

CHESTERFIELD TOWNSHIP REGULAR SESSION FEBUARY 10, 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, Denise Koetas-Dale, Lido Panfili, Michael Russo

Absent: Jeremy Liedtka

Also present: Thomas A. Sahol, Township Administrator; John Gillespie, Township Attorney; Caryn M. Hoyer, Township Clerk; Joe Hirsh, Township Engineer, Rachel Fryc, Deputy Clerk

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

OATH OF OFFICE

Mayor Lee Panfili administered the Oath of Office to Chief of Police Michael Davison.

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

APPROVAL OF MINUTES

Ms. Blazic made a motion seconded by Mr. Russo to approve the January 20th regular and executive minutes. Voice vote – All Ayes

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA

Paul Cincotta, 15 Gallop Way asked what will be auctioned based on Resolution 2022-2-4. He was handed a copy of the resolution and Ms. Hoyer replied the Resolution posted on the website after it is adopted.

Lorrie Thier, 153 Chesterfield-Crosswicks Road asked if the developer who is possibly putting the IPLAY concept in the empty shops would be applying for the liquor license. Mr. Sahol stated they have not expressed any interest as that is to be a family oriented environment.

Val Jones, 21 Buttonwood Street asked if there will be a vote on the cannabis discussion or will it just be a discussion. Mayor Panfili responded it will just be a discussion tonight.

Ms. Blazic made a motion seconded by Ms. Koetas-Dale to close public comments. All were in favor.

Mayor Panfili introduced the new Construction Official Roger Fort.

ORDINANCE FOR INTRODUCTION

ORDINANCE 2022-1

AN ORDINANCE AMENDING CHAPTER 110 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD, ENTITLED "FEES"

Motion by Ms. Koetas-Dale seconded by Mr. Russo to introduce Ordinance 2022-1.
Voice vote – All Ayes The public hearing for this ordinance will be at the Township
Committee meeting on February 24th.

RESOLUTIONS

RESOLUTION 2022-2-2

RESOLUTION MEMORIALIZING APPOINTMENT OF EMERGENCY MANAGEMENT COORDINATOR AND DEPUTY EMERGENCY MANAGEMENT COORDINATOR

Motion by Ms. Koetas-Dale, seconded by Mr. Russo to approve Resolution 2022-2-2.
Voice vote – All Ayes

RESOLUTION 2022-2-3

RESOLUTION AUTHORIZING CONVEYANCE OF DUTY WEAPON TO FORMER CHIEF OF POLICE, KYLE WILSON

Motion by Ms. Blazic, seconded by Mr. Russo to approve Resolution 2022-2-3.
Voice vote – All Ayes

RESOLUTION 2022-2-4

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

Motion by Ms. Blazic, seconded by Ms. Koetas-Dale to approve Resolution 2022-2-4
as amended to add additional items. Voice vote – All Ayes

RESOLUTION 2022-2-5

RESOLUTION AUTHORIZING REFUND OF PROPERTY TAX OVERPAYMENT ON 15 PRESERVATION BOULEVARD KNOWN AS BLOCK 202.32 LOT 5

Motion by Mr. Russo, seconded by Ms. Blazic to approve Resolution 2022-2-5.
Voice vote – All Ayes

RESOLUTION 2022-2-6

RESOLUTION AUTHORIZING SUBMISSION OF GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE JULY 1, 2022 TO JUNE 30, 2023

Motion by Ms. Koetas-Dale seconded by Ms. Blazic to approve Resolution 2022-2-6.
Voice vote – All Ayes

RESOLUTION 2022-2-7

RESOLUTION AWARDING CONTRACT FOR SEWER SYSTEM OPERATION AND MAINTENANCE SERVICES TO O & M SOLUTIONS, LLC

Motion made by Mr. Russo, seconded by Ms. Blazic to approve Resolution 2022-2-7.
Voice vote – All Ayes

RESOLUTION 2022-2-8

RESOLUTION AUTHORIZING THE TOWNSHIP CLERK TO EXECUTE DEEDS ON BEHALF OF THE TOWNSHIP OF CHESTERFIELD FOR PROPERTY RELEASED FROM PERFORMANCE BOND FOR PHASE 5 AND PHASE 6 OF TRADITIONS AT CHESTERFIELD

Motion by Mr. Russo, seconded by Ms. Koetas-Dale to approve Resolution 2022-2-8.
Voice vote – All Ayes

RESOLUTION 2022-2-9

RESOLUTION CANCELLING TAXES ON OPEN SPACE LOTS IN TRADITIONS PHASE 5 & 6 OWNED BY CHESTERFIELD TOWNSHIP

Motion by Mr. Russo, seconded by Ms. Koetas-Dale to approve Resolution 2022-2-9.
Voice vote – All Ayes

TREASURERS BILL LIST

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

REPORTS & DISCUSSION

Annual Report of the Planning Board – It was noted that the Township Committee received a copy of the Annual Report of the Planning Board.

Cannabis – Scott Miccio from Parker McCay gave the Township Committee an overview of cannabis.

The (6) License Classifications that a municipality has to choose from are:

1. Cultivation
2. Manufacturing
3. Wholesale
4. Distribution
5. Retail
6. Delivery Service.

Chesterfield Township opted out of all of these (6) classifications back in June. The Township Committee may want to consider an ordinance to allow any or all of the classifications if they so desire.

An ordinance would need to address (3) three main categories.

1. Licensing/Regulation –
 - Local license or rely on State license
 - Local review board or Township Committee takes this role
 - Fees must be reasonable
 - Odor Control

2. Land Use –
 - Where to allow
 - water
3. Taxation –
 - Municipality is allowed to locally tax cannabis businesses up to 2% on sales for the cultivation, manufacturing and retail use.
 - Municipality can tax up to 1% for wholesale
 - Municipality cannot tax on distribution or delivery service.

The State review process for applicants is very extensive so that alleviates work on the municipality when reviewing applicants for the town.

Mr. Miccio agreed to put a report together regarding the information discussed tonight for the Township Committee to review further.

Liquor License – Mr. Gillespie reported that the Township can create a third consumption liquor license based on the growing population of the town. An ordinance to create the new license will be on for the next Township Committee agenda. The Township Committee also directed Mr. Gillespie to prepare a resolution for the next meeting authorizing the auction of the retail distribution license with \$200,000 being the minimum.

NEW BUSINESS –

Explore dedicated Pickle Ball court locations – Ms. Blazic reported that pickle ball is growing in our town and has been in contact with a local group that has 40 members in Chesterfield alone. She would like a dedicated pickle ball court in town where we can also expand in the future. Public Works Foreman Troy Ulshafer stated that DPW put pickle ball lines on one of the tennis courts at Fenton Lane Park and one of the tennis courts at the Municipal Park. Ms. Blazic responded that the tennis court nets are too tall for pickle ball. Mayor Panfili recommended one park be dedicated to tennis and one park be dedicated to pickle ball. Ms. Blazic asked if they can play pickle ball in the Fenton Lane Recreation Building. Ms. Fryc said yes and she will look at what equipment would be needed and report at the next meeting. Mr. Panfili suggested putting this topic on the agenda for the next meeting.

OLD BUSINESS –

Pipeline Taskforce – Mayor Panfili made the recommendation that the Pipeline Task Force be assumed under the jurisdiction of the Environmental Commission. They can retain three members and form a sub-committee much like the Green Team. A resolution will be on for the next meeting to rescind the resolution creating the Pipeline Taskforce and reassign the function to the Environmental Commission at the next Township Committee meeting.

Ms. Koetas-Dale reported that Sherry Dudas helped write a grant for the Environmental Commission for Sustainable New Jersey requesting funding for a natural resources inventory. The grant award will be announced in April.

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

Brian Mahon, 16 Chesterfield-Crosswicks Road asked if there are restrooms available when attending the Township Committee meetings. Mr. Sahol replied there are restrooms available in the lobby.

Val Jones, 21 Buttonwood Street gave the Township Committee a handout regarding cannabis. She does not believe cannabis should be in Chesterfield at any level.

Dawn Donahue, 79 Bordentown-Chesterfield Road agrees that cannabis should not be allowed in Chesterfield. Security is an issue.

Paul Cincotta, 15 Gallop Way thanked the Public Works Department and the Police for their quick response to an issue during the snowstorm. He is against cannabis in Chesterfield. He would like to know the estimate on how much revenue the town could benefit from cannabis. Mayor Panfili stated that has not been looked into yet.

Steve Hazen, 447 Main Street does not want to allow cannabis in Chesterfield.

Agnus Marsala, 42 Cromwell Drive urged the Township Committee to rescind the area in need of redevelopment resolution for Old York Country Club. She suggested the Township Committee investigate the DEP's cargo handling equipment rule proposal as well as autonomous trucking.

Lorrie Thier, 153 Chesterfield-Crosswicks Road asked if recycled water could be used for the manufacturing of cannabis. Mayor Panfili responded the Township Committee is gathering information and will have a report regarding cannabis to discuss soon. Ms. Thier asked if another area was designated as an area in need of redevelopment would we need to classify it to say no cannabis retail allowed. Mr. Gillespie responded an ordinance would state the permitted uses for that area.

Sherry Dudas, 258 Ellisdale Road shared some thoughts and suggestions regarding growing cannabis vs. hemp. She also had some suggestions on grants for park development in regards to pickle ball that she would volunteer her time to help look into the grant and thanked the Township Committee for being open to cannabis in Chesterfield.

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

A motion to adjourn the meeting was made by Ms. Koetas-Dale and seconded by Ms. Blazic. All were in favor. Meeting Adjourned at 8:19 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk