

January 14, 2021

The Township Committee met on the above date via Gotomeeting.com with Mayor Liedtka calling the meeting to order at 7:00 PM. 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 Township Attorney, John Gillespie; Township Engineer, Joe Hirsh; Administrator, Thomas Sahol; and Clerk, Caryn Hoyer.

The Open Public Meetings Act statement was read and compliance noted. The statement on public comment during remote meetings was read.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

APPROVAL OF MINUTES

Mr. Panfili made a motion seconded by Mr. Dhopte to approve the minutes of December 30, 2020 and January 4, 2021. Roll Call vote: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA - NONE

RESOLUTIONS

Mr. Russo made a motion seconded by Mr. Panfili to approve Resolution 2021-1-26. Roll Call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. Resolution approved.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2021-1-26**

RESOLUTION AMENDING RESOLUTION 2020-12-8 APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY FEDERAL GRANT PROGRAM ADMINISTERED BY THE DEPARTMENT OF LAW AND PUBLIC SAFETY OFFICE OF THE ATTORNEY GENERAL

WHEREAS, the Township of Chesterfield wishes to apply for funding of approximately \$13,500 with a match of \$151,955.43 for an approximate project total cost of \$165,455.43 for a project under the State of New Jersey Safe and Secure Communities Grant Program #21-0307; and

WHEREAS, the subaward period is 2/27/21 through 2/26/22; and

WHEREAS, the Chesterfield Township Committee has reviewed the accompanying application and has approved said request; and

WHEREAS, the project is a joint effort between the Department of Law and Public Safety and the Township of Chesterfield for the purpose described in the application;

Shade Tree Advisory Committee – Mayor Liedtka asked Ms. Koetas-Dale to speak to Karl Braun about being on the committee.

Economic Development Committee - Mr. Dhopte and Mayor Liedtka will be on the Economic Advisory Committee. Mayor Liedtka asked Mr. Sahol to also post that we are looking for members on our website for this committee.

Mr. Russo made a motion seconded by Mr. Panfili to approve the liaisons as listed. Roll Call vote: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes.

Mayor Liedtka asked Mr. Gillespie if there are any updates regarding Old York Country Club. Mr. Gillespie sent out a letter a few weeks ago and waiting for a response to our comments. Once those are received, Mr. Gillespie along with Glenn McMahon, Tom Sahol, Joe Hirsh and Chris Dochney will meet, and then schedule a meeting with the Old York Country Club representatives.

Recycling Center – Mayor Liedtka asked Mr. Sahol to budget for extended hours and staffing. Mr. Sahol stated you will see that in the budget recommendations.

PSE&G – Mayor reported that they are starting to take down the old towers and reminded the Township Committee that they were allowed access to Shanahan Lane provided it gets repaved. Mayor Liedtka wanted to make sure Mr. Sahol is aware since he was not working here at the time of the agreement.

Mr. Sahol reported that they are now collecting clothing and textiles at the Recycling Center. He stated the area is getting tight and anticipated expanding the area. This is a good service to provide to the residents.

Mr. Sahol said that Wendy will be forwarding the first draft of the Operating budget to the Committee members in the near future for their review.

New Business

Fences & Planting near Brookdale Way –

Mr. Sahol stated the fences and plantings are going to be a maintenance issue when they become the town's responsibility. There are over 600 plantings in front of 6 houses and would be on the Township property. He suggested asking the developer to apply to the Planning Board for the modifications to the plantings and improvements. Mr. Dhopte asked if there is a tradeoff. Can plantings be put elsewhere? Ms. Koetas-Dale agreed due of the maintenance issues.

Saddle Way Island –

Mr. Sahol said that 90% of the island is municipal property to maintain. The remainder is maintained by the developer. Mr. Sahol suggests we take over the entire island in order to maintain it properly. Mr. Gillespie said that based on the developer agreement it would require an amendment. He read that portion of the developer's agreement to the

committee. Mayor Liedtka stated he is recusing himself regarding these discussions. Mr. Sahol will speak to the developer and do more research then get back to the Committee.

Cleaning of Municipal Building – Mr. Sahol asked if the Committee had any questions or concerns with us using the new cleaning service that he recommended. The yearly increase is just \$1,000 over what was spent in the past to clean both the Township and Police side of the building. They will have 2-3 people cleaning twice a week. The Township Committee unanimously agreed to hire the new cleaning service.

Retail Food Handling Establishments/Licenses – Mr. Sahol asked the Committee if they wanted to waive the yearly \$50 food retail license fee to the local food establishments due to COVID. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to waive the \$50 retail food license fee for 2021 for the local food establishments. Roll Call vote: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes.

Volleyball Edging – Mr. Sahol stated this project has been delayed due to weather. He recommends an edging to help keep the sand in the new volleyball courts. It will also help with maintenance. It is a rubber edging and money is available to include this in the project. Public Works Foreman Troy Ulshafer stated the projects should be completed by the end of next month.

Electronic Purchasing Requisition – Mr. Sahol reported that Wendy Wulstein is moving forward with a new system and he feels it will streamline the purchasing process.

Porchfest Proposal – Recreation Director, Rachel Fryc asked the Township Committee if they approve of a group of local bands to hold an annual porch festival in the new development to be held on May 22nd from 11am to 5pm. Six to Eight music groups will play at individual homes. The community is welcome to bring lawn chairs and the Township will invite local food trucks to be present. The Township will advertise on our Facebook and website for the event. Mr. Dhopte asked for a rain date. The Committee agreed to the event and Ms. Fryc will work with organizer Tony DeVito. Mr. Sahol stated they may need to close Saddle Way for the event to allow for the food trucks.

Old Business

Pet Waste Ordinance – Draft - Mr. Sahol supplied the Township Committee with a modified pet ordinance based on recent complaints about residents not picking up after their pets. Ms. Koetas-Dale stated she is very happy with it and would like to introduce at the next Township meeting. All agreed.

Fence along walkway near Marlton Lane – Mr. Sahol said that there is a painted fence that separates about 6 homes from township open space. It does not get enough sun to avoid mold. Some of the property owners want the fence and some do not. Some of the property owners have a problem with allowing Public Works to power wash it or paint it since it is so close to their homes. We could give the fence to the homeowners so that it is their responsibility or take down the fence. Additionally, the Township will need to create an easement in order to enter the properties to maintain the fence which is a cost to the Township. Mr. Sahol asked the Committee for their thoughts. Mr. Panfili suggested removing the fence since it is on the Township property and it is a maintenance burden. Ms. Koetas-Dale agreed to remove it or put it on private land. Mr.

Panfili said we either get permission from the homeowners to maintain the fence or we remove it. Mr. Panfili suggested that we wait and revisit this at a later time. He would like to take a ride out to the site and see for himself and suggested the other committee members do the same prior to making a decision. Mayor Liedtka asked Mr. Sahol to send a certified letter to the homeowners who would be effected giving them an option of removing the fence or taking ownership of it. All agreed that the decision is all or none and this should be clear in the letter.

Historic Preservation Training – Ms. Koetas-Dale recommended having a training in order to be better education by the HPC. She stated the HPC received a letter from Mr. Gillespie and asked HPC Chairman Jon Davis to speak about it and Debbie Kelly to speak about the training. Ms. Kelly said that she reached out to the State Historic Preservation office and they would be happy to do a training session for us. They plan to speak about ordinances, types of commissions, decision process and guidelines. She stated she understands this would be a public meeting and public notification would need to be made. Mayor Liedtka asked Ms. Kelly to get some available dates for the training. Ms. Kelly said that Saturdays are best. Mayor Liedtka asked Mr. Sahol to do a poll to see everyone's availability. Mr. Davis spoke in response to John Gillespie's letter to the HPC. Mr. Davis said that there are inaccuracies in the letter and asks the Township Committee to give the HPC time to prepare a response. The Township Committee agreed. Ms. Koetas-Dale said that she did not feel that the Township Committee authorized three attorney's discussing this process. Ms. Koetas-Dale asked what kind of money was spent on attorney fees for this appeal process. Mr. Sahol said in regards to the letter from Mr. Gillespie, he wants to make sure it is clear that there was no intention to take anything away from the HPC. It was agreed at a prior township committee meeting and with input from Debbie Kelly that we needed to evaluate ways to put the appeal process back in place. Goal was to make sure it is lawful and proper. This is a benefit to the community. Mr. Panfili said that some of the discussion is a direct result from township residents that have applications that don't agree with the HPC decisions. Mr. Sahol said it is our duty to put a proper process in place. Mr. Dhopte would like to first hear the HPC training prior to making any decisions. Mr. Liedtka thinks it would be a good idea to invite the John Gillespie, Doug Heinold and Chris Dochney to the HPC training. All agreed.

Old Municipal Building-

Mr. Sahol followed up with the Township Committee regarding the report of findings of contamination, health hazards and toxic mold in the old municipal building. He said that it will cost over \$100,000 to clean and remediate the building in order to put it on the market. That expense does not include reconstruction of the interior as a result of the remediation. We will also need to replace the septic as this has failed before and is shared with the DPW. We need to start thinking about this as it is only going to get worse. Ms. Koetas-Dale asked if Mr. Hirsh can present the Committee again with the 3 options for subdividing the property so they can decide what to do with it. Mr. Gillespie stated before you get to selling it, you need to determine the marketability. Mr. Russo stated we need to have a concrete idea of what the costs will be to make it marketable. Mr. Liedtka stated we need to know what the net is and if it is worth giving up property right in the middle of the DPW property. Mr. Sahol is going to get some sound estimates to present to the Committee at the February meeting in order for them to make a decision. All agreed to discuss at the February 11th meeting. Mr. Gillespie stated a decision will need to be made before the budget adoption if you intend to make expenditures this year. It cannot be an emergency appropriation since we are aware prior to budget adoption.

COMMENTS FROM THE PUBLIC

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

Rita Romeu from 433 Ellisdale Road commented on a flag hanging in Chesterfield Township at a resident's home that has a political message and also profane words. She feels it is very inappropriate and offensive. She would like us as a community to approach them and ask them to remove it. Mayor Liedtka agrees with Ms. Romeu. Mr. Gillespie said that the pressure to remove the flag would have to come from neighbors not the governing body.

Greg Hessinger from 122 Davenport Drive asked what is the status of the sale of Old York Country Club. Mr. Gillespie said that the Township has only been interacting with the contract purchaser. He has never spoken with anyone from Old York Country Club. Chief Wilson may have back when he was the Township Administrator. Mr. Hessinger asked if the sale is contingent upon getting a tax abatement. Mr. Gillespie said he does not know about the tax abatement but he would assume that the buyer would not be bound to purchase the property if it cannot be used for what it is intended. Mr. Hessinger asked if the piece of land near the WAWA was rezoned. Mayor replied yes. Mr. Hessinger asked if a warehouse could be put in that location. Mr. Gillespie said no. Mr. Hessinger asked that the Committee take a look at the town to see if there are areas that are suitable for warehouse development and what would need to be done from a traffic standpoint.

Dawn Donahue from 79 Bordentown-Chesterfield Road asked Ms. Koetas-Dale if Mayor Liedtka appointed anyone else but Ms. Blazic to the Planning Board would she have a problem. Ms. Koetas-Dale said her problem with the appointment is that this position has always been someone from the Township Committee and she feels that is a benefit. Ms. Donahue feels the flag in question is very offensive. Mayor Liedtka said that the Committee agrees with her but their hands are tied.

Agnus Marsalla from 42 Cromwell Drive said that the person that has the political flag in question may or may not be on probation and is dangerous.

Matthew Litt from 19 Sprague Street asked what the plan is regarding Old York Country Club or any other possible warehouse locations. He would like a town hall meeting so that the community can ask questions. Mr. Gillespie said that at the moment there have been no mention of any other warehouses other than Old York. There has been discussion regarding the northwest corridor along Ward Avenue however that was because the Planning Board Chair Brian Kelly wanted to be proactive in an approach to commercial development. The township hired a planner to look at the area near Ward Avenue. The problem is that DOC has control of most of that area. We have not received a date for a discussion with DOC and Treasury. The only other place is Old York. The staff has not met with the prospective developer since the summer. We have asked for information from them and have not yet received. We have had a conference call with staff and sent another letter requesting information. We have indicated that HPC will have input because of the historic building on site. We have also advised them the Environmental Commission will have input because of the environmental issues on the property. Whether that one warehouse would change the character of the town is

unknown. Mr. Litt stated this is a good time to get community input. Ms. Koetas-Dale stated it is a long process and will be presented at a public meeting. She feels comfortable with the areas in need of redevelopment. She agreed a town hall would be good to see what are the public's ideas and what concerns do they have. Mr. Liedtka agrees for the other areas, but we are not even sure if they will qualify for an area in need of redevelopment. As far as OYCC there isn't anything here yet. Mr. Panfili agrees however, he is concerned about discussing something that does not even have an application before the Township. Mr. Gillespie stated that the Ward Avenue area will be a public hearing and public comment will be taken. We are not at that point yet because we need to have discussions with DOC & Treasury.

Susan Layton from 90A Bordentown-Chesterfield Road asked the Township Committee to have a serious discussion about what to do with the old municipal building before the budget. She does not want the building to become a money pit. She does not want to see it demolished but there we may not have a choice.

Stacey Lindes from 707 Monmouth Road asked if there is an ordinance on when construction needs to end since she has a neighbor who has been working all hours of the night. Yes, there is an ordinance and Mr. Sahol will contact the police to go out and enforce.

Karen Kmeic – 290 Sykesville Road – stated the owner of the property is subdividing and she has an issue with the construction noise and clearing the land going until late at night.

Shamita Kumar from 39 Harness Way would also like updates on warehouses and development in town. She would like a survey to be sent out to the resident asking them what they want in terms of developing land similar to the recreation survey that was sent out. She asked what the criteria is for choosing Planning Board members. Mayor Liedtka stated that they are set in place by many Mayors over the years. It is a very diverse group.

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

Ms. Koetas-Dale would like to move forward with a formal contract for Mr. Sahol. Mr. Panfili stated he has been working with Tom on that and should have something in the very near future.

Hearing no further comments, Ms. Koetas-Dale made a motion seconded by Mr. Russo to adjourn the meeting. All were in favor. The meeting adjourned at 9:40 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Municipal Clerk