

**September 24, 2020**

The Township Committee met on the above date via Gotomeeting.com with Mayor Liedtka calling the meeting to order at 7:00 PM. Following the flag salute, roll call was taken showing present: Mayor Jeremy 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, Tom Sahol, Township Administrator and Caryn Hoyer, Township Clerk.

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

### **AUDIT REPORT**

The Township Auditor, Robert Marrone from Bowman & Company reported there were no findings in the audit this year. There is no corrective action plan required since the two 2018 findings were remedied.

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

Mayor Liedtka recused himself from the Traditions Live/Work request.

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

Christine Hogan – 396 Chesterfield-Jacobstown Rd – Thanked the Township Committee for moving forward with the restrooms at Fenton Lane Park.

### **CONSENT AGENDA**

Mr. Dhopte made a motion seconded by Mr. Russo to approve the August 12<sup>th</sup> & August 27<sup>th</sup> minutes and the Departmental Reports. All were in favor.

### **EAGLE SCOUT PROJECT** – Andrew Sinay – Tree Planting Project

Andrew from Boy Scout Troop 55 presented his Eagle Scout project to the Township Committee. For his project he plans to plant 17 trees along Harness Way and two (2) on Recklesstown Way. These trees will replace trees that were destroyed by beavers. His estimated time line of the planting of the trees is late October. Mayor Liedtka asked if he is willing to move some trees to other planting areas. Mayor Liedtka stated there is one park in the development that lost a lot of trees and it would be nice to put a couple there. Andrew agreed. Mayor Liedtka told Andrew that he would like to donate four (4) trees and mulch toward the project. Ms. Koetas-Dale said that she is planning on donating two (2) trees. Andrew stated he had a lot of assistance from the Environmental Commission. Andrew expects it will take two full days to plant all of the trees. Mr. Panfili asked what type of trees he is planting. Andrew said that six (6) sweet gum trees will be planted in the park strip and six (6) American linden trees and seven (7) red maple trees. Mayor Liedtka asked Andrew to let him know when he is planting as he would like to come out and help.

### **TOWNSHIP ENGINEER REPORT**

Harker Road Phase II – Waiting for the contractor to come back to take care of the repair issue.

Phase I & II of Sykesville Road – Project was awarded to Earl Asphalt. Mr. Hirsch is in the process of setting up the pre-construction meeting. Mayor Liedtka and Mr. Sahol would like to be involved in that meeting as well.

2021 Road Grant Application – Still waiting on awards. We applied for the balance of Sykesville Road and White Pine Road. Mayor Liedtka said that he has been in touch with the County Engineer's office. The County will be fixing the bridge on Sykesville so the Township will need to get them a cost estimate for reimbursement. Mr. Hirsh will get the cost estimate to them.

2019 Parks Grant – Mr. Hirsh said that they took bids in August for the bathrooms. It's on the agenda tonight to award to RNM Construction. Mr. Hirsh is working with Mr. Sahol on construction plans and development of the tennis wall.

Parking around Saddle Way in front of the condo buildings – In late July, the Fire Company reached out with concerns. Mr. Sahol is working with Chief Wilson to facilitate by updating the ordinance and having signage posted.

Phase III Landscaping in Traditions – Mr. Hirsh and Troy met with Traditions regarding their punch list for their performance bond release. They had issues with the condition of the grass and weeds. The developer agreed to take care of the issues and re-seed the area in the fall and spring. Then the developer will resubmit a request for his performance bond release based on those terms.

Heritage – The developer fixed the drainage problem and added topsoil and re-seeded. The work for Phase VI is complete.

Mr. Panfili asked Mr. Hirsh to stay on the County about the Crosswicks Traffic Improvement Study. Mayor Liedtka said he will be discussing the study later in the meeting.

### **ORDINANCE FOR ADOPTION**

Ms. Koetas-Dale made a motion seconded by Mr. Panfili to open the public hearing for Ordinance 2020-11. All were in favor.

Agnus Marsala from 42 Cromwell Drive asked if the bathrooms will be handicap accessible. Mayor Liedtka replied yes.

Hearing no further comments, Ms. Koetas-Dale made a motion to close public comment seconded by Mr. Panfili. All were in favor. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to adopt Ordinance 2020-11. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Ordinance Adopted.

### **TOWNSHIP OF CHESTERFIELD ORDINANCE 2020-11**

**A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD  
AUTHORIZING THE APPROPRIATION OF \$ 70,000.00 FROM THE  
RECREATION FUND FOR RESTROOM ADDITION TO RECREATION  
BUILDING AT FENTON LANE PARK**

**BE IT ORDAINED** by the Township Committee of the Township of Chesterfield as follows:

SECTION 1. There is hereby approved a capital project within the Township of Chesterfield to construct a restroom addition to recreation building at Fenton Lane Park not to exceed \$170,000.

SECTION 2. There is hereby appropriated from the Chesterfield Township Recreation Fund the sum of \$ 70,000.00 to cover the cost of the project described in Section 1 not limited to acquisition of all materials and equipment and completion of all work necessary therefor or related thereto.

SECTION 3. This ordinance shall take effect upon final adoption and publication in accordance with the law.

SECTION 4. The Recreation Fund of the Township of Chesterfield is hereby amended to conform with the provisions of this Ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of Local Government Services is on file with the Clerk of the Township and is available for public inspection.

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**RESOLUTIONS**

Mr. Dhopte made a motion seconded by Mr. Panfili to approve Resolution 2020-9-1 and Resolution 2020-9-2. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Resolution approved.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-9-1**

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION UNDER  
N.J.S.A. 40A:4-87 FOR SAFE & SECURE GRANT #20-0307  
IN THE AMOUNT OF \$ 25,000.00 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 \$ 25,000.00, 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:

Safe & Secure Communities \$ 25,000.00

**BE IT FURTHER RESOLVED** that a like sum of \$ 25,000.00; be and the same is hereby appropriated under the caption of:

General Appropriations

Operations – Excluded from “Caps”

Public and Private Programs Offset by Revenues:

Safe & Secure Communities \$ 25,000.00

**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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**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-9-2**

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION UNDER  
N.J.S.A. 40A:4-87 FOR BURLINGTON COUNTY MUNICIPAL PARKS GRANT IN THE  
AMOUNT OF \$ 100,000.00 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 \$ 100,000.00, 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:

Burlington County Municipal Parks Grant

Recreational Facilities Improvements \$ 100,000.00

**BE IT FURTHER RESOLVED** that a like sum of \$ 100,000.00; be and the same is hereby appropriated under the caption of:

General Appropriations  
 Operations – Excluded from “Caps”  
 Public and Private Programs Offset by Revenues:  
     Burlington County Municipal Parks Grant  
     Recreational Facilities Improvements      \$ 100,000.00

**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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Mr. Russo made a motion seconded by Ms. Koetas-Dale to approve Resolution 2020-9-3. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Resolution approved.

**TOWNSHIP OF CHESTERFIELD  
 RESOLUTION 2020-9-3**

**RESOLUTION AUTHORIZING REFUND DUE TO  
 COUNTY BOARD OF TAXATION JUDGEMENT**

**WHEREAS**, Block 206.232 Lot 16, also known as 68 Applegate Way, is owned by the United Methodist Church Annual Conf; and

**WHEREAS**, the property owner filed a tax appeal for tax exempt status effective with the 2020 year and was granted same by the Burlington County Board of Taxation resulting in the cancellation of 2020 taxes in the amount of \$18,298.80; and

**WHEREAS**, principal payments were made by the property owner in the amount of \$9,016.21; and

**WHEREAS**, the tax exemption for 2020 granted by the County Board of Taxation created an overpayment.

**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 \$9,016.21 to United Methodist Church Annual Conf., 68 Applegate Road, Chesterfield, NJ 08515

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Mr. Panfili made a motion seconded by Mr. Dhopte to approve Resolution 2020-9-4. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Resolution approved.

**TOWNSHIP OF CHESTERFIELD  
 RESOLUTION 2020-9-4**

**RESOLUTION APPOINTING ALTERNATE FUND COMMISSIONER FOR THE  
 BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND**

**WHEREAS**, the Township of Chesterfield is a member of the Burlington County Municipal Joint Insurance Fund, hereafter referred to as the “Fund”; and

**WHEREAS**, Caryn Hoyer is presently the Alternate Fund Commissioner for the calendar year 2020; and

**WHEREAS**, with the appointment of Thomas Sahol as Township Administrator, the Township Committee of the Township Chesterfield recommends the appointment of Thomas Sahol to now serve as the Alternate Fund Commission for the balance of the calendar year 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 Thomas Sahol is hereby appointed to serve as Alternate Fund Commissioner to the Burlington County Municipal Joint Insurance Fund for the balance of calendar year 2020.

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Mr. Dhopte made a motion seconded by Mr. Russo to approve Resolution 2020-9-5. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Resolution approved.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-9-5**

**RESOLUTION CERTIFYING COMPLIANCE WITH THE REGULATIONS  
PROMULGATED BY THE LOCAL FINANCE BOARD REGARDING THE  
2019 MUNICIPAL AUDIT**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2019 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Findings and Recommendations”; and

**WHEREAS**, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Findings and Recommendations” as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the governing body to the penalty provisions of R.S. 52:27BB-52 to wit:

R.S. 52:27BB-52 – “A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the Director of Local Government Services, under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office.”

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Chesterfield hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this Resolution and the required affidavit to said Board to show evidence of said compliance.

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Mr. Dhopte made a motion seconded by Mr. Russo to approve Resolution 2020-9-6. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Liedtka – yes. Resolution was approved.

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

**RESOLUTION AUTHORIZING SHARED SERVICE AGREEMENT BETWEEN THE BOARD OF CHOSEN FREEHOLDERS OF THE COUNTY OF BURLINGTON AND THE TOWNSHIP OF CHESTERFIELD FOR CENTRAL COMMUNICATION/911 CALLS**

**WHEREAS**, Central Communications/911 calls for the Township of Chesterfield are administered by Burlington County through the Burlington County Department of Public Safety, Division of Central Communications; and

**WHEREAS**, N.J.S.A. 40A:65-4 authorizes the Township Committee and the Burlington County Board of Chosen Freeholders to enter into a Shared Services Agreement for such services; and

**WHEREAS**, there is a cost savings measure to the residents of Chesterfield through this arrangement between the Burlington County and Chesterfield Township; and

**WHEREAS**, Burlington County and the Township of Chesterfield will maintain the mutual responsibilities as detailed in the above-referenced Shared Services Agreement for the period of August 1, 2020 to July 31, 2025; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chesterfield that the Township Administrator and Clerk are hereby authorized to sign and execute the Shared Services Agreement attached hereto;

**BE IT FURTHER RESOLVED**, the term of the Share Services Agreement shall be for a period of five (5) years commencing August 1, 2020 and terminating July 31, 2025.

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Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2020-9-7 Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Resolution Approved.

**RESOLUTION NO. 2020-9-7**

**AUTHORIZE THE TOWNSHIP ENGINEER TO PREPARE PLANS, SPECIFICATIONS AND SOLICIT BIDS FOR REPAVING OF SYKESVILLE ROAD FROM HERMAN BLACK ROAD TO THE BRIDGE AT TOWNSEND POND**

**WHEREAS**, the Mayor and Township Committee wish to direct the Township Engineer, Joseph Hirsh, P.E., C.M.E., to prepare plans, specifications and solicit bids for repaving of a portion of Sykesville Road from Herman Black Road to the Bridge at Townsend Pond; and

**WHEREAS**, the project limits were reviewed by the Mayor and Township Committee at their meeting on September 24, 2020 with the Township Engineer and the Township Administrator.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey, that the Township Engineer is hereby authorized to prepare plans, specifications and solicit bids for repaving a portion of Sykesville Road from Herman Black Road to the Bridge at Townsend Pond.

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Mr. Panfili made a motion seconded by Mr. Russo to approve Resolution 2020-9-8. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Resolution approved.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2020-9-8**

**RESOLUTION AWARDING CONTRACT FOR RESTROOM ADDITION AT FENTON LANE PARK**



**WHEREAS**, the Township of Chesterfield solicited bids for the Restroom Addition at Fenton Lane Park; and

**WHEREAS**, two (2) bids were received in the Clerk's office on August 11, 2020; and

**WHEREAS**, the low bid was submitted by RNM Construction, LLC in the amount of \$126,800; and

**WHEREAS**, Chesterfield Township was awarded a grant in the amount of \$100,000 from the Burlington County Municipal Park Development Program; and

**WHEREAS**, the Finance Officer has certified that funds are available to award this contract in the amount of \$126,800; and

**WHEREAS**, the Township Committee desires to award the contract to RNM Construction, LLC and proceed the restroom addition.

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

1. The Township Committee hereby awards a contract to RNM Construction, LLC, in accordance with the Township's specifications and their bid in the amount of \$126,800.00; and
2. The Township Administrator and Clerk, as necessary, are hereby authorized to execute a Contract and any related documents necessary to effectuate this award in a form substantially the same as that included in the specifications.

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Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to add Resolution 2020-9-9 to the agenda. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Russo made a motion seconded by Mr. Panfili to approve Resolution 2020-9-9. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Resolution approved.

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

**RESOLUTION CONFIRMING APPOINTMENT OF  
PUBLIC WORKS MANAGER**

**WHEREAS**, the Public Works Manager, Gregory Lebak, retired effective March 31, 2020; and

**WHEREAS**, the Township Engineer, Joseph Hirsh, is a Certified Public Works Manager and has been performing the duties of the Public Works Manager since April 1, 2020; and

**WHEREAS**, Joseph Hirsh shall continue to fill that position until such time as a staff member obtains his certification; and

**WHEREAS**, there shall be no additional compensation to Mr. Hirsh for Public Works Manager; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that Joseph Hirsh has been appointed Public Works Manager effective April 1, 2020 and shall receive no additional compensation to perform those duties.

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**DISCUSSION**

Economic Development Committee – Mayor Liedtka would like to meet with Mr. Dhopte and Mr. Sahol to go over this initiative and mission statement.

Plan for Re-Opening – Mr. Sahol recommended opening the lobby of the Township building on October 5<sup>th</sup> to the public during the normal work hours. It would be the Township staff opening and closing the building during their working hours. Mr. Sahol does not recommend opening the public restrooms. Ms. Koetas-Dale understood that back when the Township Committee opened the building to the staff only that the staff would be maintaining social distancing and wearing masks in the common areas as well as anyone coming in from the public would need to wear masks. Ms. Koetas-Dale would like to have a resolution to that effect and would like to have this resolution prior to opening to the public. Mr. Panfili stated there is an executive order that already addresses the requirement for wearing masks and safe distancing. Mr. Gillespie agreed. Ms. Koetas-Dale would also like signage to remind staff and community about the rules. Mr. Sahol will review the executive orders and follow those orders upon opening up on October 5<sup>th</sup>. Mayor asked for a motion to open on October 5<sup>th</sup> absent the public restrooms with Mr. Sahol’s implementation of the rules and regulations in order to keep the staff and public safe. Mr. Panfili made the motion seconded by Ms. Koetas-Dale. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes.

Crosswicks Traffic – Mayor Liedtka has been working closely with the Burlington County Engineers office regarding the improvements they plan to do in Crosswicks. There needs to be an Interlocal Services Agreement between the Township and the County. Mayor Liedtka suggested the Committee think about what to do on Front Street, New Street and Church Street since no decisions have been made. He feels they should either be one-way streets or have speed bumps. There was some discussion regarding the one-way street idea. Mayor Liedtka said that the work in Crosswicks will not happen until 2022 but we need to make some decisions now before it goes out to bid by the County. Mayor Liedtka also discussed with the County the intersection of Old York Road and Crosswicks-Chesterfield Road. Mayor Liedtka said this is a dangerous intersection. He would like to see a roundabout there before someone gets hurt. He asked Mr. Sahol to write a letter requesting this to the County Engineer’s office. All were in agreement.

Mayor Liedtka said that the plan is to start on the sand volleyball court early next week and have it done soon so it can be used this fall. Mr. Panfili asked who is doing the court and Mayor Liedtka replied that Herman Liedtka is doing the work along with Public Works. Srini Yadlapalli from 150 Preservation Blvd thanked the Township Committee for getting the volleyball court done.

Mr. Dhopte would like to review the recreation plan since there are still two open items left on it, the canoe/kayak launch and the bike trail. Ms. Koetas-Dale said that in regard to the canoe/kayak launch, someone needs to make sure the creek is still clear from when the boy scouts cleared it. Mr. Panfili stated he has noticed significant drying up of the Crosswicks Creek and not sure if anyone would be able to use it. He reached out to the Environmental Commission about it. Ms. Koetas-Dale said that the bike trail is being worked on by a separate committee. Mayor Liedtka would like to move forward with the old municipal building and the squad building to get them subdivided. He asked Mr. Hirsh to resend the plan showing the subdivision lines to the Committee. Mr. Dhopte suggested this would be a good topic for a workshop session which Mr. Sahol suggested for the Committee at a meeting with him. Mr. Sahol said that the workshop meetings can take place at the beginning of a meeting and take action at a later meeting as an agenda item or one of the meetings can be replaced solely for workshop purposes. He is not looking to add any additional meetings for the Committee.

Ms. Koetas-Dale had asked for the Shade Tree Advisory Board to be on the agenda. Mr. Sahol has a detailed proposal in place to create an Advisory Board which he sent to the Township Committee for their review. He is asking for feedback from all.

Ms. Koetas-Dale asked about the status of Old York Country Club. She would like for the Committee to be brought up to speed in terms of what is happening and find a mechanism for back and forth with the Planning Board. Mr. Liedtka stated that there was only a couple meetings and he was at one which he had to leave early for a family medical issue. He stated in addition to himself, the Planner was there along with John Gillespie, Lee Panfili, Glenn McMahon and Tom Sahol. Mr. Panfili stated the other meeting there were some preliminary plans. Mr. Gillespie stated that the Township was approached by the prospective buyer. In February the Township Committee adopted a resolution to refer the matter to the Planning Board as to whether it could be an area in need of rehabilitation. This was done all in public and the Township Committee voted 5-0 to send to the Planning Board. The middle of May at a public hearing, Mr. Gillespie read a memo to the Committee from the Planning Board attorney concluding that it did meet two (2) of the criteria. The Township Committee discussed at the May meeting and voted 5-0 to accept the recommendation of the Planning Board. The Township's concern now is what can be done with the property. The prospective purchaser talked about putting a warehouse there. If tractor trailers are coming to the site, the Township representatives made it clear that nothing is coming through the town. They can only make a right in or left out of the property going directly to Route 206. Usually, Historic Preservation does not have a role in this however, it was made to clear to them that they will be concerning the existing historic building on the site. They need to decide what they are going to do with the building and involve the HPC. The Township Committee unanimously appointed the Mayor and Deputy Mayor to the committee because of their background. The Mayor and Deputy Mayor along with John Gillespie, Joe Hirsh, Chris Dochney, Glenn McMahon and Tom Sahol make up the committee. The committee has asked for a computer generated plan so that it can be shared with the Township Committee. The Environmental Commission will be asked for their input due to any possible environmental issues on site.

This is all still in discussion and not far along. Mr. Gillespie stated that whatever is built, the amount of building coverage, impervious coverage and what would storm water impact be...none of these have been discussed yet. He is confident that whatever is done, the Township Committee will do what best way protects Chesterfield Township. The only zone that allows ratables would be in the OP Zone. Everything being developed in the last 30 years has been residential and preserving farmland through TDR. When the residential revenue stops, the budgets become a problem. Mr. Panfili believes Old York County Club is the highest tax payer. Mr. Gillespie stated that if they are selling and business is not doing well, maybe they would be unable to pay the taxes. It needs to be balanced with where you want ratables. The plan will define the coverage, size, buffer, height, etc. Right now we do not have any of that information. The Township Committee will need to determine how to achieve a balance. It's difficult for the Township Committee to address all those needs when the tax yield could be 10x what it is today. Mayor Liedtka stated that everyone is always asking for ratables at the budget meeting and we may have found one that will not impact the Township.

Traditions Live/Work Request – Mayor Liedtka recused himself and left the meeting. Mr. Panfili stated Rob Aldanoffi presented an idea to make some of the shops at Old York Village into a live/work space. Mr. Gillespie stated the developer indicated they are currently having a hard time renting the commercial space and was inspired by a recommendation at last year's Harvest Festival. Mr. Gillespie stated it needs to be a "work/live" vs "live/work" as the work portion is the principle use. The Township Committee needs to decide if they are comfortable allowing 1/3 to be real living area. He suggests 1/3 as there are certain requirements for living space and it must be subordinate and an accessory use. Mr. Dhopte agrees as long as the majority of the space is work. Mr. Dhopte suggested two suites to start and if it works we can expand. Mr. Gillespie asked the Committee if they want to move forward with this. Mr. Panfili agreed that as long as the work is the majority part of the building. Mr. Russo agreed and would like to start with the two units. Mr. Panfili asked if it evolves do we have zoning protection. Mr. Gillespie stated it will be an ordinance but also in the Developer's Agreement. It will be enforceable. It also does not give them right to lower the value. It will all be commercial. Mr. Panfili, Ms. Koetas-Dale, Mr. Dhopte and Mr. Russo all agreed to have Mr. Gillespie move forward. Mr. Gillespie said he will reach out to Mr. Adinolfi regarding an amendment to the Developer's Agreement. He will also have an ordinance for one of the October meetings. Mr. Gillespie said this will be funded by Mr. Aldonofi's escrow not the tax payers.

## **PAYMENT OF THE BILLS**

Mr. Dhopte made a motion seconded by Mr. Russo to approve the bill list. All were in favor. Roll Call was taken: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes. Ms. Hoyer asked the Township Committee to authorize Ms. Wulstein to use their signature stamps in order to get the bills out in a timely matter. All present agreed.

## **COMMENTS FROM THE PUBLIC**

Mr. Russo made a motion to open to public comment seconded by Mr. Dhopte. All were in favor. Mayor Liedtka returned to the meeting.

Jennifer Lynch, VP CTAA from 34 Harness Way stated the CTAA recently submitted a letter to the Township Committee asking for funding for their program. 2020 has taken a toll on their program. Since the pandemic they have not been able to do many of their fundraising events, camps, clinics and seasonal sports. They have already lost \$20,000 this year. In the past years the CTAA received \$15,000 a year from the Township. They are asking for the Township Committee to revisit funding the CTAA. Mr. Sahol plans to meet with the President of the CTAA John Kelly along with Mayor Liedtka. After this meeting he will bring his recommendations back to the Township Committee.

Agnus Marsalla from 42 Cromwell Drive asked that the Township does an update on the pipeline on the Township website. She asked if we know when the trenching will be done. Mayor Liedtka will get the scheduled for the trenching from Chief Wilson and the County will not let them move forward until they are satisfied. There has not been any updates in the past month said Mayor.

Srini Yadlapalli from 150 Preservation Blvd. thanked the Township Committee again for the volleyball court. He then asked about re-opening the recreation building since they use it in the winter months to play volleyball. He also asked if the new sand volleyball court will be the initial plan that they worked on with Mr. Wilson. Mayor Liedtka said yes and they will be located behind the tennis courts, next to the playground at the Municipal Park. Mayor Liedtka asked Mr. Hirsch to send him the plans. Mr. Hirsch agreed and said that they just staked out the court today.

Mr. Dhopte asked for an update on the opening of the recreation building. Mr. Sahol said that he is not comfortable with opening the indoor facility at this time because we do not have the staff to properly clean the building according to the CDC guidelines.

Yikrant Patel from 32 Colemantown Drive asked if the Township has a cleaning plan for the recreation building once it opens. Mayor Liedtka said no we don't know when it will re-open since we are not able to maintain and clean the building to meet the CDC Guidelines with our present staff. Mrs. Koetas-Dale agrees. Mr. Patel said that the floor in the recreation building is very old and wants to know if there are plans to replace it. Mayor replied that the floor is only 3 years old and cost over \$100,000. Mayor Liedtka and Mr. Panfili felt that the floor is fine and does not have any issues. Mr. Sahol does not see any issues with the floor either. Mr. Dhopte believes it should be available to multiple sports. Rachel Fryc stated it has not been used for badminton but it is being looked into. Mr. Patel stated he is not talking about the quality of the floor but rather to put colored lines down in order to use the floor for multi-purpose sports.

Laura Bond from 1 Chilton Drive commended the Township Committee on moving forward and hiring Mr. Sahol as the new Township Administrator. She said he is a great addition. Ms. Bond asked why the audit report is not attached to the agenda or is it available for the public to look over. Mr. Sahol replied that once the audit resolution is approved then it does get posted on the Township website. Ms. Bond asked why it is not available now prior to adoption. Mr. Gillespie said until the Township Committee approves it, it is not a public record since it is still subject to deliberation until voted on.

Lorrie Thier from 153 Chesterfield-Crosswicks Rd. regarding the Old York Country Club, asked if being re-zoned as a rehabilitation area automatically give the developer or owner the right to a pilot program. Mr. Gillespie said that declaring a property a rehabilitation area is not re-zoning it. It automatically is eligible for a short term 5-year pilot program.

However, that does not mean it will be awarded. Ms. Their asked if that is something the Township Committee is planning on doing. Mr. Gillespie said they have not discussed it yet. Ms. Koetas-Dale asked if a pilot program would need to be done by ordinance. Mr. Gillespie replied yes. Ms. Their asked if at the end of the 5 year pilot program, can they reapply for it to go longer. Mr. Gillespie said no, it is a one shot deal. Ms. Their said that right now the Township is getting \$90,000 a year in property tax. She asked what the Township would receive during the 5 year pilot program. Mr. Gillespie said that has not been discussed yet, but knowing the Township Committee, if they entered a 5-year plan that whatever is paid now is not going to be reduced. He believes every one of the taxing entities would still receive their share the same as they are receiving today except it will be based on revised values. At the end of the 5 year program, they could be as much as 10x more than the entities are currently receiving. Ms. Thier asked what the incentive is to lessen taxes and not collecting the full assessment. Mr. Gillespie stated there is no guarantee that a pilot is going to be done.

Ms. Thier asked what kind of plan the Township has regarding the illegal dumping due to the brush yard being shut down. Mayor Liedtka stated he only knows about some brush dumped on Margerum Road and some illegal dumping in the Township dumpsters. Other than that he was not aware of any other dumping in town. Ms. Thier said that there is an area off of Recklesstown Way that people are dumping grass clippings and it is all over town. Mayor Liedtka stated we need to enforce our dumping ordinance. Moving forward Mr. Sahol is a Certified Professional Recycling Coordinator authored by Rutgers and he has a lot of ideas for our recycling center. Mr. Sahol plans to take on more products such as textiles, white goods and electronics. We need to make sure the area is secure and there are no contaminants as we could lose the ability to have the facility. Oil is no longer permitted as it is a liability. Grass is an expense and not compostable unless treated and handled in a very special manner. Leaves are being worked on. He would like to expand hours of the recycling center. He plans to propose his ideas to the Committee in the near future. Mayor Liedtka asked Mr. Sahol to reach out to the Township Administrator at Bordentown Township to discuss a shared service agreement regarding leaves.

David Sass from 15 Old York Road asked if the owner of the golf course has shown he cannot continue to operate. Ms. Koetas-Dale answered saying Old York's main criteria for selling is because their septic system was failing and it would not be economically feasible to fix it. She stated that is what was said at the Planning Board meeting.

Greg Hessinger from 122 Davenport Drive asked if the Planning Board did any independent due-diligence with respect to the finances of Old York County Club or did they just take the representation that they could not afford a new septic system. Mr. Hessinger wants to know what was done to find out why they could not afford a new system.

Mr. Gillespie said there were environmental constraints as well as deteriorating buildings on the property. The idea that they cannot succeed was not part of that discussion. The Planning Board reviewed an extensive report prepared by the Planner. Both of these issues is what led them to declare the property in need of rehabilitation. Mr. Hessinger asked if the decision of the Township Committee to accept the Planning Boards approval of the designation can be revisited. Mr. Gillespie said that the Township Committee can look into doing this however he has never seen that happen before. Mr. Hessinger asked if this qualifies them for a pilot program. Mr. Gillespie said that yes, they are eligible but that is up to the governing body to determine.

Herb Ames from 10 Old York Road said he is more than willing to work with the Township and the County on assisting with the roundabout at Margerum and Old York Roads. He thanked the Township Committee for taking this to the County.

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

Mr. Koetas-Dale made a motion seconded by Mr. Dhopte to adjourn the meeting. All were in favor. The meeting adjourned at 9:53 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Municipal Clerk