

CHESTERFIELD TOWNSHIP REGULAR SESSION MARCH 30, 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, Jeremy Liedtka (Remote), Michael Russo and Lido Panfili
Absent: Denise-Koetas-Dale

Also present: Thomas A. Sahol, Township Administrator; John Gillespie, Township Attorney; Caryn M. Hoyer, Township Clerk; Mike Davison, Chief of Police, Joe Hirsh, Township Engineer, Rachel Fryc, Deputy Township Clerk and Troy Ulshafer, Public Works Foreman.

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

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

APPROVAL OF MINUTES

Mr. Liedtka made a motion seconded by Mr. Russo to approve the March 3rd and March 10th Minutes. Voice vote – All Ayes.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA

Mr. Russo made a motion seconded by Ms. Blazic to open to public comment. Hearing no comments, Mr. Russo made a motion seconded by Ms. Blazic to close public comment.

ORDINANCE FOR INTRODUCTION

ORDINANCE 2022-5

A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AUTHORIZING AN APPROPRIATION FROM THE RECREATION FUND FOR VARIOUS PARK PROJECTS

Motion by Ms. Blazic seconded by Mr. Russo to introduce Ordinance 2022-5. Voice vote – All Ayes. The public hearing for this ordinance will be at the Township Committee meeting on April 14th

ORDINANCE 2022-6

AN ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AMENDING CHAPTER 183 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD TO ESTABLISH PARKING RESTRICTION ON A PORTION OF POLO LANE

Motion by Mr. Russo seconded by Ms. Blazic to introduce Ordinance 2022-6. Voice vote – All Ayes. The public hearing for this ordinance will be at the Township Committee meeting on April 14th

ORDINANCE FOR ADOPTION

ORDINANCE 2022-3

AN ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY, TO AMEND CHAPTER 70 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD ENTITLED "AMUSEMENT DEVICES", CHAPTER 130-40 ESTABLISHING PERMITTED USES WITHIN THE PVD ZONING DISTRICT, AND SECTION 110-70 ESTABLISHING CERTAIN FEES.

Motion by Mr. Russo seconded by Ms. Blazic to open the meeting to public comment on Ordinance 2022-3. Hearing no comment, Mr. Russo made a motion seconded by Ms. Blazic to close public comment. Motion by Mr. Russo seconded by Ms. Blazic to adopt Ordinance 2022-3. Voice vote – All Ayes

ORDINANCE 2022-4

AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK

Motion by Mr. Russo seconded by Ms. Blazic to open to public. Hearing no comment, Mr. Russo made a motion seconded by Ms. Blazic to close public comment. Motion by Mr. Russo seconded by Ms. Blazic to adopt Ordinance 2022-4. Voice vote – All Ayes

RESOLUTIONS

Mr. Russo made a motion seconded by Ms. Blazic to add Resolution 2022-3-8 Resolution Establishing a Temporary Capital Budget. Voice vote – All Ayes

RESOLUTION 2022-3-5

RESOLUTION APPOINTMENT OF STEVEN BEISMANN AS PUBLIC WORKS LABORER

Motion by Mr. Russo, seconded by Ms. Blazic to approve Resolution 2022-3-5. Voice vote – All Ayes

RESOLUTION 2022-3-6

RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATION

Motion by Mr. Russo seconded by Ms. Blazic to approve Resolution 2022-3-6. Roll Call - YEAS: Blazic, Liedtka, Russo, Panfili

RESOLUTION 2022-3-7

RESOLUTION AUTHORIZING THE TOWNSHIP OF CHESTERFIELD TO ENTER INTO A SHARED SERVICE AGREEMENT WITH THE CITY OF BEVERLY FOR CERTIFIED RECYCLING PROFESSIONAL SERVICES

Motion by Mr. Russo seconded by Ms. Blazic to approve Resolution 2022-3-7. Voice vote – All Ayes

RESOLUTION 2022-3-8

RESOLUTION ESTABLISHING A TEMPORARY CAPITAL BUDGET

Motion by Mr. Russo seconded by Ms. Blazic to approved Resolution 2022-3-8.
Roll Call: YEAS: Blazic, Russo, Liedtka, Panfili

TREASURERS BILL LIST

Mr. Russo made a motion seconded by Ms. Blazic to approve the bill list.
Voice vote – All Ayes

REPORTS & DISCUSSION

Engineering Report – Mr. Hirsh reported the following:

- Contractor for Sykesville Road will be back next week to finish two repairs.
- Handicap Project/CDBG plans went to CDBG last Tuesday. Waiting for approval.
- Received a preliminary set of construction plans from the County for Main Street and preliminary review looks like they included the Townships recommendations. They are anticipating making these changes in the Fall of 2022.
- Wooden path repair at Davenport is completed. A little restoration work is still need that will be done soon.
- Pickleball Court will be advertised in the next couple of weeks.

Mayor Panfili asked Mr. Hirsh to continue to follow-up with updates for Sykesville Road punch list and the Sykesville Road closure awaiting for the County to repair the bridge. Mr. Liedtka stated he reached out to Joe Brickley yesterday but no response. He will reach out again tomorrow.

Administration

Mr. Sahol said contractor is beginning work under the landscaping contract. There will also be two additional parcels added to the contract that the Township recently took ownership of.

Mr. Sahol said that two new police officers have been hired and will start next week. Memorializing resolutions will be on the agenda for the next meeting. Mayor Panfili would like to make it standard procedure going forward for the swearing in of officers at Township Committee meetings. He feels it is good for the department and the town.

Mayor Panfili said that Troy and DPW have been working on the baseball fields and they will be ready for the opening of the season.

NEW BUSINESS

Discussion – County Farmland Plan Update – Mayor Panfili suggested carrying this subject to a future meeting. Mr. Sahol stated we just sent information to the county on TDR and maybe we could coordinate those discussions together. All agreed.

OLD BUSINESS

Mr. Liedtka reported there are a lot of pot holes on White Pine Road that need to get fixed. Mr. Hirsh said they are waiting on DOT to approve the construction plans which could take up to a month before we can go out to bid the project.

PUBLIC COMMENT

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

John Kelly, 40 White Pine Road said he attended the Budget Meeting and is worried and alarmed. He asked the Township Committee to revisit the proposed warehouse going into Old York County Club. The location is the least invasive in the town. He is afraid our town could be in fiscal trouble in the next two years if the warehouse is not approved.

Sherri Dudas, 258 Ellisdale Road did not know Chesterfield is in a fiscal crisis and asked how a warehouse will help. She recently recommended that the Township apply for Green Acres funds and funds that are available through AARP to fund the pickleball courts. She forwarded the information to Mr. Sahol and asked if he did anything with that information. Mr. Sahol replied he is familiar with both grant programs and that we will be using money from the capital recreation fund to pay for the pickleball project to fund them in a timely manner. She asked the Township Committee to do a better job of planning in the future for the taxpayers. She does not feel pickleball is an emergency. Ms. Dudas is a farmer member of the Burlington County Agricultural Development Committee and stated they received communication that Chesterfield asked that no more farms be preserved through the County program. Ms. Dudas spoke with Brian Wilson, Administrator with the County preservation program and he denied her request for pamphlets for the Green Fair because he was told that Chesterfield no longer wants to preserve farms. Ms. Hoyer replied that Chesterfield is no longer going to be a monetary participant in the County preservation program but that does not mean Chesterfield is not in favor of the preserving farmland. Ms. Dudas asked if someone at the Township can reach out to Mr. Wilson and ask him to supply pamphlets for the Green Fair. Mayor Panfili asked Ms. Dudas to have Mr. Wilson call him. Mayor Panfili said that not one person on the Township Committee has said that we would not pursue opportunities with the County just that we will not contribute funds to the County for the farmland preservation program. We have the TDR program that also preserves land in Chesterfield and that is funded by developers not tax dollars. He stated the 73% of the township has been preserved which shows we are very supportive of Farmland Preservation. Ms. Dudas replied that preserving farms is not just about the land but preserving the businesses. She said the Township does not support the farmers in town. Additionally, she suggests using Green Acres funds to fund bike paths and sidewalks instead of decreasing the speed limit all over town.

Agnus Marsala, 42 Cromwell Drive asked what the new information that the Township submitted to the County Board regarding farm preservation that Mr. Sahol referred to earlier when speaking to Ms. Dudas. Mayor Panfili replied there is no new information given on the County level that he is aware of. There was a County wide report published that he would like to discuss at a later meeting when he and the Committee get a chance to review

it. Ms. Marsala asked the Township Committee to rescind the area in need of rehabilitation at Old York County Club.

Val Jones, 21 Buttonwood Street is in favor of the previously proposed warehouse and said for every acre they use to build the warehouse they will preserve equal amount of land in town. Ms. Jones said the warehouse is on the edge of Chesterfield and will not be a "last mile" warehouse and trucks will not be driving through town. Ms. Jones believes Chesterfield will get a big tax increase by 2023 if the warehouse is not built.

Brett Anderson, 62 Brookdale Way agrees with John Kelly and Val Jones that the budget is a concern going forward. He would like to see a task force or the Committee to dedicate themselves to looking into it. He agrees we have high taxes but also have high property values. He would like to hear and see more action from the Township Committee.

Vibhor Batra, 5 Saddle Way would like to continue to preserve our town and look for other ways to help the budget other than warehouses.

Lorrie Thier, 153 Chesterfield-Crosswicks Road asked if there will be a budget presentation. Ms. Hoyer replied the budget hearing and presentation will be on April 28th. Ms. Thier asked if the presentation can be put up on the monitor so residents can follow along. Ms. Hoyer replied yes, Ms. Wulstein does a power point presentation every year. Ms. Thier said that she hopes that the people that live near the proposed warehouse have a voice. Bordentown Township is proposing a warehouse on preserved land and she hopes Chesterfield will not do the same. She would like the Township Committee to support the farmers better than they are currently.

Jacquelyn Guthrie, 452 Main Street echoed the comments about the warehouse. Said there are already a lot of trucks and speeders going through Crosswicks and believes a warehouse will make it worse. She agrees with making the budget presentation more visible.

Jamie Hart, 78 Sykesville Road asked if the proposed warehouse has been tabled. Mayor Panfili replied there are currently no pending applications. She agrees with reducing the speed limit throughout town. She stated that even reducing the speed limit just 15 mph will reduce the possibility of death by 50%. She stated that one of Ms. Blazic's platforms was for bike paths. That is not something that can happen right away but in the meantime reducing speed limits cannot hurt.

Christy Green, 109 Bordentown-Georgetown Road lives close to the proposed warehouse and does not want it approved. If it is built, she will probably see the rooftop from her home during the winter months. She believes a warehouse will make the roads unsafe and effect their quality of life. She would like the Committee to promote the Shops at Old York Village to help with the budget instead of a warehouse. She is firmly against a warehouse.

Mr. Russo made a motion seconded by Ms. Blazic to close public comment. All were in favor.

Mr. Russo made a motion seconded by Ms. Blazic to open back up to public comment. All were in favor.

Shawn Gunther, 73 Harker Road asked the Committee to not reconsider the warehouse. There are a lot of horror stories about warehouses in other towns. He believes the Township Committee does a great job and hopes the Committee can see through the promises.

Don Mileski, 330 Extonville Road (Mercer County) asked if we know how many employees will be working at the proposed warehouse. Mayor Panfili replied there are currently no pending applications.

Mr. Russo made a motion seconded by Ms. Blazic to close public comment. All were in favor.

A motion to adjourn the meeting was made Mr. Russo and seconded by Mr. Liedtka. All were in favor. Meeting Adjourned at 7:31 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk