

**September 23, 2021**

The Township Committee met on the above date with Mayor Jeremy Liedtka calling the meeting to order at 7:00 PM. The meeting opened with the flag salute and a moment of silence. Roll call was taken showing present: Mayor Jeremy Liedtka, Deputy Mayor Lido Panfili, Committeeman Michael Russo, Committeeman Shreekant Dhopte and Committeewoman Denise Koetas-Dale. Also present Administrator, Thomas Sahol; Township Clerk, Caryn Hoyer, Township Engineer, Joe Hirsh and Township Attorney, George Morris.

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

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

Mayor Liedtka – Ordinance 2021-16 and Resolution 2021-9-1.

**APPROVAL OF MINUTES** – Mr. Panfili made a motion seconded by Mr. Russo to approve the August 26<sup>th</sup> minutes. All were in favor except Mayor Liedtka and Mr. Dhopte abstained.

**PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA** – None

**ORDINANCE FOR ADOPTION**

Mr. Panfili made a motion seconded by Ms. Koetas-Dale to open the public hearing on Ordinance 2021-14. All were in favor. Hearing no comment, Mr. Russo made a motion seconded by Ms. Koetas-Dale to close the public hearing. All were in favor. Mr. Panfili made a motion seconded by Ms. Koetas-Dale to adopt Ordinance 2021-14. Roll call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes; Mr. Liedtka - yes.

**TOWNSHIP OF CHESTERFIELD  
ORDINANCE 2021-14**

**AN ORDINANCE AMENDING CHAPTER 182 “VEHICLES AND TRAFFIC”  
OF THE CHESTERFIELD TOWNSHIP CODE FOR ESTABLISHING  
SPEED LIMITS**

**WHEREAS**, pursuant to N.J.S.A. 39:4-8, the Township Committee of the Township of Chesterfield has the authority to regulate the speed limit of those streets under the Township’s jurisdiction; and

**WHEREAS**, the Township Committee, in the interest of safety, has made a determination to review and re-establish speed limits along Ward Avenue and Crosswicks-Ellisdale Road, in both directions; and

**WHEREAS**, the Township Engineer, in accordance with N.J.S.A. 39:4-8(b), has investigated the circumstances and finds they meet the criteria to modify the posted miles per hour speed limits, and, in the interest of safety and current conditions, proposed to establish modified speed limits on said roadways within the Township, pursuant to the Engineer’s Certification dated August 6, 2021, attached hereto and made a part hereof.

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

**SECTION ONE:** §182-21 Schedule II: Speed Limits be and is hereby amended to remove the following:

NAME OF STREET	SPEED LIMIT	LOCATION
Crosswicks-Ellisdale Road [Added 11-12-2015 by Ord. No. 2015-15]	25	From the intersection of Chesterfield-Crosswicks Road to a point easterly 500 feet
Crosswicks-Ellisdale Road [Added 11-12-2015 by Ord. No. 2015-15]	35	From a point 500 feet easterly from Chesterfield-Crosswicks Road for a distance approximately 3,000 feet
Crosswicks-Ellisdale Road [Added 11-12-2015 by Ord. No. 2015-15]	45	From a point 3,500 feet easterly from Chesterfield-Crosswicks Road to the Chesterfield-North Hanover Township line
Ward Avenue [Added 3-14-1991 by Ord. No. 1991-7]	45	Between the Bordentown-Chesterfield Township line and 1,560 feet west of Church Street
Ward Avenue [Amended 3-14-1991 by Ord. No. 1991-7]	35	From 1,560 feet west of Church Street to Church Street
Ward Avenue [Added 6-24-2010 by Ord. No. 2010-12]	25	In both directions from Shanahan Lane to the New Jersey Turnpike Maintenance Yard, for the duration of the New Jersey Turnpike Widening Project

**SECTION TWO:** §182-21 Schedule II: Speed Limits be and is hereby amended to include the following:

NAME OF STREET	SPEED LIMIT	LOCATION
Crosswicks-Ellisdale Road	25	From the intersection of Chesterfield-Crosswicks Road to a point easterly 2,800 feet in both directions
Crosswicks-Ellisdale Road	35	From a point 2,800 feet easterly from Chesterfield-Crosswicks Road to the Chesterfield-North Hanover Township line in both directions
Ward Avenue	35	Between the Bordentown-Chesterfield Township line and 2,200 feet west of Church Street in both directions

Ward Avenue	25	From a point 2,200 feet west of Church Street to Church Street in both directions
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**BE IT FURTHER ORDAINED** that any and all signs which list the speed limit on said roads to the contrary of the above be removed, and signs posting the above speed limits be posted in accordance with the current edition of the MUTCD for Streets and Highways.

**SECTION THREE:** All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**SECTION FOUR:** If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

**SECTION FIVE:** This ordinance shall take effect immediately upon final passage and publication according to law.

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Mr. Russo made a motion seconded by Ms. Koetas-Dale to open the public hearing on Ordinance 2021-15. All were in favor. Hearing no comment, Mr. Panfili made a motion seconded by Mr. Russo to close the public hearing. All were in favor. Mr. Russo made a motion seconded by Mr. Dhopte to adopt Ordinance 2021-15. Roll call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes; Mr. Liedtka - yes.

**TOWNSHIP OF CHESTERFIELD, NEW JERSEY  
ORDINANCE 2021-15**

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**BOND ORDINANCE AUTHORIZING THE REPAIR OF A SANITARY SEWER PUMP STATION IN AND FOR THE TOWNSHIP OF CHESTERFIELD, COUNTY OF BURLINGTON, NEW JERSEY; APPROPRIATING THE SUM OF \$300,000 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 \$285,000; 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 \$300,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$285,000; and
- (c) a down payment in the amount of \$15,000 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 \$285,000, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$15,000, 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 \$285,000 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 \$285,000 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 \$60,000.

**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:

| <u>Purpose/Improvement</u>                                                                                                                                                                                                                | <u>Estimated Total Cost</u> | <u>Down Payment</u> | <u>Amount of Obligations</u> | <u>Period of Usefulness</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------|------------------------------|-----------------------------|
| A Emergency Repairs and Replacement of Equipment to the Sanitary Sewer Pump Station #1 on Recklesstown Way, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto | \$300,000                   | \$15,000            | \$285,000                    | 40 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 11 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 \$285,000 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 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 any 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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Mayor Liedtka left the room. Deputy Mayor Panfili asked for a motion on Ordinance 2021-16. Mr. Russo made a motion seconded by Mr. Dhopte to open the public hearing on Ordinance 2021-16. Mr. Dhopte asked for clarification on what area of the shops was the ordinance referring to. He was advised it was the new section of shops that have yet to be defined or rented.

Lorrie Thier, 153 Chesterfield-Crosswicks Rd. asked if there is anything the landlords or owner need to agree to in regards to the abatement. Mr. Panfili stated the developer has agreed this will be a "pass through" in order to lower the rent to the tenants and to get long term rentals. He stated this is not to benefit the developer in terms of profitability. Mr. Dhopte asked if this benefits the existing residents. Mr. Panfili stated this is only for vacant spaces not for existing renters.

Brett Anderson, 62 Brookdale Way asked if there is an audit mechanism to make sure the saving goes towards lowering the rents and not to benefit their profitability. Mr. Hirsh said the mechanism would be a copy of their lease which would indicate a reduced amount that was passed to them. Mr. Anderson asked if it is the responsibility of the tenant to give the Township a copy of their lease or does the Township automatically get a copy of the lease. Mr. Panfili suggested modifying the resolution on the agenda next to address that process. Hearing no further comments, Mr. Dhopte made a motion seconded by Mr. Russo to close the public hearing. All were in favor. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to adopt Ordinance 2021-16. Roll call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes.

**TOWNSHIP OF CHESTERFIELD  
ORDINANCE NO. 2021-16**

**AN ORDINANCE AUTHORIZING AN AGREEMENT FOR TAX EXEMPTION  
WITH CHESTERFIELD, LLC FOR PROPERTY LOCATED AT THE SHOPPES  
AT OLD YORK VILLAGE, BLOCK 206.223, LOT 3**

**WHEREAS**, the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq. (the "Act") enables municipalities which have been designated as in need of rehabilitation to exempt or abate local property taxes imposed upon eligible dwellings, commercial and industrial structures; and

**WHEREAS**, the certain areas within the Township of Chesterfield (the "Township") were recommended for designation by the Planning Board of the Township in accordance with P.L. 1975, Chapter 104 (now, N.J.S.A. 40A:12A-14) as an area in need of rehabilitation, and through Resolution 2019-17; and

**WHEREAS**, by Resolution 2019-12-7, the Chesterfield Township Committee accepted the Planning Board's recommendations, and although the Block and Lot number utilized in said Resolution were Block 206.201, Lots 1 & 4, the property under consideration was the then unoccupied commercial/retail building in The Shoppes at Old York Village, and the Tax Block and Lot number have since changed; and

**WHEREAS**, the Township Committee's designation of same was both published in the newspaper, and sent to the Department of Community Affairs, the former on July 15, 2021, and the latter on July 14, 2021; and

**WHEREAS**, the State of New Jersey, Department of Community Affairs, approved the designation by letter dated August 4, 2021; and

**WHEREAS**, said Lots have been numerically re-designated as Block 206.223, Lots 3 & 4; and

**WHEREAS**, the Property Owner had proposed, and has now constructed, a Project located on property designated as Block 206.223 Lot 3 (the "Land"), more commonly known and identified as part of The Shoppes at Old York Village (the "Property"), upon which has been constructed 17,691+/- square feet of retail

space, with fifteen (15) apartments atop said building, and two (2) apartments on the first floor, and two (1) "live/work" units; and

**WHEREAS**, the Township encouraged and enabled such development, and has previously determined that it would be in the best interests of the Township to grant an abatement of real property taxes pursuant to the authority granted under the Five-Year Exemption and Abatement Law, (N.J.S.A. 40A:21-1 et seq.) (the "Tax Exemption Law") with respect to the improvements constructed in the Project by the Developer; and

**WHEREAS**, the Property Owner has completed construction of the Project; and

**WHEREAS**, the Application requested the exemption of the taxable value for the improvements to be constructed as part of the Project and a Payment In Lieu of Property Tax Payments, computed annually on a rolling basis as follows:

- a. In the first full tax year after Completion ("Completion" being issuance of Certificate of Occupancy or Temporary Certificate of Occupancy, whichever occurs earlier) no In Lieu of Property Tax Payment is due;
- b. In the second tax year, an amount equal to 20% of taxes otherwise due;
- c. In the third tax year, an amount equal to 40% of taxes otherwise due;
- d. In the fourth tax year, an amount equal to 60% of taxes otherwise due;
- e. In the fifth tax year, an amount equal to 80% of taxes otherwise due; and

**WHEREAS**, the Act permits the above abatement for newly constructed Qualifying Commercial or Industrial Structure via a written agreement between the Township and the Property Owner, which agreement shall be authorized by an Ordinance adopted by the Township Committee of the Township of Chesterfield.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Township Committee of the Township of Chesterfield that:

**Section 1. Recitals.** The recitals are fully incorporated herein.

**Section 2. Approval of the Financial Agreement.** The Financial Agreement substantially in the form attached hereto as Exhibit A, together with any non-substantive changes as may be required, are hereby approved.

**Section 3. Execution of the Financial Agreement.** The Township Administrator of the Township of Chesterfield, in the County of Burlington is hereby authorized and directed, upon satisfaction of all the legal conditions precedent to the execution and delivery by the Township of the Financial Agreement, to execute the Financial Agreement in substantially the form of the draft attached hereto and with such non-substantive changes, insertions and omissions thereto as counsel to the Township deems to be necessary or desirable for the execution thereof.



**Section 4. Attestation and Sealing of the Financial Agreement.** The Clerk of the Township is hereby authorized and directed, upon the execution of the Financial Agreement in accordance with the terms of Section 3 hereof, to attest to the signature of the Township Administrator upon such document and is hereby further authorized and directed thereupon affix the corporate seal of the Township upon such document.

**Section 5. Implementation of the Financial Agreement.** Upon the execution and attestation and placing of the seal on the Financial Agreement as contemplated by Sections 3 and 4 hereof, the Township Administrator, together with the necessary staff and professionals of the Township, are hereby authorized and directed to (i) deliver the fully executed, attested and sealed document to the other parties thereto and (ii) perform such other actions as the Township Administrator deems necessary or desirable in relation to the execution and delivery of the Financial Agreement.

**Section 6. Severability.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 7. Availability Of The Ordinance.** A copy of this Ordinance shall be available for public inspection at the offices of the Township.

**Section 8. Effective Date.** This ordinance shall take effect in accordance with law, but be retroactive to January 1, 2021.

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**RESOLUTIONS**

Mr. Panfili suggested tabling Resolution 2021-9-1 until the October 14<sup>th</sup> meeting. Mr. Russo made a motion seconded by Mr. Dhopte to table Resolution 2021-9-1. All were in favor. Mr. Panfili stated he would like the onus to be on the developer to file the abatement when they file the paperwork. Mr. Sahol said we need to have this discussion with Glenn McMahon now since he needs to put the exemption on by October 1<sup>st</sup> otherwise there would be no way to pass on to the potential renters. Glenn McMahon joined the meeting. Mr. Panfili asked Mr. McMahon how this process will be monitored since it will start prior to the developer having a CO for their rental spaces. Mr. McMahon stated it is a good faith agreement. There is no way to monitor it without a renter or CO. Mr. Panfili asked Mr. McMahon if he will know if the tax abatement is passed onto the renter. Mr. McMahon replied yes. Mr. Panfili suggested putting the tax savings amount based on the rented square footage language in the resolution so there will be a mechanism to track and make sure it is passed onto the tenant. Ms. Koetas-Dale made a motion to rescind the motion tabling Resolution 2021-9-1 and adding language to track the tax savings onto the tenant. All were in favor. Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to adopt Resolution 2021-9-1 based on the modifications that were agreed to. Roll call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2021-9-1**

**RESOLUTION OF THE TOWNSHIP OF CHESTERFIELD  
AUTHORIZING A FIVE-YEAR TAX EXEMPTION AND  
ABATEMENT AGREEMENT BETWEEN THE TOWNSHIP OF  
CHESTERFIELD, AND CHESTERFIELD, LLC**

**WHEREAS**, the Five-Year Exemption and Abatement Law, as amended and supplemented, N.J.S.A. 40A:21-9 et seq. (“Exemption Law”), permits a municipality to exempt and abate real property taxes, for a limited period of time, for new construction of commercial or industrial structures made in the redevelopment of a redevelopment area, subject to the terms and conditions of a tax agreement complying with the requirements of the Exemption Law; and

**WHEREAS**, on September 23, 2021, the governing body of the Township of Chesterfield (the “Township”) adopted Ordinance 2021-16, authorizing exemption and abatements for construction of a multi-use commercial and residential structure, and the execution of tax agreements, in lieu of the payment of full property taxes is permitted by the Exemption Law; and

**WHEREAS**, Chesterfield, LLC (“Developer”) is the owner of approximately 1.0279 acres of land located within a redevelopment area and identified as Block 206.223, Lot 3 on the official tax map of the Township of Chesterfield (the “Property”) within a development known as “The Shoppes at Old York Village”; and

**WHEREAS**, Developer has constructed said multi-use building; and

**WHEREAS**, pursuant to the Exemption Law and Ordinance 2021-16, Developer has applied to the Township for a tax exemption with respect to the Project (the “Application”), which Application has been carefully considered by the appropriate administrative officers and officials of the Township whom have determined the benefits thereof to the continued economic development of the Township; and

**WHEREAS**, the governing body of the Township of Chesterfield now desires to approve the tax exemption requested by Developer in their Application and to enter into a tax agreement providing for the provision of a five-year exemption of certain local real property taxes, in accordance with the Exemption Law, in order to encourage the development of the Project;

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Township of Chesterfield, County of Burlington, State of New Jersey, that the Township of Chesterfield is hereby authorized to enter into a Five-Year Tax Exemption Agreement with Developer pursuant to the Five-Year Exemption and Abatement Law, as amended and supplemented, N.J.S.A. 40A:21-9 et seq.; and

**BE IT FURTHER RESOLVED**, that the governing body hereby authorizes and directs the Township Administrator of the Township of Chesterfield to execute, on behalf of the Township, the Five-Year Tax Exemption Agreement in substantially the form annexed hereto as Exhibit “A”; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution shall be forwarded to the Commissioner of the Department of Community Affairs, pursuant to the Exemption Law, for approval.

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Mayor Liedtka returned to the meeting.

Ms. Koetas-Dale made a motion seconded by Mr. Panfili to approve Resolution 2021-9-2. All were in favor. Resolution approved.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2021-9-2**

**RESOLUTION AUTHORIZING REFUND OF PROPERTY TAX  
OVERPAYMENT ON BLOCK 202.109 LOT 20  
KNOWN AS 16 HARNESS WAY**

**WHEREAS**, 16 Harness Way was recently sold; and

**WHEREAS**, the United Title Agency and Corelogic both paid the 3<sup>rd</sup> quarter property taxes in the amount of \$3,230.49; and

**WHEREAS**, the payments created an overpayment in the amount of \$3,230.49; and

**WHEREAS**, United Title Agency has request the overpayment be refunded to seller of the property Sam Khoury;

**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 on Block 202.109 Lot 20 in the amount of \$3,230.49 to Sam Khoury, 324 Murphys Way, Linwood, NJ 08221.

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Mr. Panfili made a motion seconded by Mr. Dhopte to approve Resolutions 2021-9-3, 2021-9-4, 2021-9-5. All were in favor. Resolutions approved.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2021-9-3**

**RESOLUTION AUTHORIZING THE EXECUTION OF AN  
APPLICATION FOR COOPERATIVE PURCHASING**

**WHEREAS**, the Township of Chesterfield has the opportunity to utilize cooperative purchasing to obtain discount pricing; and

**WHEREAS**, the Houston-Galveston Area Council (H-GAC) is a political subdivision of the State of Texas which operates a cooperative purchasing

program available to municipalities, counties, state agencies, councils of government, school districts, and other types of governments if allowed by the state law; and

**WHEREAS**, with the adoption of New Jersey Public Law 2011, Chapter 139, the State of New Jersey has the authorized municipalities and other units of local government to utilize national cooperative purchasing programs; and

**WHEREAS**, the State of New Jersey has issued two (2) Local Finance Bulletins to provide guidance to municipalities and units of local government on the procedures to effectively utilize national cooperative purchasing programs; and

**WHEREAS**, the Qualified Purchasing Agent, utilizing the New Jersey Local Finance Bulletins and documentation received from the H-GAC, has verified that the H-GAC is a valid actual cooperative purchasing program as defined for use by P.L. 2011, Chapter 139 and that advertised competitive sealed bidding is utilized by H-GAC for its procurement which satisfies requirements listed in the Local Finance Bulletins; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chesterfield, in the County of Burlington, State of New Jersey, that an application to utilize the HGAC National Cooperative Purchasing Program as defined and regulated by New Jersey is hereby authorized and that the Township Administrator, is authorized to sign the application.

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**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2021-9-4**

**RESOLUTION AUTHORIZING THE COMPETITIVE CONTRACTING PROCESS  
PURSUANT TO N.J.S.A. 40A:11-4.1 TO 4.5 TO SOLICIT BIDS FOR SEWER  
SYSTEM OPERATION AND MAINTENANCE SERVICES**

**WHEREAS**, the Township has an ongoing need for Sewer System Operations and Maintenance Services for the Township of Chesterfield; and

**WHEREAS**, in preparation for the 2022 budget and future budgets, it is necessary to commence the bidding process for these services; and

**WHEREAS**, the bid will provide for an initial term of March 1, 2022 through February 28, 2023 with options for two subsequent one-year renewals;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey does hereby authorize the Township Clerk, Qualified Purchasing Agent and the Township Administrator to prepare bid specification and solicit bids using the competitive contracting process as per the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

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**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2021-9-5**

**RESOLUTION AUTHORIZING THE COMPETITIVE CONTRACTING PROCESS  
PURSUANT TO N.J.S.A. 40A:11-4.1 TO 4.5 TO SOLICIT BIDS FOR  
GROUNDSKEEPING SERVICES FOR MUNICIPAL OPEN SPACE AND  
PARKS WITHIN OLD YORK VILLAGE**

**WHEREAS**, the Township has an ongoing need for grounds keeping services for certain public lands of open space and parks within the Old York Village section of the Township, which services include landscaping, mowing and general maintenance of said public property; and

**WHEREAS**, in preparation for the 2022 budget and future budgets, it is necessary to commence the bidding process for these services; and

**WHEREAS**, the bid will provide for an initial term to conclude the end of 2022 with the ability for two subsequent one-year renewals;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey does hereby authorize the Township Clerk, Qualified Purchasing Agent and the Township Administrator to prepare bid specification and solicit bids using the competitive contracting process as per the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

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Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2021-9-6 All were in favor. Resolutions approved.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2021-9-6**

**RESOLUTION APPOINTING ASHTON SHEA TO THE  
POSITION OF PUBLIC WORKS LABORER**

**WHEREAS**, Vincent Napoleon has resigned from his position as Public Works Laborer/Road Worker effective August 27, 2021; and

**WHEREAS**, it has been determined by the Township Committee that it is necessary to fill this vacancy; and

**WHEREAS**, the Township received two applications for the position; and

**WHEREAS**, the Township Administrator and Public Works Foreman recommend the appointment of Ashton Shea.

**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 Ashton Shea be appointed as Public Works Laborer for the Township of Chesterfield, effective September 15, 2021 at \$17.85 p/h which equates to \$37,128.00 per year.

**BE IT FURTHER RESOLVED** that this appointment is conditioned upon a twelve month probationary period; and

**BE IT FURTHER RESOLVED** that this appointment is also conditioned upon the employee successfully obtaining a Commercial Driver’s License by March 1, 2022 after which his salary may be adjusted accordingly.

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Ms. Koetas-Dale made a motion seconded by Mr. Russo to approve Resolution 2021-9-7 All were in favor. Resolutions approved.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2021-9-7**

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION  
UNDER NJSA 40A:4-87 FOR MUNICIPAL DRUG ALLIANCE PROGRAM  
GRANT IN THE AMOUNT OF \$7,850.00 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 \$7,850.00, 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:

|                                 |             |
|---------------------------------|-------------|
| Municipal Drug Alliance Program | \$ 7,850.00 |
| Municipal Drug Alliance Trust   | \$ 1,962.50 |

**BE IT FURTHER RESOLVED** that a like sum of \$7,850.00; be and the same is hereby appropriated under the caption of:

General Appropriations

Operations – Excluded from “Caps”

Public and Private Programs Offset by Revenues:

|                                        |             |
|----------------------------------------|-------------|
| Municipal Drug Alliance Program        | \$ 7,850.00 |
| Municipal Drug Alliance Matching Funds | \$1,962.50  |

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**Bill List**

Mr. Panfili made a motion seconded by Ms. Koetas-Dale 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 – Harvest Festival** – Ms. Fryc reported that the festival is on schedule for Saturday from noon to 4pm. Everything is ready and it looks to be a beautiful day. Ms. Koetas-Dale thanked Ms. Fryc for all of her work on the festival. Mr. Dhopte suggested selling Harvest Festival t-shirts at next year’s festival.

**REPORTS & ADMINISTRATION**

**Administration**

**Municipal Facilities – Solar** – Mr. Sahol supplied the Township Committee with a memo regarding his suggestion for a solar project for the municipal and recreation buildings. Mr. Sahol said that the Environmental Commission is interested in expanding the “no mow” and wild flower garden so they need to stay clear of the solar panel area being considered by the Township. Mr. Sahol said that if the governing body is in agreement with the plan then he and Ms. Wulstein will move forward with competitive pricing for the project. The resolution will be at a future meeting to be voted on. The township Committee agreed.

**Covid 19 LFRF Funding** – Mr. Sahol provided the Township Committee recommendations based on what the regulation permit. Those recommendations are a new ambulance, sewer lift station upgrades, storm water basin aerator pump upgrades and Crosswicks Village grinder pump replacements. These projects will cover the amount of funding received by the Township. There was discussion regarding the grinder pumps. The Committee agreed to discuss the ownership of the grinder pumps further at another time. Mr. Sahol stated that the Committee has until 2027 to use the funds.

**Farmland Preservation Acquisition Target List** – Mayor Liedtka said that he disagrees with this list since we already have the TDR program which uses private money while the Farm Preservation Acquisition program uses tax payer money and there are still TDR’s available. Mr. Panfili stated that there are not enough existing TDR’s if the receiving area were to build out. The Township

Committee requested Mr. Sahol to prepare a letter to the County on behalf of the committee stating they don't support the County Acquisition Target List.

**Crosswicks Village Zoning Study** – Mr. Sahol reported that the study is complete and was given to the Township Committee along with a memo from him. Mr. Panfili asked the Committee to move this recommendation as soon as possible in order to get it to the Planning Board level and approved by year end. Mr. Panfili made a motion seconded by Ms. Koetas-Dale to move this study in order to start working towards these standards. Roll call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Russo – yes; Mr. Panfili – yes; Mr. Liedtka – yes. Mr. Sahol indicated the ordinance will be presented to the Township Committee at an upcoming meeting.

**Township Engineer** – Mr. Hirsh reported that he has been working with the State to get our plans approved for the White Pine Road paving project. The road is in very poor condition. Mr. Hirsh recommended milling it this year and paving in the spring. He requested quotes for the milling portion only. Mr. Hirsh will work with the County to get the structure of the bridge fixed as well.

## **NEW BUSINESS**

**Church Street One Way** – Mr. Panfili feels very strongly about making Church Street one-way. He has had a conversation with every resident on that street except the Methodist Church. He asked Mr. Sahol to set up a meeting with the Methodist Church to discuss the one-way street with them and their concerns. Ms. Koetas-Dale stated the Methodist Church is opposed to the one-way. Mr. Panfili wants this intersection to be addressed for safety reasons. Ms. Koetas-Dale said that she also has a conflict of interest with the church since her husband is on the Board of Trustees. Mr. Panfili requested that Mr. Hirsh get the county traffic study and review how many cars go down Church Street per hour.

**Class II Police Officer** – Mr. Panfili stated the traffic and speeding in the Village of Crosswicks is horrible. He would like three police officers on duty at all times, with one of them focusing on traffic and speeding. He wants speeders pulled over and tickets written. Mayor Liedtka said that we are currently down one part-time police officer. The Committee agrees with adding a third police officer to focus on traffic and speeding.

Mr. Dhopte thanked Rachel, Troy and Tom for setting up the Chesterfield Township Badminton League in the recreation building that started this week. They had 15-20 people playing each day and they are partnering with the CrossPoint Church.

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

Val Jones - 21 Buttonwood Street stated she wants the HPC to go away. It is a nightmare. She also disagrees with the application fee. Mayor Liedtka stated the HPC Ordinance needs to be revamped and amended. He stated that the Township needs to set our own standards for dealing with historic buildings.



Susie Mahon - 16 Chesterfield-Crosswicks Road stated that the utility fees should cover all of the grinder pumps and disagrees with the concept of turning ownership over to the residents. She would like the lot sizes in the village to be larger. In regards to the HPC, she said that every exterior change to her home is a \$100 fee.

Brian Mahon - 16 Chesterfield-Crosswicks Road stated the grinder pumps were proposed because the Township did not want to put a lift pump at the end of the road which saved the Township a lot of money. He agrees that it is the homeowner's responsibility to maintain the pipes in the home leading up to the grinder pump but the grinder pump and the lines beyond that should not be the homeowner's responsibility.

Lorrie Thier - 153 Chesterfield-Crosswicks Road suggests not blocking the meadow behind the Township building when putting in the solar panels. She thanked the Township for saving the magnolia trees at the old municipal building.

Susie Mahon - 16 Chesterfield-Crosswicks Road asked the Township Committee to reconsider one-way streets. She stated if Church Street is a one-way street she believes Front Street will become a hot spot.

Herb Ames - 106 Chesterfield-Crosswicks Road asked if there is a study that shows how many police officers our town should have. He suggests we increase the police staff and asked that the Township look into it. Mr. Ames asked if there is any update on getting a circle at the intersection of Chesterfield-Crosswicks, Margerum and Old York roads. Mr. Panfili said that is with the County. Mr. Ames asked if we know the number of accidents that has happened there since the fatal accident occurred. Mr. Sahol said the police department is currently researching that information as part of the roundabout project request.

Val Jones - 21 Buttonwood Street asked if we put a third officer on if that officer can be traffic only. Mayor Liedtka asked Mr. Sahol to reach out to the County Sherriff's office to see about getting a traffic officer in town.

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

Mr. Russo made a motion seconded by Mr. Panfili to adjourn the meeting. All were in favor. The meeting adjourned at 8:48 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Municipal Clerk