

CHESTERFIELD TOWNSHIP REGULAR SESSION OCTOBER 12, 2023

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 Denise Koetas-Dale at 7:00 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: Shreekant Dhopte, Matt Litt and Denise Koetas-Dale
Belinda Blazic (virtual)

Absent: Jeremy Liedtka

Also present: Thomas A. Sahol, Administrator; Caryn M. Hoyer, Township Clerk; Rachel Fryc, Deputy Clerk; Troy Ulshafer, Public Works Manager; Carmela Roberts, Township Engineer; Dominic P. DiYanni, Township Attorney; Michael Davison, Police Chief and Glenn McMahon, Tax Assessor

AGENDA MATTER(S) REQUIRING RECUSAL(S) - NONE

APPROVAL OF MINUTES

Mr. Litt made a motion seconded by Mr. Dhopte to approve the September 28th Regular & Executive minutes. All were in favor.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA

Ms. Koetas-Dale reminded everyone that comments are limited to three minutes or less. Mr. DiYanni stated "in order for the Committee to conduct the business of the Township in the most productive manner possible, meeting attendees will be given three (3) minutes, all-inclusive to comment on any agenda item(s) without comment or question from the Committee, but only on items specified on the agenda listed for the current meeting. Please stand at the appropriate time and state your name and address for the record." Mr. Litt asked Mr. DiYanni if this is a new rule or reaffirming an existing rule. Mr. DiYanni stated reaffirming an existing rule.

Mr. Litt made a motion seconded by Mr. Dhopte to open the meeting to public comment. Hearing none, Mr. Dhopte made a motion seconded by Mr. Litt to close public comment. All were in favor.

ORDINANCE FOR PUBLIC HEARING AND ADOPTION

Mr. Dhopte made a motion seconded by Mr. Litt to open the meeting to public comment on Ordinance 2023-14. All were in favor. Hearing no comments, Mr. Dhopte made a motion seconded by Mr. Litt to close public comment. Mr. Litt

made a motion seconded by Mr. Dhopte to adopt Ordinance 2023-14. All were in favor.

ORDINANCE 2023-14 **A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AUTHORIZING THE APPROPRIATION OF \$80,000.00 FROM THE RECREATION FUND FOR VARIOUS PARK IMPROVEMENTS**

Mr. Dhopte made a motion seconded by Mr. Litt to open the meeting to public comment on Ordinance 2023-15. All were in favor. Hearing no comments, Mr. Dhopte made a motion seconded by Mr. Litt to close public comment. Mr. Dhopte made a motion seconded by Mr. Litt to adopt Ordinance 2023-15. All were in favor.

ORDINANCE 2023-15 **A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AUTHORIZING THE APPROPRIATION OF \$50,000.00 FROM THE RECREATION FUND FOR PURCHASE OF 1.2+/-ACRES, KNOWN AS BLOCK 107.02 LOT 1, 120 BORDENTOWN-CROSSWICKS ROAD, CHESTERFIELD, NJ FOR RECREATIONAL PURPOSES**

Mr. Dhopte made a motion seconded by Mr. Litt to open the meeting to public comment on Ordinance 2023-16. All were in favor. Hearing no comments, Mr. Dhopte made a motion seconded by Mr. Litt to close public comment. Mr. Dhopte made a motion seconded by Mr. Litt to adopt Ordinance 2023-16. All were in favor.

ORDINANCE 2023-16 **AN ORDINANCE AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE WITH THE CREATION OF CHAPTER 168 ENTITLED "STORMWATER QUALITY PROTECTION"**

Mr. Dhopte made a motion seconded by Mr. Litt to open the meeting to public comment on Ordinance 2023-18. All were in favor. Hearing no comments, Mr. Dhopte made a motion seconded by Mr. Litt to close public comment. Mr. Dhopte made a motion seconded by Mr. Litt to adopt Ordinance 2023-18. All were in favor.

ORDINANCE 2023-18 **AN ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD ESTABLISHING CHAPTER 131 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD ENTITLED "LEAD-BASED PAINT INSPECTIONS"**

Mr. Litt made a motion seconded by Mr. Dhopte to open the meeting to public comment on Ordinance 2023-19. All were in favor. Hearing no comments, Mr. Dhopte made a motion seconded by Mr. Litt to close public comment. Mr. Litt made a motion seconded by Mr. Dhopte to adopt Ordinance 2023-19. All were in favor.

ORDINANCE 2023-19

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 110 OF THE TOWNSHIP CODE ENTITLED "FEES" ADDING SECTION 110-125, ENTITLED "INSPECTION FEES"

Mr. Dhopte made a motion seconded by Mr. Litt to open the meeting to public comment on Ordinance 2023-20. All were in favor. Hearing no comments, Mr. Litt made a motion seconded by Mr. Dhopte to close public comment. Mr. Dhopte made a motion seconded by Mr. Litt to adopt Ordinance 2023-20. All were in favor.

ORDINANCE 2023-20

AN ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK 107.02 LOT 1 FOR MUNICIPAL PUBLIC PURPOSES IN ACCORDANCE WITH THE LOCAL LANDS AND BUILDINGS LAW, NJSA 40A:12-1 ET SEQ

RESOLUTIONS

Mr. Litt made a motion seconded by Mr. Dhopte to approve Resolution 2023-10-1. Voice vote - All were in favor.

RESOLUTION 2023-10-1

RESOLUTION APPOINTING RICHARD SUCH AS SUBSTITUTE ELECTRIC SUB-CODE OFFICIAL/INSPECTOR

Mr. Litt made a motion seconded by Mr. Dhopte to approve Resolution 2023-10-2. Voice vote - All were in favor.

RESOLUTION 2023-10-2

RESOLUTION AWARDING CONTRACT FOR IMPROVEMENTS TO SYKESVILLE ROAD PHASE IV & V PROJECT NJDOT FY 2022/2023

Mr. Dhopte made a motion seconded by Mr. Litt to approve Resolution 2023-10-3. Voice vote - All were in favor.

RESOLUTION 2023-10-3

RESOLUTION AUTHORIZING REFUND ON OVERPAYMENT OF TAXES FOR 8 GALLOP WAY, BLOCK 202.118 LOT 7

BILL LIST

Mr. Dhopte made a motion seconded by Mr. Litt to approve the bill list. Voice vote – All in favor.

REPORTS & DISCUSSION

Mayor Koetas-Dale asked Mr. Ulshafer to share what the Shade Tree came up with to address the concerns of cars crossing the median strip by the Shoppes at Old York Village. Mr. Ulshafer reported that the Shade Tree Advisory Board recommend the planting of five (5) maple trees in the area where the cars are

crossing the island. He stated that Fernbrook Farms sells trees at the Green Fair and Harvest Festival. He stated that Larry Kuser has donated those funds to be a dedicated trust fund for the Shade Tree Advisory Committee. Mr. Ulshafer stated that Mr. Kuser would be donating the five (5) maple trees. Mr. Ulshafer stated they hope to plant them within a month. The planting will be a collaboration between the public works department and Fernbrook Farms. Mr. Litt thanked Mr. Ulshafer for taking care of this issue so quickly. Mr. Ulshafer stated that if the trees don't work then we can look into the bollards.

REPORTS OF ADMINISTRATION

Administration:

Mr. Sahol thanked Rachel Fryc and the entire staff for all of their work on making the Harvest Festival a success this year.

Engineer:

Ms. Roberts reported that the Sykesville bidding went well and the contract amount is less than the two grants so the difference can be used for inspection fees. Additionally, the DOT has started paying for design costs. Ms. Roberts hopes the DOT will pay for the design of both phases 4 and 5. Ms. Roberts stated they are still waiting on the DOT grant amount for Margerum Road.

NEW BUSINESS –

Glenn McMahon stated the ratio has dropped in the last 3 years from 97% to 74%. This represents the assessed value to sales. He stated that 20 of the 40 Burlington County towns are in the 60%-70% range. Glenn McMahon explained the process of conducting a Township wide revaluation in 2024. He informed the Committee of the procedural steps to obtain approval from the County and State Tax Boards. Mr. McMahon indicated that two other towns, Bordentown Township and Bordentown City are willing to discuss a shared service to have all three towns revalued at the same time as a cost savings. We have approximately 2500 line items and the estimated cost is \$70-\$75 per line item. Mr. Litt asked about teaming up with more municipalities. Mr. McMahon stated it would be more difficult because there would be multiple assessors. Mr. Dhopte asked about the timing. Mr. McMahon stated if completed in 2024 it would be effective in 2025. By hiring a firm for the revaluation, they will complete quicker and will also handle any appeals for two (2) years. Mr. DiYanni stated that prior to going out to RFP we will need a shared service agreement. He stated there will be multiply meetings for residents who may have questions and proving of valuations. These meetings and explanations to the residents will help limit appeals. Mr. McMahon stated that two weeks prior to the inspection, the residents will be notified. Mr. DiYanni urges the residents to let the inspector in because he has had experience when they assume everything is top of the line if they are unable to gain access.

Discuss Fee for Use of Facilities – Village Square Park

Mr. Sahol asked the Township Committee to consider charging a fee or taking a deposit for the use of our parks for events to offset any associated costs. He mentioned that we are currently charging a fee for the use of the athletic fields and Fenton Lane Recreation Building but not the parks for events. Mr. Litt asked if there was an issue at a recent event in Village Square Park that sparked this conversation. Mr. Sahol replied yes, and it caused substantial damage to Village Square Park. Ms. Blazic asked how the damages would be rectified. Mr. Sahol stated he is planning to meet with the individuals in hopes they will make the Township whole. If not, the Township will need to put a claim in with the individuals insurance. Ms. Blazic is in agreement with asking for a security deposit for the use of the parks for events. Mr. Litt stated that he does not want to discourage events in the park and suggests differentiating between public and private events. Mr. Litt asked Mr. Sahol to find out how similar municipalities are handling park use and get back to the Committee at a future meeting.

PUBLIC COMMENT

Mr. Dhopte made a motion seconded by Mr. Litt to open the meeting to public comment. All were in favor.

Valerie Jones, 21 Buttonwood Street stated that she is still trying to get the Fire, Police and Township emergency works acknowledged with hazardous pay through the Cares Act. This is an authorized use of funds for public health emergency such as COVID. Ms. Jones stated that she does not understand why the Township has not given any of these funds to the frontline workers since other towns are doing so.

Hearing no further public comment, Mr. Litt made a motion seconded by Mr. Dhopte to close public comment. All were in favor.

COMMENTS FROM THE TOWNSHIP COMMITTEE –

Mr. Litt thanked everyone that helped out with the 5K run and reminded everyone to come out and support it this Sunday. Mr. Dhopte stated if the 5K will become an annual event he would like the town to provide bags or something.

Mr. Litt made a motion seconded by Mr. Dhopte to adjourn the meeting. All in favor 8:03 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk