

## **CHESTERFIELD TOWNSHIP REGULAR SESSION JUNE 9, 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; Joseph Hirsh, Township Engineer; Caryn M. Hoyer, 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**

Ms. Blazic made a motion seconded by Mr. Russo to approve the May 26<sup>th</sup> minutes. Voice vote – All ayes except Mr. Liedtka who abstained.

### **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. Hearing none, Mr. Russo made a motion to close public comment seconded by Ms. Blazic. All were in favor.

### **ORDINANCES FOR INTRODUCTION**

#### **ORDINANCE 2022-10**

#### **A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AUTHORIZING THE APPROPRIATION OF \$11,000.00 FROM THE CAPITAL IMPROVEMENT FUND FOR POLICE TRAFFIC SAFETY EQUIPMENT**

Motion by Mr. Liedtka seconded by Mr. Russo to introduce Ordinance 2022-10. Voice vote – All Ayes. The public hearing for this ordinance will be at the Township Committee meeting on June 23<sup>rd</sup>

### **RESOLUTIONS**

Mr. Liedtka made a motion seconded by Ms. Blazic to open public comment on Resolutions 2022-6-1 and 2022-6-2. Hearing none, public comment was closed on a motion by Mr. Liedtka and second by Ms. Blazic.

Mr. Liedtka made a motion seconded by Ms. Blazic to approve Resolutions 2022-6-1 and 2022-6-2. Voice vote – All Ayes

**RESOLUTION 2022-6-1**

**RESOLUTION AUTHORIZING RENEWAL OF  
PLENARY RETAIL CONSUMPTION LICENSE  
NO. 0307-33-001-004 TO AIA ENTERPRISES,  
INC.**

**RESOLUTION 2022-6-2**

**RESOLUTION AUTHORIZING PERSON-TO-  
PERSON TRANSFER OF PLENARY RETAIL  
CONSUMPTION LIQUOR LICENSE NO. 0307-  
33-001-004 FROM AIA ENTERPRISES, INC.  
TO SALTY ENTERPRISES, LLC.**

Ms. Koetas-Dale made a motion seconded by Mr. Liedtka to approve Resolution 2022-6-3 and 2022-6-4. Voice vote - All Ayes

**RESOLUTION 2022-6-3**

**REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION UNDER  
NJSA 40A:4-87 FOR CLEAN COMMUNITIES  
GRANT IN THE AMOUNT OF \$17,218.89 IN  
THE 2022 MUNICIPAL BUDGET**

**RESOLUTION 2022-6-4**

**REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION UNDER NSA  
40A:4-87 FOR SLFRF AMERICAN RESCUE  
PLAN IN THE AMOUNT OF \$250,000.00 IN THE  
2022 MUNICIPAL BUDGET**

Ms. Koetas-Dale made a motion seconded by Mr. Liedtka to approve Resolution 2022-6-5. Voice vote - All Ayes

**RESOLUTION 2022-6-5**

**REQUESTING AUTHORIZING AGREEMENT  
WITH DVRPC FOR THE UPDATE TO THE  
CHESTERFIELD TOWNSHIP NATURAL  
RESOURCE INVENTORY**

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to approve Resolution 2022-6-6. Voice vote - All Ayes

**RESOLUTION 2022-6-6**

**RESOLUTION AUTHORIZING THE APPLICATION  
OF 2022 NJUCF STEWARDSHIP GRANT UNDER  
THE NJ URBAN & COMMUNITY FORESTRY  
PROGRAM**

Mr. Liedtka made a motion seconded by Ms. Blazic to approve Resolution 2022-6-7. Voice vote - All Ayes

**RESOLUTION 2022-6-7**

**RESOLUTION AUTHORIZING THE MUNICIPAL  
TAX COLLECTOR TO PREPARE AND MAIL  
ESTAIMATED TAX BILLS IN ACCORDANCE  
WITH P.L. 1994, C72**

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to add Resolution 2022-6-8 to the agenda. Voice vote – All Ayes

Mr. Liedtka made a motion seconded by Mr. Russo to approve Resolution 2022-6-8. Voice vote – all Ayes.

## **RESOLUTION 2022-6-8**

## **RESOLUTION AUTHORIZING RENEWAL OF CONTRACT WITH MANSFIELD TOWNSHIP AMBULANCE CORPS FOR EMERGENCY MEDICAL SERVICES**

### **TREASURERS BILL LIST**

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to approve the bill list. Voice vote – All Ayes

### **REPORTS & DISCUSSION**

Ms. Koetas-Dale reported that SEWA and the Green Team have collected over 600 lbs. of plastic bags and film and with that TREX will be donating a bench to the Township. She stated they would like to put it at the Municipal Park.

Ms. Koetas-Dale stated that she attended the County Commissioners meeting along with local residents Mr. Anderson and Mr. Ames. They were there to speak about and request the proposed round-a-bout at Old York and Margerum Road. She said they received a favorable response to their request and were asked to send an updated letter. Mr. Sahol stated the letter has already been sent as well as the two previous letters.

Ms. Koetas-Dale said that the 2<sup>nd</sup> Juneteenth celebration will happen again this year in Crosswicks at the Quaker Meeting property at 1pm.

### **MAYORS REPORT**

Mayor Panfili asked Ms. Blazic, liaison to the Economic Development Advisory Committee for an update. Ms. Blazic stated the EDAC have met a few times. Last Tuesday they met with a gentleman from Active Acquisitions to discuss the proposed warehouse at OYCC. He spoke about the project and the economic development opportunities for the Township. The consensus from the EDAC is that the Township should pursue this option. Mayor Panfili asked Ms. Blazic on a five member advisory committee, how many felt it is a good idea. Ms. Blazic responded the majority and no one objected. Mayor Panfili suggested the next step would be for the sub-committee to reach out to the entity and then bring the discussion back to the June 23<sup>rd</sup> meeting. The Township Committee agreed. Ms. Koetas-Dale would like to look at the entire picture. Ms. Blazic agreed and stated we need to get the accurate information to the public.

## **ADMINISTRATION**

Mr. Sahol made a recommendation to the Township Committee to make a modification to the sewer ordinance by putting the responsibility of the purchase of a new grinder pump on the homeowner or developer of new homes/ business instead of the Township. Mayor Panfili stated in most municipalities that is generally the rule if a homeowner wants to tie into an active sewer system. Mr. Liedtka suggested updating the specs to include allowing a choice of grinder pump. Mr. Liedtka made a motion to add Ordinance 2022-11 to tonight's agenda seconded by Mr. Russo. All were in favor. Mr. Liedtka made a motion to introduce by title Ordinance 2022-11 AN ORDINANCE TO AMEND CHAPTER 216 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD RELATING TO SEWER GENERAL REGULATIONS seconded by Mr. Russo. All were in favor. Public hearing is June 23, 2022.

## **OLD BUSINESS**

Mr. Liedtka thanked Mr. Hirsh, Mr. Sahol and Troy for their efforts in getting his old business, paving of White Pine Road, off his list. He said it looks incredible. Mayor Panfili heard that Harker Road came out really good too. Mr. Liedtka agreed.

## **PUBLIC COMMENT**

Mayor Panfili reminded all that public comments will be a three minute duration.

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

Christina Hoggan, Chesterfield BOE President, 396 Chest-Jacobstown Rd. said that parents are asking questions about the fiscal impact of the proposed warehouse on the school. She stated that if the warehouse is built the school will lose state aid however that money would then be shifted to the local taxes. The school does not lose or gain money. Northern Burlington Regional School will be effected as well but again will be fully funded in the same manner. Ms. Hoggan said the school is open to any questions the Committee may have.

Mayor Panfili asked Mr. Sahol if the final draft of the analysis is completed and posted on the Township website. Mr. Sahol replied yes.

April Sette, 102 Bordentown-Chesterfield Road said that she bought the farm next to the proposed warehouse. She asked what needs to be done to introduce the cannabis industry. Ms. Blazic said that the EDAC was very impressed with a cannabis presentation made to them. Ms. Blazic made a recommendation at the last Township Committee meeting to adopt an ordinance to allow cannabis. Mayor Panfili stated the Administrator is working on an ordinance and hope to introduce it at the June 23rd meeting. The Committee is interested in Cultivating and Manufacturing. Ms. Sette said that warehouses are popping up all around us and thinks they will be empty due to the economy. She asked the Committee to reconsider building a warehouse at the OYCC property.

Linda Kasian, 26 Barclay Court, Bordentown is attending the meeting on a safety issue. She says the warehouse across the street from Clifton Mill is bringing in tractor trailers and traffic and it is a risk to the residents and children.

Dawn Donahue, 79 Bordentown-Chesterfield Road said that if the people don't want warehouses they have to stop ordering online. She stated the warehouse is less of an impact than the pipeline.

Lorrie Thier, 40 Foulkes Lane is upset that she only gets to speak for three minutes during public comment and is not allowed to make a presentation to the Township Committee while the developer gets a meeting with the Township. She stated it took 1 ½ years to get the EDAC to get going. She stated you say there will only be one warehouse but other communities have said that too.

Shreekant Dhopte, 18 Donlonton Circle asked if Active Acquisitions is giving a presentation at the June 23<sup>rd</sup> Township Meeting. Mayor Panfili replied no. Two Township Committee members are on a sub-committee and reporting back their finding from the meeting with the developer at the June 23<sup>rd</sup> meeting. Mr. Dhopte said he would like to see the pros & cons of the warehouse. Mayor Panfili said if the Committee agrees to move forward we will require a community impact statement.

Glenn Layendecker, 106 Bordentown-Georgetown Road said that safety, traffic and noise are all concerns for them. He believes that once one warehouse is built more will come. He does not believe the town is prepared and needs to do the research. He would like to know the pros and cons.

John Green, 109 Bordentown-Georgetown Road understands the warehouse is a great economic opportunity. However he feels it will take away from the country feel of Chesterfield. He stated we are going into a recession and believes the warehouse will be empty.

Jacqueline Guthrie, 452 Main Street feels that the residents don't have an equal seat at the table with the Township and that the majority of people moved to Chesterfield for the open space. She feels the Township Committee are rushing into the warehouse and asked the Committee to be transparent and take their time with this decision.

Stacey Verdino, 104 Bordentown-Georgetown Road said that she just bought her property last September and the proposed warehouse will be in her backyard. She asked the Township Committee do their due diligence to make sure that any influx of cash coming from the warehouse is worth it.

Agnus Marsala, 42 Cromwell Drive said that the core of our community is all of Chesterfield. She said we should be preserving Chesterfield Township responsibly as we did with the building of Old York Village and the creation of the TDR program. She feels the warehouse should be put to a referendum in order to engage the entire community.

John Kelly, 40 White Pine Road thanked the Township Committee for fixing White Pine Road. He asked the Committee if the school loses their state aid with the

building of the warehouse, will the money coming from the warehouse outweigh the state aid amount. Mayor Panfili stated there are different financial scenarios on the Township website based on what it looks like with and without a warehouse. Mr. Sahol replied that the auditor is still verifying the numbers and once it is completed it will be posted on our website.

Steve Hazen, 447 Main Street said he understands the town needs ratables. He said that since the new development was built, these cars pass by his home daily. They speed and blow by the stop sign in front of his house. He challenged everyone here that is concerned with safety to drive on our roads safely. He also stated that if we need ratables, to allow them in areas that will have the least impact.

Kathy Greene, 24 Olivia Way agreed with the last speaker that there are a lot of safety issues in town. In her opinion there is no amount of money that would be worth a warehouse.

Sherri Dudas, 258 Crosswicks-Ellisdale Road stated that the OYCC is nestled between preserved farms. In February of 2021, she stated she requested the Township free analysis from the County Ag Board to see if the proposed development will impact the agricultural development area. She feels that more thought needs to go into how the agriculture is going to be effected by the warehouse.

Christy Green, 109 Bordentown-Georgetown Road agrees with many of the points opposing the warehouse that were said tonight. She said that if our budget is in crisis she asks that the Committee members investigate other options other than the warehouse due to sprawling and safety concerns.

Brett Anderson, 62 Brookdale Way pointed out that all of this is made possible due to the property being designated as an "area in need of rehabilitation". He said it is important to keep in mind that the "area in need of rehabilitation" as well as the land use statue was designed to rehabilitate the existing buildings not to save municipalities due to financial reasons. Mr. Anderson said we have shifted from making the reason to revitalize that property to now making the reason to save the town from financial crisis. Mr. Anderson would like the residents to be able to see the presentation that was given to the EDAC by the developer as well as any minutes that were taken.

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

A motion to adjourn the meeting was made by Mr. Liedtka and seconded by Ms. Blazic. All were in favor. Meeting Adjourned at 7:40 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk