

## **CHESTERFIELD TOWNSHIP REGULAR SESSION AUGUST 25, 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.

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

### **ROLL CALL OF MEMBERS**

Present: Belinda Blazic, Denise Koetas-Dale, Michael Russo, and Lee Panfili (virtual attendance).

Absent: Jeremy Liedtka

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

### **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

NONE

### **APPROVAL OF MINUTES**

Mr. Russo made a motion seconded by Mr. Blazic to approve the July 28<sup>rd</sup> and August 3<sup>rd</sup> minutes. Voice vote – All ayes.

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

Ms. Blazic made a motion seconded by Mr. Russo to open the meeting to public comment. All in favor. Hearing no public comment, Mr. Russo made a motion seconded by Ms. Koetas-Dale to close to public comment. All in favor.

### **2021 AUDIT REORT BY AUDITOR & COMMITTEE ACKNOWLEDGEMENT**

Mayor Panfili stated we will hold off on the audit discussion until the auditor is present.

### **CONSENT AGENDA**

**Memo from the Zoning Officer** – Mr. Sahol stated there is a property owner interested in installing a 40x60 pole barn on a preserved farm that requires Township Committee approval before moving forward. Mr. Russo made a motion seconded by Ms. Koetas-Dale to approve. Voice vote – All Ayes

**Blue Light Permit – Jacob Olah – Chesterfield Township Fire Department** –Ms. Koetas-Dale made a motion seconded by Mr. Russo to approve. Voice vote – All Ayes

## **ORDINANCES FOR ADOPTION**

### **ORDINANCE 2022-13**

**BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT FOR THE TOWNSHIP OF CHESTERFIELD, COUNTY OF BURLINGTON, NEW JERSEY; APPROPRIATING THE SUM OF \$155,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF CHESTERFIELD, COUNTY OF BURLINGTON, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$147,250; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

Ms. Hoyer noted she does not have confirmation that the Supplemental Debt Statement was filed. Mr. Gillespie suggested continuing with the public hearing tonight and hold off on voting. Ms. Koetas-Dale made a motion seconded by Ms. Blazic to open the meeting to public comment on Ordinance 2022-13. Hearing no comments, Ms. Koetas-Dale made a motion seconded by Mr. Russo to close public comment. The vote on this ordinance will be held until we receive confirmation on the SDS filing.

### **ORDINANCE 2022-14**

**AN ORDINANCE TO ESTABLISH SALARIES, WAGES AND COMPENSATION FOR VARIOUS OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF CHESTERFIELD**

Motion by Mr. Russo seconded by Ms. Blazic to open the meeting to public comment on Ordinance 2022-14. Hearing no comments, Ms. Koetas-Dale made a motion seconded by Ms. Blazic to close public comment. Motion by Mr. Russo seconded by Ms. Blazic to adopt Ordinance 2022-14.

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

## **RESOLUTIONS**

Mr. Russo made a motion seconded by Ms. Blazic to approve Resolution 2022-8-1. Voice vote – All Ayes

### **RESOLUTION 2022-8-1**

**RESOLUTION AUTHORIZING PUBLIC AUCTION OF MUNICIPAL PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE**

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to approve Resolution 2022-8-2. Voice vote - All Ayes

**RESOLUTION 2022-8-2**

**RESOLUTION TO CANCEL TAXES DUE TO VETERAN EXEMPTION FOR 47 WHITE PINE ROAD KNOWN AS BLOCK 600 LOT 41**

Mr. Gillespie suggested holding off on adopting Resolution 2022-8-3 until the auditor is able to log on to answer any questions the Township Committee may have regarding the audit.

Ms. Blazic made a motion seconded by Mr. Russo to approve Resolution 2022-8-4. Voice vote – All Ayes

**RESOLUTION 2022-8-4**

**RESOLUTION AUTHORIZING REFUND OF PROPERTY TAX OVERPAYMENT ON 197 RECKLESSTOWN WAY KNOWN AS BLOCK 202.121 LOT 5**

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

**RESOLUTION 2022-8-5**

**RESOLUTION AMENDING RESOLUTION 2022-6-12 TO CLARIFY SALARY INCLUSIVE OF SEWER MAINTENANCE DIRECTOR**

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

**RESOLUTION 2022-8-6**

**RESOLUTION AMENDING SALARY RESOLUTION 2022-6-11 IN ACCORDANCE WITH SALARY ORDINANCE #2022-14**

Ms. Blazic made a motion seconded by Mr. Russo to approve Resolution 2022-8-7. Voice vote – All Ayes

**RESOLUTION 2022-8-7**

**RESOLUTION CONSENTING TO APPOINTMENT OF ACTING DEPUTY MUNICIPAL COURT ADMINISTRATOR**

**TREASURERS BILL LIST**

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

**NEW BUSINESS**

**Eagle Scout Project** – Matthew Bertrand asked the Township Committee to approve his proposed Eagle Scout project consisting of installing nature path trail signage along Recklesstown Way walking path. He will be labeling the species of the trees and will replant any of the dead trees along the path. Additionally, he will add a page to the Township website dedicated to the trail listing all of the types of

trees and any facts about them. The project will be completed by mid-October. Funds for the project will be raised by Matthew and the tree plantings will be done by volunteers and the Boy Scouts. He will reach out to the Township Committee regarding his Court of Honor. Mr. Gillespie stated a motion would be required to allow him to proceed with his project on township property. In addition, Mathew would not be able to add a page to the township website. Mr. Sahol clarified that he will provide the information to the township so that we can create the page. Motion made by Ms. Koetas-Dale seconded by Mr. Russo to approved the project. Voice vote – All Ayes.

**Green Team** –Mayor Panfili stated there needs to be some clarification and procedural issues concerning the Green Team and the expenditure of funds. He was advised that any Green Team (GT) purchasing needs to go through the Environmental Commission and then to the CFO for approval. Mayor Panfili stated that there has been a lack of communication between the Green Team and the Environmental Commission (EC). Mayor Panfili said that the EC was not aware of the new appointments to the GT. All appointments need to be done by Resolution and the Township Committee has not made any new appointments or adopted a new Resolution for the GT. In addition, Mayor Panfili was recently notified that the GT has their own facebook page. He is not sure if this was ever approved by the Township Committee. Ms. Koetas-Dale said that EC Chairperson Nancy Scarafile attends most of the GT meetings and is in communication with the GT. Ms. Koetas-Dale said that the money that is being spent for the trainings at this time is money from a grant awarded to the Township from Sustainable New Jersey. Ms. Koetas-Dale agrees that the appointments that are on the current GT Resolution are out dated and most of the appointments have gone off to college. She agrees that the Resolution needs to be updated. Ms. Koetas-Dale said there is a good amount of communication between the GT and the EC. Mayor Panfili suggested updating the GT Resolution and making new appointments. All interested parties must complete the Citizen Leadership Form found on the Township website. Mr. Gillespie asked what the GT grant is specifically for and how much it is. Ms. Koetas-Dale stated the grant is for \$2,000.00 towards backyard home composting trainings for residents. Ms. Koetas-Dale said that the EC nominated Sherry Dudas to be the GT Co-Chair and asked her to write several grants for the GT. Ms. Koetas-Dale was not aware that a Resolution needed to be passed listing the volunteers and chair for the GT. Mr. Gillespie said that no one should represent themselves as a Co-Chair or speak on behalf of Chesterfield Township or the GT when by Resolution they are not a member of the GT. Mr. Gillespie stated that he is concerned with the GT facebook page. The Township Committee never approved the page to his knowledge and it is subject to OPRA. Mr. Gillespie recommends the Township Committee affirm Resolution 2021-2-4 until a new GT Committee is appointed by the Township Committee. Ms. Koetas-Dale made a motion seconded by Ms. Blazic to affirm Resolution 2021-2-4. Roll Call: YEAS: Blazic, Koetas-Dale, Russo, Panfili

Mayor Panfili said that the Environmental Commission should conduct the Green Team meetings until the adoption of the new Resolution. Mayor Panfili requested Mr. Sahol to look into the facebook page and Green Team gmail account.

## **OLD BUSINESS**

Mayor Panfili stated at the August 3<sup>rd</sup> special meeting he voted not to introduce the Ordinance for the Redevelopment Plan for OYCC because he felt that he still had questions that needed to be addressed. Since then, he has had all of those questions answered and is ready to move forward with the ordinance so that we can get the facts out to the residents. In addition, Mayor Panfili would like to do an independent traffic study. Ms. Koetas-Dale asked for an explanation of the process and how much information can be released to the public once the ordinance for the Redevelopment Plan for OYCC is introduced. Mr. Gillespie replied that once the ordinance is introduced, the Redevelopment Plan becomes public and may answer a lot of the questions the residents have. Ms. Koetas-Dale asked if we can wait longer to adopt the ordinance. Mr. Gillespie stated the ordinance does not have to be adopted at the next meeting. Mr. Gillespie asked Mayor Panfili if we are going to start all over with a new traffic study or use what CME has previously done. He stated that starting over will add time and money and paid for by the Township. Mr. Russo made a motion seconded by Ms. Koetas-Dale to authorize the Township Administrator to get a quote from CME and if under the threshold to move forward with the an updated review, taking into consideration its prior conclusions from its review of the April 27, 2021 Active traffic study, by reviewing Active's traffic experts supplemental intersection study (which included approximately 17 intersections throughout the township) and the expected impact of the recently approved warehouse in Bordentown Township at Old York Road and Route 206) neither of which are considered in the April 2021 Study. Roll Call: YEAS: Blazic, Koetas-Dale, Russo, Panfili

Ms. Blazic made a motion seconded by Ms. Koetas-Dale to schedule a special meeting on September 8, 2022 at 7:00 pm for the introduction of an ordinance adopting a Redevelopment Plan for OYCC. Roll Call: YEAS: Blazic, Koetas-Dale, Russo, Panfili.

Ms. Koetas-Dale asked Mr. Gillespie to explain the Redevelopment Plan. He stated that the Redevelopment Plan is more detailed and conditions than a zoning ordinance. There is a clause in the redevelopment plan that all is subject to a redevelopment agreement with the Township which is later in the process. Once there is a redevelopment plan and redevelopment agreement, then the Site Plan process begins.

Motion made by Ms. Blazic seconded by Ms. Koetas-Dale to open to public comment. All were in favor.

Mayor Panfili stated that public comment will be limited to three minutes per person and everyone will have a turn. Any questions regarding the Area in Need of Redevelopment Plan will be answered after public comment. Any questions that cannot be answered will be researched and posted on the Township website.

Lorrie Thier, 40 Foulkes Lane said she saw that the Township posted 13 questions on their website. She has been asking questions that she has not received answers on. In particular, question #8 regarding a truck stuck in the circle by the elementary school going the wrong way. She stated the information on the website regarding this question is inaccurate said Ms. Thier.

Val Jones, 21 Buttonwood disagreed with the truck incident and does not think it needs to be addressed. She agrees with the Redevelopment Ordinance and hopes the town can move forward with the warehouse.

Shreekant Dhopte, 18 Donlonton Circle asked what the contents will be of the Redevelopment Plan in terms of financials, traffic studies, etc.

Henry Krzewinski, 10 Front Street said the Township Committee is violating the masterplan and the entire community if the Redevelopment Plan for OYCC is adopted. He is concerned with the historic house on the site.

Agnus Marsala, 42 Cromwell Drive – She stated it is being called a redevelopment plan but it was designated as an Area in Need of Redevelopment. She wants the Township Committee to be suspicious of the developer.

Christy Green, 109 Bordentown-Georgetown Rd does not agree with moving forward with the Redevelopment Plan for OYCC and does not want to see a warehouse anywhere in Chesterfield. She stated we need to consider the master plan.

Amanda Layendecker, 106 Bordentown-Georgetown Rd. in regards to the FAQ's that are listed on the Township website, they reference one berm where initially there were going to be multiple berms. She is very concerned why the berms were removed from the plan without any discussion. She appreciates having a review of the traffic study submitted by the developer and hope it takes into consideration the time that kids are getting on and off busses.

Brett Anderson, 62 Brookdale Way welcomes the additional information that will be brought by the Redevelopment Plan and would like the Township Committee to do more research and planning on what else can be done with OYCC. He is looking for proper justification and not financial reasons.

April Sette, 102 Bordentown-Georgetown Rd. said there are other alternatives than the warehouse. She stated if you go down 130 & 206 all you see are warehouses. She stated she does not understand why Chesterfield would want a warehouse. She stated more people are against than for the warehouse. She asked the Township Committee to explain why are in favor of the warehouse. She does not want to see the have the side effects of a warehouse next to where she is planning on building her home.

Ariel Hilton, 110 Bordentown-Georgetown Rd is concerned about the environmental impacts the warehouse will have on her property and the other adjacent properties.

John Green, 109 Bordentown-Georgetown Rd is very concerned that the Township Committee feels that the warehouse is a solution to the financial needs of the township instead of looking into other options. He said that where they are planning to put the warehouse is wetlands.

Glenn Layendecker, 106 Bordentown-Georgetown Rd. asks that the Township Committee do more research on everything as a whole in regards to the OYCC

property. He is concerned about the traffic, wetlands and the burden on the town if the warehouse is built. He asks that the Township Committee take their time instead of trying to push the warehouse through.

Jim Robb, 110 Bordentown-Georgetown Rd. is worried about the water run off to his property once the warehouse is built.

Hearing no further comments, Mr. Russo made a motion seconded by Ms. Koetas-Dale to close public comment. All were in favor.

Mr. Gillespie addressed some of the public's questions: Mr. Dhopte had asked what the Redevelopment Plan consisted of. Mr. Gillespie replied that the Redevelopment Plan is basically a zoning plan and it will not include financials. It will have site limitations and requirements. There was a question about storm water by Ms. Marsala. Mr. Gillespie replied that the Redevelopment Plan will not state what the storm water calculation will be as that would be addressed during site plan application. Another question was about the FAQ regarding the removal of a berm from the development plan. Mr. Gillespie said he does not believe one of the berms was removed from the plan and if the Redevelopment Plan is introduced it will answer questions and maybe generate additional questions. Mayor Panfili said that he and Mr. Sahol will continue to go through the minutes and post any questions that have not been answered on the Township website. Mr. Sahol we are addressing questions to the public and to the school board as soon as we are able to release the information.

Ms. Koetas-Dale said she is struggling with this decision and feels by introducing the Redevelopment Plan it will give her a chance to get residents opinions on all of the information and studies that have been done. She stated the Township Committee cannot tell anyone who they can sell their property to. She is going to vote in a way that is best for Chesterfield Township.

Mr. Russo agrees with introducing the Redevelopment Plan so that the community can get all of the information. He does not believe the Old York Country Club will ever be a farm. There is more information that he needs before he can make a definite decision concerning the Redevelopment Plan.

Recreation Director, Rachel Fryc asked the Township Committee for their approval for the following Community Events:

- 2<sup>nd</sup> Annual Porch Fest - October 15, 2022 from noon-5pm at various homes in Old York Village. There will be some street. All neighbors affected will be notified.
- Annual Ganesh Festival – August 31, 2022 – September 4, 2022 in Village Square Park. Weekdays will be 6 PM – 9:30 PM and the weekend will be 10 AM to 9:30 PM. The last day will have some road closures. All of the neighbors will be notified and the organizers have assured that all trash will be cleaned up daily.
- There will be a block party – Sprague Street – 2 PM to 7 PM. The homeowners will be notified and that street will be closed.

All road closures will be coordinated with Chief Davison and Public Works will supply the road closure barricades. Ms. Koetas-Dale made a motion seconded by Ms. Blazic to approve all events. All were in favor.

Ms. Fryc also gave an update on the upcoming Annual Harvest Festival scheduled for September 24<sup>th</sup>, noon – 4pm in Village Square Park.

Public Works Director, Troy Ulshafer notified the Township Committee that Soccer and Flag Football season have begun and everything is good with the playing fields.

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to adjourn the meeting. All present were in favor. Meeting adjourned at 8:40 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk