

CHESTERFIELD TOWNSHIP REGULAR SESSION JANUARY 20, 2022

The Township Committee met on the above date in the Municipal Complex, 295 Bordentown-Chesterfield Road, Chesterfield, New Jersey. The meeting was called to order by Mayor Lee Panfili at 6:30 p.m. followed by a flag salute and moment of silence.

ROLL CALL OF MEMBERS

Present: Belinda Blazic, Denise Koetas-Dale, Jeremy Liedtka, Lido Panfili, Michael Russo

Also present: Thomas A. Sahol, Township Administrator; John Gillespie, Township Attorney; Caryn M. Hoyer, Township Clerk; Rachel Fryc, Deputy Clerk and Sgt. Michael Davison

Absent: Joe Hirsh, Township Engineer

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

AGENDA MATTER(S) REQUIRING RECUSAL(S)

Deputy Mayor Liedtka advised he would recuse himself from the discussion regarding "Saddle Way Commercial Area Potential Use".

APPROVAL OF MINUTES

Deputy Mayor Liedtka made a motion seconded by Mr. Russo to approve the December 30th minutes. Voice vote – All Ayes except Ms. Blazic who abstained.

Deputy Mayor Liedtka made a motion seconded by Mr. Russo to approve the January 3rd minutes. Voice vote – All Ayes.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA

Ms. Blazic made a motion seconded by Deputy Mayor Liedtka to open the meeting to public comment for matters on the agenda. All were in favor.

Brett Anderson 62 Brookdale Way asked the Township to confirm that the developers are abiding by the rules of the tax abatement and the enforcement mechanism to make sure that they are forwarding the benefits to the tenants. He asked that this is confirmed by the next Township meeting. Mayor Panfili stated he will need to read the agreement again before discussing at the next meeting.

Agnus Marsala 42 Cromwell Drive asked if the municipal court judge resolution is for shared services. Mayor Panfili replied yes with Bordentown Township. Ms. Marsala asked for an explanation of Resolution 2022-1-33. Mr. Sahol responded that it is a refund to the applicant who paid for and obtained a permit for a resident Tesla charging station or similar work but decided not to move forward with the project.

Deputy Mayor Liedtka made a motion seconded by Ms. Blazic to close public comment. All were in favor.

RESOLUTIONS

RESOLUTION 2022-1-29

RESOLUTION AUTHORIZING PURCHASE OF GOODS OR SERVICES THROUGH STATE OF NEW JERSEY CONTRACTS AND COOPERATIVE PURCHASING AND PRICING AGREEMENTS

Motion by Deputy Mayor Liedtka, seconded by Mr. Russo to approve Resolution 2022-1-29. Voice vote – All Ayes

RESOLUTION 2022-1-30

RESOLUTION AUTHORIZING RECYCLING TONNAGE GRANT

Motion by Ms. Blazic, seconded by Ms. Koetas-Dale to approve Resolution 2022-1-30. Voice vote – All Ayes

RESOLUTION 2022-1-31

RESOLUTION APPOINTING THOMAS BANYACSKI TO THE POSITION OF FIRE SUBCODE/INSPECTOR

Motion by Deputy Mayor Liedtka, seconded by Ms. Koetas-Dale to approve Resolution 2022-1-31. Voice vote – All Ayes

RESOLUTION 2022-1-32

RESOLUTION AUTHORIZING REFUND OF RECREATION DEPOSIT

Motion by Ms. Blazic, seconded by Mr. Russo to approve Resolution 2022-1-32. Voice vote – All Ayes

RESOLUTION 2022-1-33

RESOLUTION AUTHORIZING REFUND OF CONSTRUCTION PERMIT FEE TO TESLA ENERGY OPERATIONS, INC.

Motion by Deputy Mayor Liedtka seconded by Mr. Russo to approve Resolution 2022-1-33. Voice vote – All Ayes

RESOLUTION 2022-1-34

RESOLUTION APPOINTING MICHAEL DAVISON AS CHIEF OF POLICE

Motion made by Deputy Mayor Liedtka, seconded by Ms. Blazic to approve Resolution 2022-1-34.

Roll Call: YEAS: Blazic, Koetas-Dale, Russo, Liedtka, Panfili

RESOLUTION 2022-1-35

RESOLUTION APPOINTING MUNICIPAL COURT JUDGE

Motion by Deputy Mayor Liedtka, seconded by Mr. Russo to approve Resolution 2022-1-35 as amended by Mr. Gillespie.

Voice vote – All Ayes

TREASURERS BILL LIST

Deputy Mayor Liedtka made a motion seconded by Mr. Russo to approve. All were in favor.

REPORTS & DISCUSSION

Appointments – Boards, Committee and Commissions

Deputy Mayor Liedtka made a motion seconded by Mr. Russo to appoint Belinda Blazic as the Class III member of the Planning Board.

Roll Call: YEAS: Blazic, Koetas-Dale, Russo, Liedtka, Panfili

Township Committee Liaisons –

Mayor Panfili appointed the following:

Public Works, Finance – Deputy Mayor Liedtka
Building & Grounds – Ms. Blazic
Personal & Economic Development Board – Mayor Panfili
HPC, Shade Tree & Municipal Alliance – Ms. Koetas-Dale
Ag Advisory Board – Mr. Russo

Mayor Panfili made the following recommendations for the HPC Board:

Jennifer Lynch remain as the HPC Alternate #2 ((12/31/23)
Jim McKeown from HPC Alternate #1 to Class C HPC Member (12/31/25)
Jim Codella as Class C HPC Board Member to fill unexpired term (12/31/22)
Jill Morocco as HPC Alternate #1 to fill unexpired term (12/31/22)

Deputy Mayor Liedtka made a motion seconded by Ms. Koetas-Dale to approve the recommendation made by Mayor Panfili. All were in favor.

Mayor Panfili made the following recommendations for the Ag Advisory Board:

Mike Russo – (12/31/22)
Ray Hlubik – (12/31/22)
Ross Kiesling – (12/31/23)
John Calabrese – (12/31/23)
Jack Homa – (12/31/24)
Roseanne Greenberg – (12/31/24)

Deputy Mayor Liedtka made a motion seconded by Mr. Russo to approve the recommendation made by Mayor Panfili. All were in favor.

Economic Development Committee –

Mayor Panfili re-appointed Frank Angelucci (12/31/24) Mayor Panfili asked Mr. Sahol to have a member from the Economic Development Committee schedule a meeting by the end of February.

The members of the Economic Development Committee are as follows:
Frank Angelucci, Chad Plotkin, Vibhor Batram Herb Ames and Belinda Blazic.

Mr. Sahol suggested appointing Rick Bainbridge as the Emergency Management Coordinator to replace Chief Wilson based on his retirement January 31, 2021. He also recommends Mike Davison as the Deputy Emergency Management Coordinator as the Chief of Police. Deputy Mayor Liedtka made a motion seconded by Ms. Koetas- Dale to approve the appointment for the unexpired term (11/31/2023).

Roll Call: YEAS: Blazic, Koetas-Dale, Russo, Liedtka, Panfili

Annual Report of the Planning Board

Ms. Hoyer will send the Planning Board Annual Report to the Township Committee for the next meeting. Mayor Panfili stated the home repairs are going to be a challenge because not all require permits anymore. Permits are up from last year reported with the majority being zoning. Mayor Panfili said they will go through the Annual Report in detail once the Township Committee has reviewed it.

Recreation

Ms. Fryc reported that she received a request from the Chesterfield Township PTA to hold their annual BLINGO in Village Square Park on May 20th from 5-10pm. In addition, Chesterfield residents that held the Porch Fest last year asked to have the 2nd Annual Porch Fest on May 14th with May 21st as the rain date. This event is held at several homes in Old York Village. They are planning to have food trucks and possibly the Chesterfield Fire Truck. They are asking permission for road closures during the event; Sprague St. between Latham and Stevenson and Stevenson between Sprague and Recklesstown Way. They will notice nearby homes prior to the event as well. Ms. Koetas-Dale made a motion seconded by Mayor Panfili to approve both events. All were in favor.

REPORTS & ADMINISTRATION

Mayor

Mr. Panfili suggested the Pipeline Task Force merge to be a part of the Environmental Commission. His reason is that the EC is a strong committee with a lot of structure and feels that the Pipeline Taskforce has turned into more of an environmental monitoring group. He says that the EC does a good job of monitoring, reporting, etc. Mr. Panfil stated the Pipeline Task Force has never posted any meeting minutes and this is required by resolution. If the EC absorbs this function, the meetings are open to the public and records are kept. Ms. Koetas-Dale asked if the Pipeline Task Force could be a sub-committee and meet then report to the EC. She is afraid if the two merge the expertise on the task force will be lost. Mayor Panfili suggested continuing this discussion at the next Township meeting in order to make a decision.

Administration

Saddle Way Commercial Area Potential Use

Mr. Liedtka recused himself. Mr. Sahol reported that the developer that owns the commercial properties is interested in putting something in the stores that is similar

to IPLAY family entertainment. This is proposed in hopes that it will entice other retail stores to come in by creating an anchor. In order to approve this, the Township Committee needs to establish an ordinance designating this location as an amusement and entertainment center. The Township Committee agreed Mr. Sahol should move forward with the idea and put a rough draft together for the next meeting.

Recycling Center Anticipated Closings/Extra Openings 2022

Mr. Sahol reported that the recycling center will be closed following some holidays and in addition will be open on extra days due to the holiday closings. All of this information is on the Township calendar found on the Township website and it will be periodically posted on the gate.

NEW BUSINESS & OLD BUSINESS

Deputy Mayor Liedtka suggested putting the liquor license back out with a new price since it has been out to bid for over 4 years at \$450,000.00 with no offers. He suggested putting back out to bid at \$100,000.00. Mr. Gillespie agreed to look into a realistic amount and report back to the Township Committee. Deputy Mayor Liedtka asked where we are at with the new consumption license based on the new census results. Mr. Gillespie will check on the status of the new consumption license.

Ms. Koetas-Dale said that she would like to further discuss and look into cannabis. Mr. Sahol plans to bring in an expert from Mr. Gillespie's office to discuss with the Township Committee. Mayor Panfili asked Mr. Sahol to have something prepared for the first Township Committee meeting in February.

Deputy Mayor Liedtka made a motion seconded by Ms. Blazic to open the meeting to the public. All were in favor.

Val Jones, 21 Buttonwood Street requested to have Debbie Kelly removed from the HPC. She asked if it is against the bylaws for an HPC board member to attend and speak at a Planning Board meeting. Mayor Panfili said that they are still waiting for the new standards in order to revise the ordinance. Mr. Sahol said it will take 6-8 months before receiving the new standards. Mayor Panfili said that was too long and asked Mr. Sahol to find out when the standards will be complete.

Brian Mahon, 16 Chesterfield-Crosswicks Road is happy to hear the HPC ordinance will be revised and hopes his home is not in it when done.

Susie Mahon, 16 Chesterfield-Crosswicks Road was told they were not in the historic district when they first bought their home in the 90's but now the HPC has jurisdiction over their property. She does not agree that her home should be in the historic district.

Lorrie Thier, 153 Chesterfield-Crosswicks Road asked if the developer will be giving themselves the abatement if the IPLAY concept goes into the empty shops. Mr. Sahol stated the abatement goes along with the building. Ms. Thier asked if the gaming license is specific for this type of business. Mr. Sahol replied yes. Ms. Thier hopes that the Township Committee will rescind the area in need of rehabilitation by passing a resolution to do so.

Herb Ames, 10 Old York Road congratulated the Township Committee on making a good choice hiring Mike Davison for Chief of Police. He hopes there will be a swearing in for him. The Township Committee agreed and hope to do that at the next Township meeting. Mr. Ames asked if there is an update on the circle at Old York Road and Chesterfield Crosswicks Road and offered his help if needed. Mayor Panfili will follow-up with the County.

Steven Hazen, 447 Main Street asked the Township put cameras at the intersection by Main Street and Ellisdale Road. He suggests placing them on the telephone poles. He is also concerned about the sale of the old fire house.

Ms. Koetas-Dale asked Mr. Davison if we can use the camera footage to issue a ticket. Mr. Davison said he needs to look into it further.

Mr. Ames said that Hamilton Township issues tickets based on the camera footage and suggests Chief Davison speak to the Hamilton Police Department.

Susie Mahon, 16 Chesterfield-Crosswicks Road would like the Township Committee to resurrect the bypass.

Tom Flaherty, 151 Chesterfield-Georgetown Road stated that he is the founder and chair of the Pipeline Task Force. He is concerned about merging the Pipeline Task Force with the Environmental Commission. He asked if taskforce can continue as a sub-committee with the Environmental Commission. Mr. Gillespie does not advise having a sub-committee. Mr. Flaherty was unaware that minutes had to be taken and posted for every meeting. Mayor Panfili encouraged people to come to the next meeting but says he stands by his decision to merge the two committees.

Agnus Marsala, 42 Cromwell Drive congratulated Mike Davison on Chief of Police. She believes the Pipeline Task Force is important and should continue. She said the money is earmarked for the testing.

Brett Anderson, 62 Brookdale Way stated that the timing of bringing in the new business to the Shops at Old York Village is very suspect now that the tax abatement has been passed.

Roseann Greenberg, 17 Iron Bridge Road thanked Mayor Panfili and everyone on the Township Committee for appointing her to the Ag Advisory Board and Environmental Commission. She will do her best for the Township of Chesterfield.

Hearing no further comments, Deputy Mayor Liedtka made a motion seconded by Ms. Koetas-Dale to close public comment.

Mr. Gillespie said regarding the question of ethical violation raised during public comment questioning whether Debbie Kelly was allowed to attend the Planning Board and comment on the application of 8 Church Street. Mr. Gillespie stated that any member of the public can attend a public meeting and comment on an application. There was nothing unethical about Ms. Kelly making public comment.

Mr. Gillespie stated he believes the comment made by Brett Anderson referring to the developer coming up with an idea to put in the empty shops after the tax

abatement was approved was inaccurate. The developer previously approached the Committee with the work-live concept to help in filling the vacancies in the commercial section and the Township Committee amended the ordinance to allow. Mr. Gillespie also stated that back in 2016 Township Committee agreed that the failure of the commercial in Old York Village was not an option.

Mr. Gillespie stated the committee needs to go back into closed session again after the meeting to discuss anticipation of litigation discussed in the early executive session.

Ms. Koetas-Dale made a motion seconded by Deputy Mayor Liedtka to go back into Executive Session at 8:12 pm to further discuss anticipated litigation. All were in favor.

Deputy Mayor Liedtka made a motion seconded by Mr. Russo to go back into regular session at 8:23 pm. All were in favor.

A motion to adjourn the meeting was made by Deputy Mayor Liedtka and seconded by Ms. Blazic. All were in favor. Meeting Adjourned at 8:24 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk