

## **CHESTERFIELD TOWNSHIP REGULAR SESSION MAY 26, 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, Michael Russo and Mayor Lee Panfili.

Absent: Jeremy Liedtka

Also present: Thomas A. Sahol, Township Administrator; George Morris, Township Attorney; Joseph Hirsh, Township Engineer; Caryn M. Hoyer, Township Clerk; Rachel Fryc, Deputy Clerk, Chief of Police Michael Davison 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 Ms. Blazic to approve the May 12<sup>th</sup> minutes. Voice vote – All ayes.

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

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

Susie Mahon, 16 Chest-Crosswicks Rd. asked if the ordinance regarding solar panels that is on for introduction tonight has to do with the HPC handling of solar panels in the historic district. Mayor Panfili replied yes.

Agnus Marsala, 42 Crowell Drive asked where on the Township website she can find Resolution 2022-5-9. Ms. Hoyer replied that the resolutions are not on the website until they are adopted.

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

### **ORDINANCES FOR INTRODUCTION**

**ORDINANCE 2022-9**

**AN ORDINANCE TO AMEND CHAPTER 130 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD RELATING TO SOLAR ENERGY FACILITIES OR STRUCTURES**

Motion by Ms. Koetas-Dale seconded by Ms. Blazic to introduce Ordinance 2022-9. Voice vote – All Ayes. The public hearing for this ordinance will be at the Township Committee meeting on June 23<sup>rd</sup>

### **ORDINANCES FOR ADOPTION**

#### **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 Ms. Koetas-Dale seconded by Mr. Russo to open the meeting to public comment on Ordinance 2022-8. Hearing no comments, Mr. Russo made a motion seconded by Ms. Blazic to close public comment. Motion by Mr. Russo seconded by Ms. Blazic to adopt Ordinance 2022-8. All were in favor.

### **RESOLUTIONS**

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

#### **RESOLUTION 2022-5-4**

**RESOLUTION ESTABLISHING THE TOWNSHIP OF CHESTERFIELD AS A STIGMA-FREE ZONE FOR MENTAL HEALTH AWARENESS**

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

#### **RESOLUTION 2022-5-5**

**RESOLUTION AWARDING CONTRACT FOR RESURFACING OF WHITE PINE ROAD NJDOT FY2021 PROJECT**

Ms. Blazic made a motion seconded by Mr. Russo to approve Resolution 2022-5-6. Voice vote – All Ayes

#### **RESOLUTION 2022-5-6**

**RESOLUTION AWARDING CONTRACT FOR THE PICKLEBALL COURT PROJECT AT FENTON LANE PARK**

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to approve Resolution 2022-5-7. Voice vote – All Ayes

#### **RESOLUTION 2022-5-7**

**RESOLUTION REJECTING BID FOR CURB RAMP IMPROVEMENT PROJECT**

Mr. Russo made a motion seconded by Ms. Koetas-Dale to approve Resolution 2022-5-8. Voice vote – All Ayes

**RESOLUTION 2022-5-8**

**RESOLUTION AUTHORIZING CONVEYANCE OF DUTY PISTOL TO RETIRED CHESTERFIELD TOWNSHIP POLICE PATROLMAN MARVIN AMES**

Mr. Russo made a motion seconded by Ms. Koetas-Dale to approve Resolution 2022-5-9 and Resolution 5-10. Voice vote – All Ayes

Ms. Koetas-Dale thanked Sherri Dudas for writing the Sustainable Jersey Grant.

**RESOLUTION 2022-5-9**

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40 A:4-87 FOR SUSTAINABLE JERSEY GRANT FUNDED BY THE PSE&G FOUNDATION IN THE AMOUNT OF \$10,000 IN THE 2022 MUNICIPAL BUDGET**

**RESOLUTION 2022-5-10**

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40 A:4-87 FOR COMMUNITY DEVELOPMENT BLOCK GRANT IN THE AMOUNT OF \$75,000 IN THE 2022 MUNICIPAL BUDGET**

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to approve Resolution 2022-5-11. Voice vote – All Ayes

**RESOLUTION 2022-5-11**

**RESOLUTION APPOINTING HAILEY MARIE SIMMONS TO THE POSITION OF ADMINISTRATIVE ASSISTANT**

**TREASURERS BILL LIST**

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

**REPORTS & DISCUSSION**

Mayor Panfili addressed the Township Committee stating he has spent the last two weeks analyzing a lot of data from the reports that were presented from the Township Auditors. He has asked Mr. Sahol to run multiple reports and to educate him on the budget. Mayor Panfili received a phone call from another committee member questioning some of the assumptions made in the financial analysis. Mayor Panfili stated that there are two assumptions that he felt were understated in the forecasted statement of revenue regarding the Bentley parcel and Saddle Way area abatements. He agrees that the assumptions are valid. He was surprised that after running two scenarios, one with the warehouse and one without the warehouse, that the scenario with the warehouse only delayed the referendum by two years. He stated we will not reap the benefits of added assessments this year as we have in the past according to the tax assessor. Mayor Panfili said that worst case scenario, three years from now our surplus will be exhausted to the point where we will be about \$1.1 million short to pay our bills and we will need to go out

to referendum. We need to figure out how to create some form of revenue for the town. Mr. Sahol stated that the town is overdue for a revaluation which is anticipated to be done by 2025.

Mayor Panfili reported that he has identified six potential areas in the town that could potentially create revenue. They are: (1) Saddle Way (2) Liquor License (3) OYCC (4) Cannabis (5) Northwest portion of town owned by the State (6) Rt. 537 (WAWA). Ms. Koetas-Dale stated that she was the committee person that called the Mayor. She stated she spoke at length with the Auditor and feels that the Mayor's assessment is accurate. Mayor Panfili stated that the Township Committee needs to consider OYCC's proposed warehouse. Mayor Panfili asked for a motion that we publish the financial analysis on the Township website. Ms. Blazic made the motion seconded by Mr. Russo. Roll Call: YEAS: Blazic, Koetas-Dale, Russo and Panfili. Mayor Panfili also asked that the scenarios be posted on the website prior to the next meeting. Mr. Sahol suggested that the Auditor and Mr. McMahon look at them first.

Mayor stated for the public record the financial analysis states that in 3 years at the current rate of spending the budget surplus will run out approximately 2024-2025 at which time we would need to raise \$1.1 million via referendum. Historically, referendums do not pass. Mayor Panfili suggests the Township Committee and Economic Advisory Board start looking at all options immediately. All were in agreement. Mr. Sahol stated that when we go out to referendum the Police, EMS and services in the development will be among the first items to cut if it does not pass.

Ms. Koetas-Dale asked that we get the school's weigh in as well on how it may affect the school funding based on the assumptions. Ms. Blazic reported that as of today, the school receives \$43,000 annually from the taxes on OYCC today. If there was development at OYCC, the school will receive \$1.2 million annually. Ms. Blazic said that we are the highest tax payers in Burlington County with only 3% of our taxes coming from ratables. She stated we need ratables and cannabis is beneficial and should be considered. Mayor Panfili told the Committee the budget needs to be a topic at every meeting until we have it figured out. He also said that there is one entity out there and we need to start talking with them and have an open mind.

**Administration** – Mr. Sahol reported that we are down two staff members and thanked the Township Committee for their patience.

**New Business** – Juneteenth Celebration in Crosswicks at the AME Church will happen again this year on June 18<sup>th</sup> reported Mayor Panfili.

**Old Business** – Mayor Panfili attended a cultural festival in Chesterfield this past month where he spoke at length with County Commissioner Singh regarding the need for a round-a-bout at Chesterfield-Crosswicks Road and Old York Road. He will continue to reach out to the County. Ms. Koetas-Dale will contact the County as well.

## **PUBLIC COMMENT**

Mayor Panfili reminded the public that all public comments will be limited to 3 minutes per speaker.

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

Dawn Donahue, 79 Bordentown-Chesterfield Road said that we need more ratables in town. She does not want to lose our Public Works or Police departments to a referendum. Ms. Donahue asked the governing body to oppose the "Big Dog" bill. Mayor Panfili asked Ms. Donahue to send him information on the current bill so they can write a resolution opposing the bill. He stated he is in agreement with her and will write a personal letter if needed.

Brett Anderson, 62 Brookdale Way thanked Sherri Dudas for all of her hard work on the Sustainable Jersey Grant. He suggests that the Township hire professionals to look at the full analysis of the projects in town. Mr. Anderson stated that even if the warehouse is approved the referendum will be delayed but still necessary. He says that the developer's presentation has a lot of inaccurate facts and figures and that the Township is responsible to conduct an independent analysis. Ms. Koetas-Dale agrees with Mr. Anderson that the Township Committee should look at the full financial picture. Ms. Sahol stated the community impact is something the developer would pay for not the tax payer.

John Kelly, 40 White Pine Road said that the town has no other choice but to allow the warehouse to be built in order for the town to survive.

Lorrie Thier, 40 Foulkes Lane said that Amazon warehouses are closing down and they will sit empty. She asked that the Township look at what the cost implications will be if we build a warehouse and it is never occupied. She asks that this gets put into our analysis. She wants the community to be involved when the Township Committee is looking into future projects and strongly urges the governing body to find out what the residents want and what they are willing to give up.

Jim Codella, 47 Main Street said that in order to make a dent in the budget the town will need more than one warehouse. This first warehouse is out of sight and even if we build one warehouse the town will still need to go out to referendum in the next couple of years.

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

Mr. Russo has noticed that people are mowing their lawns and blowing the grass into the street. He says this is a safety issue for motor cycle riders and it also causes issues with the storm drains. Mr. Sahol will look into this further.

Mayor Panfili said that he had the honor of attending a military ceremony last week for a fallen veteran. It was very humbling and reminds us how lucky we are.

A motion to adjourn the meeting was made Ms. Blazic and seconded by Mr. Russo.  
All were in favor. Meeting Adjourned at 7:43 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk