

CHESTERFIELD TOWNSHIP REGULAR SESSION APRIL 13, 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 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, Jeremy Liedtka, Matthew Litt and Denise Koetas-Dale

Absent: Belinda Blazic

Also present: Thomas A. Sahol, Township Administrator; Caryn M. Hoyer, Township Clerk; Troy Ulshafer, Public Works Director; Carmella Roberts, Township Engineer and Brian Hak, Township Attorney.

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

APPROVAL OF MINUTES

Mr. Liedtka made a motion seconded by Mr. Litt to approve the March 23rd meeting minutes. All were in favor except Mr. Dhopte who abstained.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA

Mr. Liedtka made a motion seconded by Mr. Dhopte to open the meeting to public comment. All were in favor. Hearing no comments, Mr. Liedtka made a motion seconded by Mr. Dhopte to close public comment. All were in favor.

ORDINANCE FOR INTRODUCTION

Mr. Liedtka made a motion seconded by Mr. Dhopte to introduce Ordinance 2023-3. Mr. Litt asked Mr. Sahol to explain why the ordinance is good for Chesterfield. Mr. Sahol stated a couple years ago the Township Committee authorized the professional staff to look into the Ward Avenue and a few other areas as Areas in Need of Redevelopment. That has been completed and subsequently approved by the State of New Jersey. The property this Ordinance addresses is the corner of Ward Avenue and Hogback Road. The prior owner of the property was issued a notice to demolish the unsafe structure as it had been in disrepair for quite a while. The developer will have a clean run operation. It is a communication company. The purpose of the redevelopment plan is to entice businesses to come to the town. The developer meets with the township professionals to discuss a plan that would be suitable for Chesterfield Township. This ordinance will set the zoning standards for the development of that property. Mr. Litt asked about the

tax benefits. Mr. Sahol stated that a pilot is permitted and the developer has requested a payment in lieu of taxes which will be discussed at a later date. He stated pilots help when locating a business so they have a financial certainty as to the costs. The Township would receive all of the payment in lieu of taxes with the exception of 5% which goes to the County. Motion was made previously by Mr. Liedtka seconded by Mr. Dhopte to introduce Ordinance 2023-3.

Roll Call Vote:

YES: Mr. Dhopte, Mr. Liedtka, Mr. Litt and Ms. Koetas-Dale

Public hearing on the Ordinance will be at the next Township Committee meeting on April 27, 2023 at 7:00.

ORDINANCE 2023-3

AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN, ENTITLED "REDEVELOPMENT PLAN, BLOCK 105 LOT 1, 404 WARD AVENUE" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW N.J.S.A. 40A:12A-1 et seq.

RESOLUTIONS

Mr. Dhopte made a motion seconded by Mr. Liedtka to approve Resolution 2023-4-1. Voice vote - All were in favor.

RESOLUTION 2023-4-1

RESOLUTION AUTHORIZING THE TOWNSHIP OF CHESTERFIELD TO EXECUTE AN AGREEMENT WITH BURLINGTON COUNTY FOR COOPERATIVE PARTICIPATION IN THE COMMUNITY DEVELOPMENT ACT OF 1974

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolution 2023-4-2. Voice vote - All were in favor.

RESOLUTION 2023-4-2

RESOLUTION AUTHORIZING CHANGE ORDER #2, FINAL FOR SYKESVILLE ROAD PHASE I & II IMPROVEMENT PROJECT AWARDED TO EARLE ASPHALT COMPANY

Mr. Dhopte made a motion seconded by Mr. Liedtka to approve Resolution 2023-4-3. Voice vote - All were in favor.

RESOLUTION 2023-4-3

RESOLUTION AUTHORIZING THE TOWNSHIP OF CHESTERFIELD TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF BORDENTOWN FOR ANIMAL CONTROL SERVICES

BILL LIST

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

REPORTS & ADMINISTRATON

Permit for Pole Barn on TDR Preserved Property – Glenn McMahon sent a memo to the Township Committee as he received a zoning application for a pole barn to be constructed on TDR preserved property Block 1105 Lot 16.04. The Zoning and Board of Health permits are approved but now required Township Committee Approval. Ms. Hoyer advised the committee that any application for structures to be placed on any agriculture preserved property must receive Township Committee approval prior to a building permit being issued. Voice vote noted all Township Committee members were in favor.

Mayor Koetas-Dale stated she has nothing to report except the Green Fun Fair is on April 23rd from 11-3 here at the municipal building. There will be a recycling workshop, hard plastic recycling drop off, food, vendors among other things. Mr. Dhopte asked if the Township Committee wants to have a table there. He stated he can cover a couple hours. Ms. Koetas-Dale has another engagement that day and Mr. Litt stated he should be able to be there. Mr. Litt suggested having a sign-up for the township newsletter at the Green Fair. Mr. Sahol will have that available.

Mr. Sahol stated we received notice today that the Township was awarded a \$77,000 grant for recreation. This will be for the Fenton Lane Improvement Project. We will need to see what can be accomplished through these funds. Mr. Dhopte asked about a match for the grant. Mr. Sahol stated there is no match requirement but the Township can put additional funds towards the project.

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

Brett Anderson – 62 Brookdale Way – He asked what the Agreement is for the Burlington County Cooperative that Resolution 4-1 authorizes. Mr. Sahol stated that is the Community Development Block Grants usually between \$65,000 - \$75,000. The Township must be a participant in the program in order to be eligible to apply. The funds can only be used on specific items and because they are based on HUD funding and must be used toward lower income or ADA compliance items. Mr. Anderson stated he understands the Township requested a meeting with Transco and was concerned that personnel were not granted permission until someone from Transco was present at the site during the fugitive event. He stated the website lists the blow down events but not any fugitive events. He would like to see those listed as well. Mr. Sahol stated they are required to report the known events. The composition of the gas released is always the same. The protocol for any energy plant would be no one is allowed onsite if an operator of the plant is not present. This is for safety purposes. They

must be present for our personnel to enter. Mr. Sahol stated that at a prior meeting the Township Committee requested him to coordinate with Transco for them to come to a future Township Committee meeting. They are not willing or required to do that but they are willing to meet with the Pipeline Task Force. Ms. Koetas-Dale stated we will have the opportunity to have our questions answered through the task force and they will come to a future meeting with the answers. Mr. Litt thanked Mr. Sahol for trying to set up the meeting and disappointed the Transco is not willing to meet with the Township Committee. He appreciates the fact that they are going to meet with the task force. Mr. Dhopte stated he was part of the task force and Tom Flaherty is very knowledgeable in this area and he is sure to get answers to our questions.

Christine Olschewski – 93 Waln Road – She asked about her request to receive lighting at the road near her residence. Mayor Koetas-Dale apologized for not getting back to her. Mr. Sahol stated the police department is taking care of some of the issues and will get feedback from then soon.

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

Mr. Dhopte stated the Ag Board has met three times. The members are Jack Homa, John Calabrese, Matt Bassett, Ray Hlubik, Roseann Greenberg and Sherry Dudas. He stated that Brian Wilson and Chuck Rohr were present at a meeting to discuss special event issues and cannabis. They have asked Glenn McMahon to attend the next meeting to discuss the special events and what restrictions there would be on TDR property. They are a very active group and meeting once a month.

Mr. Liedtka made a motion seconded by Mr. Dhopte to adjourn the meeting at 7:32 PM. All were in favor.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk