do hereby renew the contract with Mansfield Township Ambulance Corps, to perform emergency medical technicians services according to the terms and conditions in the attached Emergency Medical Services Agreement for a two-year period commencing on June 1, 2020 for a cost of Two Hundred Thirty-Five Thousand Dollars (\$235,000) and said contract may be renewed by the Township, in its sole discretion for up to one (1) two-year renewal term.

**BE IT FURTHER RESOLVED**, that the Mayor and Township Clerk are hereby authorized to enter into a Contract to fulfill the terms of this agreement upon approval of the document by the Township Solicitor.

**BE IT FINALLY RESOLVED**, that the Township Clerk shall publish notice in the official newspaper summarizing the award of a contract to include the name of the vendor, duration and nature of the contract and a statement that the resolution and contract are on file and available for public inspection.

~~~~~

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approved Resolutions 2020-7-2. All were in favor. Roll Call was taken; Mr. Liedtka – yes; Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-7-2**

**RESOLUTION AUTHORIZING CONVEYANCE OF PUBLIC WORKS EQUIPMENT IN  
EXCHANGE FOR PURCHASE OF, AND CREDIT AGAINST, NEW EQUIPMENT**

**WHEREAS**, the Township has funds available through an ordinance to purchase four (4) John Deere Z970R ZTrak mowers, at a cost of Fifty Thousand Four Hundred Fifty Six Dollars and Sixty Cents (\$50,456.60); and

**WHEREAS**, the purchase will be from Central Jersey Equipment through the ESCNJ Co-op #65MCESCCPS pricing; and

**WHEREAS**, the Township is in possession of the following equipment and estimated values:

|                                       |             |
|---------------------------------------|-------------|
| Woods Batwing Mower 1900              | \$ 1,200.00 |
| Woods Batwing Mower TBW180-1186833    | \$ 2,500.00 |
| Hustler 930338-11061129 Mower         | \$ 1,600.00 |
| 2013 Kawasaki 4010 Mule               | \$ 4,500.00 |
| 2008 John Deere Tractor LV5425T442458 | \$14,500.00 |
| Exmark LZS749AKC604A1-405110143       | \$ 3,000.00 |
| Exmark LZS749AKC604A1-405110148       | \$ 3,000.00 |
| 2017 Exmark LZS749AKC604A1-401282823  | \$ 2,500.00 |
| 2017 Exmark LZS749AKC604A1-401282814  | \$ 2,500.00 |
| TOTAL                                 | \$35,300.00 |

**WHEREAS**, the Township’s purchase of the 4 John Deere Z970R ZTrack mowers includes a credit of \$35,300.00 for the older equipment to be conveyed to Central Jersey Equipment as part of the transaction for the purchase of new equipment; 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 new mowers, the Township did determine that the older equipment was no longer needed for public use, and were offered as a set-off against the price of the John Deere Z970R ZTrak mowers.

**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 Finance Officer to convey to Central Jersey Equipment, the equipment described above as consideration for the purchase of the four (4) John Deere Z970R ZTrak mowers.

~~~~~                      ~~~~~                      ~~~~~

Mr. Panfili made a motion seconded by Mr. Russo to approved Resolutions 2020-7-3 and 2020-7-4. All were in favor. Roll Call was taken; Mr. Liedtka – yes; Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-7-3**

**RESOLUTION AUTHORIZING APPROVAL FOR SUBMISSION OF A GRANT  
APPLICATION TO NEW JERSEY DEPARTMENT OF TRANSPORTATION,  
MUNICIPAL AID GRANT PROGRAM FOR IMPROVEMENTS TO SYKESVILLE ROAD  
PHASE III**

**NOW THEREFORE, BE IT RESOLVED** that the Chesterfield Township Committee formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2021-Sykesville Road Phase III Project-00572 to the New Jersey Department of Transportation on behalf of the Township of Chesterfield.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Chesterfield and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

~~~~~                      ~~~~~                      ~~~~~



**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-7-4**

**RESOLUTION AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO NEW  
JERSEY DEPARTMENT OF TRANSPORTATION, MUNICIPAL AID GRANT  
PROGRAM FOR IMPROVEMENTS TO WHITE PINE ROAD**

**NOW THEREFORE, BE IT RESOLVED** that the Chesterfield Township Committee formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2021-White Pine Road Improvements-00571 to the New Jersey Department of Transportation on behalf of the Township of Chesterfield.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Chesterfield and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

~~~~~                      ~~~~~                      ~~~~~

Mr. Russo made a motion seconded by Mr. Dhopte to approved Resolutions 2020-7-5 All were in favor. Roll Call was taken; Mr. Liedtka – yes; Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-7-5**

**RESOLUTION APPOINTING CHARLES KRICHLING  
AS A PART-TIME SEASONAL PUBLIC WORKS LABORER**

**WHEREAS**, the Township of Chesterfield has an increase in the open space areas to be maintained; and

**WHEREAS**, there is a need for a seasonal public works laborer immediately to help in the maintenance of the open space areas; and

**WHEREAS**, the Township Committee believes it is in the best interest of the public to have a seasonal employee to assist in the maintenance of the open space areas in the Township;

**WHEREAS**, the Township posted notices requesting application for the seasonal position; and

**WHEREAS**, the Township received one application from Charles Krichling; and

**WHEREAS**, the Public Works Foreman and Township Clerk recommend Charles Krichling to fill the seasonal part-time 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 Charles Krichling is hereby appointed as a seasonal part-time public works laborer for the Township of Chesterfield, effective July 27, 2020 and until the seasonal work is completed.

**BE IT FURTHER RESOLVED** that Charles Krichling will be compensated at an hourly rate of \$12.50 per hour.

~~~~~

Mr. Panfili made a motion seconded by Ms. Koetas-Dale to approved Resolutions 2020-7-6 All were in favor. Roll Call was taken; Mr. Liedtka – yes; Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes.

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

**AUTHORIZING THE EXECUTION OF AGREEMENT WITH THE COUNTY OF  
BURLINGTON REGARDING ITS FUNDING OF THE TOWNSHIP'S PRIOR  
ACQUISITION OF BLOCK 203, LOT 43.01 (THE FUCHS FARM) AS OPEN SPACE**

**WHEREAS**, on or about May, 2007, the Township of Chesterfield entered into an agreement with Westin Fuchs to purchase certain property known as Block 203, Lots 12.01 and 43, along with the transfer of development right credits associated with said Property; and

**WHEREAS**, the Township proceeded to closing on September 6, 2007, paying the sum of \$1,670,000.00 for the Property; and

**WHEREAS**, said Purchase was also funded in part (approximately 50%) by a grant from the State of New Jersey, Department of Environmental Protection, through its Green Acres Program, and was also pledged to be funded by the County of Burlington in the amount of \$417,500.00 (25%); and

**WHEREAS**, the State of New Jersey has reimbursed the Township in full for its one-half share of the purchase price, but the County of Burlington did not make its payment; and

**WHEREAS**, recently the County of Burlington acknowledged its responsibility to Chesterfield Township, and has provided the Township with an Agreement of Sale, as well as a Deed of Easement, pursuant to which the County agrees to reimburse the Township its share of the purchase price (said share being \$417,500.00), in exchange for the execution of a Deed of Easement signed by the Township of Chesterfield agreeing to a continued deed restriction on the Property for open space, recreation and/or conservation purposes; and

**WHEREAS**, the Township Committee of the Township of Chesterfield deems it to be in the best interests of the residents of the municipality to proceed with this transaction, execute the Agreement of Sale and the Deed of Easement, albeit with

corrections, and receive the funding from the County of Burlington to which it is entitled under the original agreements with the County;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that the attached “Agreement Between Board of Chosen Freeholders of the County of Burlington and Township of Chesterfield” dated May 27, 2020 being the same is hereby approved, and the Mayor and Clerk are hereby authorized and directed to execute said Agreement, upon adoption of Ordinance 2020-10, authorizing the aforementioned Deed of Easement.

~~~~~

## **DISCUSSION**

Letter from Renaissance Properties – Mayor Liedtka recused himself and left the room. Mr. Adinolfi spoke. He said they recently retained a new broker to lease out their properties. Mr. Adinolfi said that currently they are looking at compatible uses that may be suitable for their commercial space. They are suggesting renting a living space along with the commercial space. The commercial space would be in the front and the residential space in the back of the building. One would not be rented without the other. Mr. Aldonofi said that they would only allocate about 10% of their retail space to this option. Mr. Adinolfi asked the Committee if this is something they would be interested in and if so what would be the steps to move it forward. Mr. Panfil likes the idea. Mr. Russo said he also likes the idea and would rather that then have empty stores. Mr. Adinolfi envisions this as a single commercial lease vs a residential lease. Mr. Gillespie said that the following would need to be done in order to move forward. Amend the zoning ordinance, treat this like a Pilot Program, amend the development agreement and look into any TDR restrictions. Mr. Gillespie said that we could have an ordinance for the August 27<sup>th</sup> meeting to go to the September planning board meeting for approval as well as amending the developer’s agreement. The Township Committee directed Mr. Gillespie to move forward to work with the professionals and with Mr. Adinolfi to get something for the August 27<sup>th</sup> meeting. Mayor Liedtka returned back to the meeting.

Street Trees – Ms. Koetas-Dale would like to introduce a Shade Tree Commission either under the Environmental Commission or under the Township Committee with input from the Environmental Commission. Ms. Koetas-Dale would like to get some direction on what is going on with the trees between the sidewalk and the street in the development. Ms. Koetas-Dale said that since we are in the process of revising the ordinance perhaps the shade tree commission can be added to that ordinance. She feels this would be an organized way to manage the tree situation in town. Mr. Panfili asked if this is a shade tree commission on all public and private properties throughout the Township. Since he agrees with it for public trees but not private. Mayor Liedtka said that he is fine with starting up a shade tree commission but agrees with Mr. Panfili for it to only be for public property and Township right of ways. Not for private property. Ms. Koetas-Dale agrees.

Fire Works – Ms. Koetas-Dale has received a lot of complaints about fireworks going off in town. She looked at the Township noise ordinance and there is nothing in it about fireworks. She would like to address this problem going forward and maybe update the ordinance. Mr. Panfil agrees with Ms. Koetas-Dale and said that between his horses and his dogs it has been a nightmare. Mr. Gillespie asked who would enforce the noise

ordinance if we added fireworks to it. Mayor Liedtka asked Ms. Koetas-Dale and Mr. Panfili to work on how to enforce fireworks if added to the noise ordinance. They agreed.

Mr. Panfil said that there has been a lot of complaints about the maintenance at Old York Village and the company that was awarded the contract to do the work. Mr. Panfili and Public Works Foreman Troy Ulshafer have met with the contractor and supervisor on several occasions with complaints about their work. Mr. Panfili feels that they have given the contractor enough time and as of today they are still not current on their workload. Mr. Panfili's question to the committee is if we terminated their contract what would we do with the balance of the workload for the remainder of the year. Mr. Panfili said that he has spoken to other contractors and if we were to go out to bid for a new contractor for the remainder of the year the town would most likely take a \$40,000 loss. Troy feels that he can follow-up and stay on top of the current contractor for the remainder of the year and then assist in the hiring of a new more competent contractor for the New Year. Ms. Koetas-Dale asked if we have to go out to bid again for a new contractor this year if we terminate the exististing one. Mr. Gillespie said that we would have to do an emergency bid. Mr. Panfil asked the Township Committee if they want to stay with our current contractor and have Troy manage them for the remainder of the year and then help with finding a new contractor for next year or terminate the contractor before the end of the year and hire a new contractor for the remainder of the year knowing that the Township will lose money. Mr. Dhopte said that he would rather wait until next year to find a new contractor. Mayor Liedtka agreed.

Mayor Liedtka is concerned about snow plowing this coming year. He said that we have a crew of five that has not yet pushed any snow in Chesterfield. Mr. Panfili suggested sending out an RFP for back-up snow plowing if necessary in order to have a back-up plan. All agreed.

Mr. Gillespie said that our landscaping contractor TLC still has not posted their performance guarantee and they are at default. If there is no performance guarantee by August, Mr. Gillespie's advice is to not pay them what is owed for June and July. He suggests that the committee reviews this situation on a meeting by meeting basis. Mr. Dhopte and Ms. Koetas-Dale agree. Mr. Panfili will speak to Troy about staying on top with TLC and having him email the Township Committee with the updates. Mr. Panfili agrees not to release payments to TLC until we receive the performance guarantee.

Ms. Koetas-Dale asked who will be the liaison from the Township Committee regarding Old York Country Club. Mayor recommended himself and Mr. Panfili based on their line of work. The committee agreed.

### **PAYMENT OF THE BILLS**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve the bill list. All were in favor.

### **COMMENTS FROM THE PUBLIC**

Mr. Panfili made a motion seconded by Mr. Panfil to open to the public. All were in favor.

Joshua Kramer from 108 Bordentown-Crosswicks Rd said that he is very much against the defunding of the police departments and wants to make sure nothing like this happens in our community. He is grateful of our police force and support them. He wants to make

sure their funding is not cut in the future. Mayor Liedtka is very thankful for our police force and they have his support. Mr. Panfil and Ms. Koetas-Dale agree.

Susan Layton from 90A Bordentown-Chesterfield Road agrees with the problem with the fireworks. She is worried about the fireworks debris catching homes on fire. She said that the fireworks in town have been going on all day and night. She does not believe this to be just a noise ordinance but safety. Mr. Gillespie said he will take another look at the ordinance with the committee's approval. Mayor Liedtka agreed.

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

Mr. Russo made a motion seconded by Mr. Dhopte to adjourn the meeting. All were in favor. The meeting adjourned at 8:36 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Municipal Clerk