

May 27, 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, Committeewoman Denise Koetas-Dale. Also present Administrator, Thomas Sahol; Township Clerk, Caryn Hoyer and Township Attorney, John Gillespie.

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

REGULAR CORRESPONDENCE - None

APPROVAL OF MINUTES

Mr. Dhopte made a motion seconded by Mr. Russo to approve the minutes from May 13, 2021. All were in favor.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA – None

ORDINANCE FOR INTRODUCTION

Mr. Dhopte made a motion seconded by Mr. Russo to introduce Ordinance 2021-6. Roll Call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes; Mr. Liedtka – yes. The public hearing for this ordinance will be at the Township Committee meeting of June 10th.

**TOWNSHIP OF CHESTERFIELD
BURLINGTON COUNTY, NEW JERSEY**

ORDINANCE 2021-6

**ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD PROHIBITING THE
OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS
GEOGRAPHICAL BOUNDARIES AND ADDING CHAPTER 87 TO AND
AMENDING SECTION 130-8 OF THE CODE OF THE TOWNSHIP OF
CHESTERFIELD**

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the

recreational use of cannabis by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, Section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location, manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, Section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, Section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, pursuant to Section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the Township Committee of the Township of Chesterfield has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more of the six marketplace classes of cannabis businesses might have on New Jersey municipalities in general, and on the Township of Chesterfield in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Township of Chesterfield's residents and members of the public who visit, travel, or conduct business in the Township of Chesterfield, to amend the Township of Chesterfield's zoning regulations to prohibit all cannabis-related land use and development within the geographic boundaries of the Township of Chesterfield; and

WHEREAS, to ensure that the Township's interests with respect to the Act are fully protected, both the Township's general "police power" ordinances and land use ordinances shall be amended;

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

SECTION I.

Pursuant to Section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all cannabis establishments, cannabis distributors or cannabis delivery services are hereby prohibited from operating anywhere in the Township of Chesterfield, except for the delivery of cannabis items and related supplies by a licensed delivery service.

SECTION II.

A new chapter, entitled "Cannabis," shall be added as Chapter 87 to the Township of Chesterfield Code.

SECTION III.

New Section 87-1 shall be added to the Township of Chesterfield Code as follows:

Cannabis Establishments Prohibited. All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in section 3 of P.L. 2021, c. 16 shall be prohibited activities throughout the municipality, but the delivery of cannabis items and related supplies by a licensed delivery service is permissible.

SECTION IV.

Section 130-8 of the Township of Chesterfield Code (“Prohibited Uses”) shall be amended as follows. (Deletions are ~~struck through~~, and additions are underlined.)

§ 130-8 Prohibited uses.

A. All uses not expressly permitted in this chapter are prohibited. No trailer, auto trailer, trailer coach, travel trailer or camper shall be used for dwelling purposes, sleeping quarters or the permanent conduct of any business, except that they may be used for temporary residency for one year or such shorter period it takes to repair a damaged dwelling unit. They may also be used for a temporary construction office located on a construction site. Prior to their use for a temporary purpose, a temporary permit must be issued by the Construction Code Official. This section shall not be construed to prohibit the parking or storage of trailers and campers on private premises.

B. All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in section 3 of P.L. 2021, c. 16 shall be prohibited uses in all zones in the municipality.

SECTION V. SEVERABILITY.

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

SECTION VI. INCONSISTENT ORDINANCES REPEALED.

All Ordinances or parts of Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed, but only to the extent of such inconsistencies.

SECTION VII. EFFECTIVE DATE.

This ordinance shall take effect upon its passage and publication and filing with the Burlington County Planning Board, and as otherwise provided for by law.

Date Introduced: May 27, 2021
Date Advertised: June 2, 2021
Date Adopted:

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Mayor Liedtka requested that Ordinance 2021-7 “An Ordinance Amending Chapter 156 of the Code of the Township of Chesterfield Entitled “Recycling” be tabled in order to further review. Mr. Panfili made a motion seconded by Mr. Dhopte to table Ordinance 2021-7. Roll Call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes; Mr. Liedtka – yes. Ordinance tabled.

**ORDINANCE FOR ADOPTION**

Mr. Russo made a motion seconded by Mr. Dhopte to open the public hearing on Ordinance 2021-5. Roll Call vote recorded all were in favor. Hearing no public comment, Mr. Panfili made a motion seconded by Mr. Russo to close the public hearing. Roll Call vote recorded all were in favor. Mr. Panfili made a motion seconded by Mr. Russo to adopt Ordinance 2021-5. Roll call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes; Mr. Liedtka – yes.

**TOWNSHIP OF CHESTERFIELD, NEW JERSEY**

**ORDINANCE-2021-5**

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**BOND ORDINANCE AUTHORIZING THE DEMOLITION OF AN EXISTING MUNICIPAL BUILDING IN AND FOR THE TOWNSHIP OF CHESTERFIELD, COUNTY OF BURLINGTON, NEW JERSEY; APPROPRIATING THE SUM OF \$85,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND**

**ANTICIPATION NOTES OF THE TOWNSHIP OF  
CHESTERFIELD, COUNTY OF BURLINGTON, NEW  
JERSEY, IN THE AGGREGATE PRINCIPAL  
AMOUNT OF UP TO \$80,750; MAKING CERTAIN  
DETERMINATIONS AND COVENANTS; AND  
AUTHORIZING CERTAIN RELATED ACTIONS IN  
CONNECTION WITH THE FOREGOING**

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**BE IT ORDAINED** by the Township Committee of the Township of Chesterfield, County of Burlington, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, constituting Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

**Section 1.** The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Township of Chesterfield, County of Burlington, New Jersey ("Township").

**Section 2.** It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Township from all sources for the purposes stated in Section 7 hereof is \$85,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$80,750; and
- (c) a down payment in the amount of \$4,250 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

**Section 3.** The sum of \$80,750, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$4,250, which amount represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

**Section 4.** The issuance of negotiable bonds of the Township in an amount not to exceed \$80,750 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

**Section 5.** In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$80,750 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is

hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

**Section 6.** The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$17,000.

**Section 7.** The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

| <b><u>Purpose/Improvement</u></b>                                                                                                                                                                                                                                 | <b><u>Estimated Total Cost</u></b> | <b><u>Down Payment</u></b> | <b><u>Amount of Obligations</u></b> | <b><u>Period of Usefulness</u></b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------|-------------------------------------|------------------------------------|
| A. Demolition and Removal of Old Municipal Building, as more fully described in information on file in the Township Clerk's office, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto | \$85,000                           | \$4,250                    | \$80,750                            | 15 years                           |

**Section 8.** Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

**Section 9.** The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$80,750 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

**Section 10.** The full faith and credit of the Township are irrevocably pledged

to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Township shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

**Section 11.** The Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

**Section 12.** The Township hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

**Section 13.** The Township hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

**Section 14.** The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.



**Section 15.** All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 16.** In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

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RESOLUTIONS

Ms. Koetas-Dale made a motion seconded by Mr. Russo to approve Resolution 2021-5-10. Roll Call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes, Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka - yes. Resolution approved.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2021-5-10**

**RESOLUTION AUTHORIZING THE TOWNSHIP OF CHESTERFIELD TO
ENTER INTO A SHARED SERVICES AGREEMENT WITH THE
TOWNSHIP OF BORDENTOWN FOR ANIMAL CONTROL SERVICES**

WHEREAS, the Township of Chesterfield is in need of animal control services; and

WHEREAS, the Township of Bordentown has appointed Animal Control Officers; and

WHEREAS, Bordentown Township has expressed an interest in entering into an Shared Services Agreement with the Township of Chesterfield to supply animal control services; and

WHEREAS, N.J.S.A.40A:65-1 et seq, the Uniform Shared Services and Consolidation Act, permits this Shared Services Agreement; and

WHEREAS, the Shared Services Agreement is attached and made part of this resolution.

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 Township Administrator is hereby authorized to execute the Shared Services Agreement with the Township of Bordentown for Animal Control services.

BE IT FURTHER RESOLVED that a copy of this Agreement shall be filed, for informational purposes, with the Department of Community Affairs.

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Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2021-5-11. Roll Call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes. All were in favor. Resolution approved.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2021-5-11**

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION  
UNDER N.J.S.A. 40A:4-87 FOR BULLETPROOF VEST GRANT  
IN THE AMOUNT OF \$ 2,000.00 IN THE 2021 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 2021 in the sum of \$ 2,000.00, 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:  
Bulletproof Vest Grant                      \$ 2,000.00

**BE IT FURTHER RESOLVED** that a like sum of \$ 2,000.00 is hereby appropriated under the caption of:

General Appropriations  
Operations – Excluded from “Caps”  
Public and Private Programs Offset by Revenues:  
Bulletproof Vest Grant                      \$ 2,000.00

**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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Bill List

Ms. Koetas-Dale made a motion seconded by Mr. Russo to approve the Treasurers bill list. Roll Call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes; Mr. Liedtka – yes.

REPORTS & DISCUSSIONS

Recreation – Rachel Fryc asked the Township Committee for their consent regarding a request from the NB Soccer Booster Club to use Village Square Park for Senior Night on June 11th. Mr. Panfili made a motion seconded by Mr. Russo to approve the request. All were in favor. Ms. Fryc reported that the Porchfest over the weekend was a success with 75-100 attending. The group that organized the Porchfest are looking to do it again next year and also want to hold a Fall Music Festival this year in Village Square Park. More information to come. She also advised the Committee that there will be several events held at Village Square Park this June sponsored by the Elementary School. Additionally, travel soccer and baseball are still in progress. Troy Ulshafer reported that North Hanover is interested in doing a pickle ball court on their tennis court similar to the one we have at the Chesterfield Municipal Park. Since they do not have a Public Works Department, He stated that we offered our services in exchange for them supplying us materials so that we can have another court at Fenton Lane Park. He stated that the bathrooms at Fenton Lane Park are ready he is just waiting on the company supplying the automatic locks. Mr. Ulshafer stated he and another public works employee assisted the 25 SEWA volunteers in the clean-up this past weekend in Old York Village. They took out 40 plus bags of trash, grass and debris along with 3 truckloads of brush that people had thrown in the woods.

Mayor – Mayor Liedtka stated he does not like that the Township Committee appears to be chasing the developer of OYCC. He asked Mr. Panfil to advise the committee of his findings regarding OYCC. Mr. Panfili reported that something was brought to his attention regarding OYCC that he felt was relevant to this application. Mr. Panfili said that he brought this to the attention of the Mayor and Administrators yesterday. Mr. Panfili said that when it was first brought to the Township Committee's attention to make OYCC a property in need of rehabilitation, they were under the impression that the Country Club was no longer a profitable business and it was compromised. An article published in an online golf business forum dated January 26, 2021, was brought to his attention. The article talks about turning OYCC semi-private, adding state of the art technology and partnering up with national recruiting firms. The General Manager of the OYCC is quoted in the article stating this will help grow OYCC. Based on this article, Mr. Panfili said that he can no longer recommend introducing an ordinance on June 10th for a warehouse until the other committee members read this article and then reconvene. Mayor Liedtka agrees with Mr. Panfili and said the Country Club has never come forward with any requests. Ms. Koetas-Dale is disappointed that she was not advised of this information prior to the meeting. Mayor Liedtka stands firm that they do not introduce the ordinance at the next meeting. Mayor Liedtka asked Mr. Gillespie if there is anything we need to do. Mr. Gillespie said it

is up to the Township Committee to look into the article and determine what they want to do. Mr. Dhopte asked if we are in a position to audit the OYCC to see if they are truly in financial ruins. Mr. Gillespie said it is not a question of if they are failing but are they or aren't they selling. Mr. Gillespie said that the burden is now on the OYCC owners to set the record straight.

Administrator – Mr. Sahol said that the Recycling Center will be open Saturday for the holiday weekend. Route 528 is now open and completed to Route 664 in North Hanover. It should all be completed in the next couple of weeks. They will be paving the County roads this summer. Additionally, they will be reconstructing Fenton Lane and a portion of Hogback Road. Mayor Liedtka asked Mr. Sahol to see if the Township can get the millings from the road paving project for a base on Newbold Lane. Mayor Liedtka asked Mr. Gillespie when we should be receiving the settlement check due from NJNG now that they are done. Mr. Gillespie replied that the agreement states when the Chesterfield link is 100% complete NJNG shall remit the balance of \$1,357,020 to Chesterfield Township. The Township should reach out to them. Mr. Sahol said that as of tomorrow, we do not need to wear masks at the Township building if you are fully vaccinated. Additionally, we are testing the technology to see if we can have meetings at the Municipal Building beginning July in conjunction with the virtual meeting.

NEW BUSINESS

Margerum Park – Ms. Koetas-Dale reported that there have been discussions of closing the parking lot at Margerum Park due to wetlands and the Environmental Commission has concerns about this since the park is used by a lot of residents. The EC is suggesting that they meet with the DEP. Ms. Koetas-Dale said that the parking lot was an Eagle Scout project many years ago and the EC does not want it removed. Mayor Liedtka said that the reason it was suggested closing the parking lot was due to illegal dumping that was pointed out by the EC. Mayor Liedtka would like the professional staff and administration to handle this situation and keep EC in the loop since it has now been brought to our attention that we built a park on wetlands. Mr. Gillespie suggested we stop talking about this until he has more information and the Environmental Commission should not be involved in this.

Pipeline Task Force – Tom Flaherty, Founder & Co-Chair said that the purpose of the taskforce is to be an advisory committee to the Chesterfield Township Committee in order to provide information to the community. The task force is made up of Township Committee members, Township Staff and members of the community. Some of the concerns that the task force monitors are possible issues with blow downs, potential explosions and health impacts using baseline testing including air quality, noise, well water and streams around the compressor station and at residents homes, Chesterfield Elementary School and Bordentown High School. Having these baseline numbers prior to the compressor station up and running and additional testing after it is in full service will give allow us to compare the date. Transco has agreed to supply quarterly reports to be a good neighbor.

Mr. Flaherty hopes the Township Committee and task force will continue these initiatives.

Rita Romeu- Co-Chair wanted to point out that Assemblyman Dancer is sponsoring a Bill A5548 to mandate that companies that have gas in the state will be required to submit data on emissions including blow downs and compressor stations quarterly. This will benefit all towns. She thanked the Township Committee and hopes it continues.

Business Directory – Mr. Dhopte proposed that we update the Business Directory since it was last done in 2017. He would like to have an online version as well as a printed copy sent to all residents once a year. Mayor Liedtka stated that when he started the directory initially, it was made up of businesses in the area and also opened up to residents with businesses outside of town. He would like to continue that and agrees we should update it and send out every year. Mayor Liedtka said that Rachel was the driving force behind the directory in the past. Rachel said that she worked on creating all three issues with the help of the graphics department at RCBC and would be happy to work on this project again. Mr. Dhopte suggested sitting down with Rachel so he could share his ideas.

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

Ms. Hoyer read in full public comment letters received from Regina Colonna, James Codella and Marc Lifland:

Regina Colonna - 29 Fenton – She stated that a warehouse will permanently change the Chesterfield landscape and does not see how it could be good for our town. She does not agree with the rezoning of OYCC. She does not believe there are any positives to having a warehouse only negatives such as increase in noise pollution, road traffic, road maintenance costs, increase in emergency services and loss of bucolic countryside and wildlife. She hopes the Township Committee members keep an eye on the issues she stated. She is disappointed there will not be a community survey. She stated that we need to responsibly grow the town the best we can. Not everything can be decided based on tax revenues, there are other tangibles just as important – clean healthy & safe community. She hopes the right decisions is made for the future of Chesterfield.

James Codella - 470 Main Street - He stated he is concerned as to how the potential truck traffic to and from the proposed warehouse on the OYCC site may affect Crosswicks. He was not satisfied with the explanation of the pattern that was explained by the warehouse developer's representative. He is concerned with the large emergency vehicles needing to make a left into the facility would also allow a truck to enter there as well. He stated the developer estimated truck traffic to be upwards of 200 trucks per day using the facility. Even if 5-10% of those trucks travel through Crosswicks that would be 10-20 tractor trailers through an area that was not designed for nor can handle that type of traffic. He stated his 150+ year old home on Main Street site rather close to the road and the brick

foundation has a tough time handling the currently daily truck traffic. There are other older home closer to the road. He would like the town officials to work closely with the County Commissioners to ensure there are sufficient physical and legal barriers to prevent trucks from entering Crosswicks on their way to or from the proposed warehouse before approving a warehouse on the OYCC site.

Marc Lifland - 62 Brookdale Way – He stated the designation of rehabilitation clearly implies rehabilitating existing property no redevelop agriculture land as commercial. He stated that we do not know who the tenant would be for the proposed warehouse and any proposal by the developer is entirely speculative. The property could sit vacant or remain unfinished for some time and our tax revenue will go uncollected. He stated that GPS does not physically prevent a truck from missing Old York and driving on other roads. He stated that this impactful decision should be based on real data on what the residents want for their community. He is concerned a warehouse could open a door we cannot close. He asked the Township Committee to listen to your community and keep the OYCC property zoned as agriculture.

Agnus Marsala - 42 Cromwell Drive – She thanked Mr. Panfili for doing his due diligence regarding OYCC, however she believes it was dismissive to not inform Ms. Koetas-Dale of this information prior to Mayor. She was concerned with the red mark out at the circle and the gravel disappeared from the laydown yard in North Hanover. She asks the Township Committee allow Rita and Tom to continue their studies with the pipeline taskforce.

Brett Anderson - 62 Brookdale Way - He thanked Mr. Panfili for supplying the information about the OYCC publicly. He stated there was another article with one of the co-owners of Cream Ridge Golf Club was offered 30,000,000 to redevelop but these not to do so probably because they live in Cream Ridge. None of the owners live in Chesterfield.

Don Czehut - 468 Main Street - He spoke on behalf of the Crosswicks Friends asking for help. Mr. Czehut stated that 100 years ago the Quakers supplied the Crosswicks Community Center with 4 acres that they use as a playground, basketball court etc. In the past the Chesterfield Township DPW would help take care of the baseball field but it since has stopped. This baseball field is used by the entire community and asked that our DPW groom the field 3 times a year and also put infield mix every couple of years. Mr. Panfili stated that he spoke to Mr. Sahol about this after he spoke with Mr. Czehut. Troy said that he will be able to take care of that for them. Mr. Cezhut thanked everyone.

Todd Kokojajilo - 12 Somerhill Court Columbus asked if the NB Booster Club can use the Village Square Park for their Senior Night. Mayor Liedtka said yes, they had already approved that earlier on in the meeting.

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

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to adjourn the meeting. All were in favor. The meeting adjourned at 8:21 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Municipal Clerk