

## **CHESTERFIELD TOWNSHIP REGULAR SESSION MAY 12, 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 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, Michael Russo and Mayor Lee Panfili.

Also present: Thomas A. Sahol, Township Administrator; John Gillespie, Township Attorney; Robert Marrone and Michael Cragin, Township Auditors; Joseph Hirsh; Township Engineer, Caryn M. Hoyer, Township Clerk; Rachel Fryc, Deputy 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. Russo made a motion seconded by Mr. Liedtka to approve the April 28<sup>th</sup> minutes. Voice vote – All ayes, except Mayor Panfili who abstained.

### **SWEARING IN OF NEW OFFICERS**

Mayor Lee Panfili administered the Oath of Office to patrolman Alfred Joseph Boehler IV and Vincent Barry Gargiulo.

### **PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA**

Ms. Koetas-Dale made a motion to open to public seconded by Mr. Liedtka. All were in favor.

Agnus Marsala, 42 Cromwell Drive asked for more information on the contract for affordable housing. She asked if we are out of compliance and need a new plan. Mr. Gillespie stated it is appropriate at this time. He stated this was discussed with the Township Committee at an executive session meeting and the Township Committee unanimously agreed to hire a planner. He believes the Township is in good shape however we need to plan for the future. Hearing no further comments, Mr. Liedtka made a motion to close public comment seconded by Ms. Blazic. All were in favor.

### **ORDINANCES FOR INTRODUCTION**

#### **ORDINANCE 2022-8**

**AN ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AMENDING CHAPTER 183 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD TO ESTABLISH PARKING RESTRICTIONS ON PORTIONS OF WRIGHT DRIVE AND THORN LANE**

Motion by Mr. Russo seconded by Ms. Koetas-Dale to introduce Ordinance 2022-8. Voice vote – All Ayes. The public hearing for this ordinance will be at the Township Committee meeting on May 26<sup>th</sup>.

## **RESOLUTIONS**

Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to approve Resolutions 2022-5-1. Voice vote – All Ayes

### **RESOLUTION 2022-5-1                      RESOLUTION RECOGNIZING ARBOR DAY CELEBRATION**

Mr. Liedtka made a motion seconded by Ms. Blazic to approve Resolution 2022-5-2. Voice vote - All Ayes

### **RESOLUTION 2022-5-2                      RESOLUTION AWARDED CONTRACT FOR AFFORDABLE HOUSING PLANNING AND CONSULTANT SERVICES**

Ms. Koetas-Dale made a motion seconded by Mr. Liedtka to approve Resolution 2022-5-3. Voice vote – All Ayes

### **RESOLUTION 2022-5-3                      RESOLUTION APPOINTING ADELAIDE NAPOLEON AS MUNICIPAL ALLIANCE COORDINATOR**

## **TREASURERS BILL LIST**

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

## **REPORTS & DISCUSSION**

**Financial Analysis** – Township Auditor, Robert Marrone gave a synopsis of his draft budget analysis and a 10 year projection for the Township. According to his analysis, the town would need to go to referendum for the 2025 budget year. Glenn McMahon, Tax Assessor was asked about added assessment forecast. Mr. McMahon stated around \$500,000 at this point in the year however that will be offset by one of the pipelines shutting down where we will lose approximately \$600,000 in value. Mr. Panfili asked about any other potential value loss. Mr. McMahon stated that with the Old York County Club shutting down we would potentially lose a percentage of that value. The Township Committee will review the analysis and the draft document and communicate with Mr. Sahol any questions in order to conclude the report for further public information.

**HPC Ordinance Amendment** – Mr. Gillespie stated that the HPC requested that the Township Committee amend a section of the HPC ordinance regarding violations and penalties. He asked the Township Committee for authorization to make some changes to the violation and penalties section in the ordinance. Mayor Panfili asked where we are at with the revisions to the standards in the HPC

ordinance. Ms. Koetas-Dale replied the HPC standards are done and were reviewed at the last HPC meeting. They now need to be reviewed by the Township Committee. Mayor Panfili asked Mr. Gillespie if we can make all of the changes to the ordinance at the same time. Mr. Gillespie asked the Committee to allow him to make the changes to the violations and penalties section of the ordinance now since he does not believe the standards will be ready until July or August. Mayor Panfili asked the Township Committee members what they prefer. Mr. Russo would prefer to have the standards done prior to changing the violation and penalties. Ms. Koetas-Dale agrees with Mr. Gillespie and said the HPC has been discussing the violation and fee section for a while. Mr. Liedtka said that the entire ordinance should be redone and he would like to wait for the standards in order to make all of the revisions at the same time. Ms. Blazic would like to have the revised standards prior to revising the fees. Mayor Panfili suggested making all revisions regarding the violations, fees and standards to the HPC ordinance at the same time.

**Plenary Retail Distribution License Bid** – Mr. Gillespie stated that the Township solicited bids for the plenary distribution license. One submission came in and there are a couple of legal issues. Mr. Gillespie suggested the Mayor appoint a sub-committee to work with the staff in order for the sub-committee to make a recommendation to the Township Committee. Mayor Panfili stated he will be on the committee along with Belinda Blazic since she is on the Economic Development Advisory Committee.

### **New Business**

Ms. Koetas-Dale reported that the Chesterfield Alliance had a BMX Event at the elementary school today and it was very well attended. Additionally, the Alliance is holding Music in the Park on May 26<sup>th</sup> and June 15<sup>th</sup> at Village Square Park.

Mayor Panfili reported that the Green Fun Fair was well attended and a good event. He received a letter from Mr. & Mrs. Czehut thanking the DPW for the work they did on the Crosswicks T-Ball field.

### **Old Business**

Mr. Liedtka is concerned about the condition of White Pine Road. Mr. Hirsh replied it is going out to bid next week and he can schedule a pre-construction meeting as soon as we award the bid. Mr. Hirsh suggested doing some prep work and base repairs to the road ahead of time. Mr. Sahol will contact the County to see if we can get some assistance prior to the paving project.

Mayor Panfili stated that he left messages for the Administrator to the Commissioners of Burlington County to talk about Old York Road but has not heard back. He will continue to call.

## **PUBLIC COMMENT**

Mayor Panfili stated going forward public comment will be limited to 3 minutes per speaker.

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

Brian Mahon, 16 Chesterfield-Crosswicks Rd. has a problem with the HPC boundaries. His house is not historic and should not be in the historic district.

Karl Braun, 12 White Pine Road, stated that a liaison is needed between the HPC and Planning Board. Mayor Panfili agrees and in the interim he would like a representative of the HPC to take over the role that Mr. Davis used to do which is presenting the HPC application to the Planning Board. Mr. Gillespie said that he and Mr. Heinold spoke and they agree.

Val Jones, 21 Buttonwood Street asked what an \$80 million assessment would bring to the town. Mr. McMahon replied it would bring 2.4 million in tax revenue which would be \$264,000.00 a year to the municipality along in revenue. The balance would be apportioned to the other entities. Ms. Jones asked if the developer came to the Township would the Township listen to them. Mayor Panfili said the Township would listen to anyone that came in with an application and make a decision based on what is best for the town.

Dawn Donahue, 79 Bordentown-Chesterfield Rd. said our taxes will go up and we will go to referendum if we do not bring in businesses to the town. Mayor Panfili asked Ms. Donahue to give the committee a couple of weeks to digest the auditor's projections.

Susie Mahon, 16 Chesterfield-Crosswicks Rd. said her home is not historic and does not feel it is fair that they have to pay \$100.00 to the HPC every time they do work on their home. She said that for the past couple of years the elementary school has been having drive-by graduation parades. She feels this is very dangerous since the kids are hanging out of the sun roofs of the cars.

John Kelly, 40 White Pine Rd said that we need the warehouse to come to town and the developer will pay 2 million a year in ratables.

Sam Cannizzaro, 214 Recklesstown Way agreed with Mr. Kelly and said we need to do what is right for the community and move forward with the warehouse. He does not want to go to referendum and lose the police.

Paul Cincotta, 15 Gallop Way asked what percentage of referendums pass in New Jersey. Mr. Marrone said he will find out. Mr. Cincotta asked if we go out to referendum will we need to do so every year after. Ms. Hoyer replied hopefully it is a one-time referendum. Mr. Cincotta said the warehouse is necessary to bring in revenue.

Lorrie Thier, 40 Foulkes Lane asked if the Shops at Old York Village that do not have the abatement have the ability to get reassessed for a lower tax rate because they are empty. Mr. Gillespie replied they would need to file a tax appeal in order to reduce the assessment. She asked if it is the same for OYCC now that it is empty. Mr. Gillespie replied yes, it is on the owner to file a tax appeal to seek a reduction in assessment. Ms. Thier asked how new communication on the HPC goes out to homeowners. Ms. Koetas-Dale replied the homeowners will receive a letter from the HPC.

Kevin Blazic, 228 Bordentown-Chesterfield Rd asked the Township Committee to reconsider the warehouse at the OYCC location. He asked about a PILOT program and said he is in support of the warehouse. Mayor Panfili replied there is no PILOT program available for them as the property was deemed an area in need of redevelopment.

Brett Anderson, 62 Brookdale Way asked if the public can get a copy of the presentation today. Mr. Sahol replied it is not available but will be posted sometime in the future. Mr. Anderson is concerned that when the warehouse is built, if it remains empty could they appeal the assessment. Mr. Gillespie responded yes if there is no agreement to the contrary. Mr. Anderson confirmed with Mayor Panfili that there is currently no application regarding the property at OYCC.

Shreekant Dhopte, 18 Donlonton Rd. thanked the auditor for their input. He requested that the numbers get reviewed by the BAC. He does not agree with the building of the warehouse and he would like to see the pros and cons of a referendum. Mr. Dhopte stated he believes if we do get the \$250,000 in revenue from the warehouse that will just delay the referendum.

Vibhor Batra, 5 Saddle Way is concerned about the timing of the analysis and said it should have been done prior to adopting the budget.

A motion to close public comment was made by Mr. Liedtka and seconded by Mr. Russo. All were in favor.

A motion to adjourn the meeting was made Mr. Liedtka and seconded by Mr. Russo. All were in favor. Meeting Adjourned at 8:15 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk