

CHESTERFIELD TOWNSHIP REGULAR SESSION SEPTEMBER 14, 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: Belinda Blazic, Shreekant Dhopte, Jeremy Liedtka (7:06) and Denise Koetas-Dale

Absent: Matthew Litt

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

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

APPROVAL OF MINUTES

Mr. Dhopte made a motion seconded by Ms. Blazic to approve the July 27th Regular & Executive and August 16th Special & Executive minutes. All were in favor.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA

Mr. Dhopte made a motion seconded by Ms. Blazic to open the meeting to public comment. Hearing none, Mr. Dhopte made a motion seconded by Ms. Blazic to close public comment. All were in favor. Mr. Liedtka joined the meeting at 7:06 PM.

ORDINANCE FOR INTRODUCTION

Mr. Dhopte asked for clarification that the ordinance is for the resurfacing of the parking lot near the rec building, ventilation and electric for the recreation building as well. Mr. Sahol confirmed same.

Mr. Dhopte made a motion seconded by Ms. Blazic to introduce Ordinance 2023-12. All were in favor. Public hearing on the Ordinance will be at the next regular Township Committee meeting on September 28, 2023 at 7:00 PM.

ORDINANCE 2023-12

**A CAPITAL ORDINANCE OF THE TOWNSHIP
OF CHESTERFIELD AUTHORIZING THE
APPROPRIATION OF \$168,000.00 FROM THE**

RECREATION FUND FOR VARIOUS PARK IMPROVEMENTS

Mayor Koetas-Dale thanked Mr. Sahol and Mr. McMahon as they put a lot of their work on getting this ordinance completed.

Mr. Dhopte made a motion seconded by Ms. Blazic to introduce Ordinance 2023-13. All were in favor. Public hearing on the Ordinance will be at the next regular Township Committee meeting on September 28, 2023 at 7:00 PM.

ORDINANCE 2023-13 **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 130 OF THE TOWNSHIP CODE ENTITLED "LAND DEVELOPMENT", SECTION 130-83 ENTITLED "ARCHITECTURAL AND SITE DESIGN STANDARDS AND GUIDELINES APPLICABLE WITHIN THE PLANNED VILLAGE DISTRICTS", MOST NOTABLY SUBSECTION 130-83(E)(9) ENTITLED "FENCES, YARDS AND GARDENS"**

ORDINANCE FOR PUBLIC HEARING AND ADOPTION

Ms. Blazic made a motion seconded by Mr. Dhopte to open the meeting to public comment on Ordinance 2023-11. All were in favor. Hearing no comments, Ms. Blazic made a motion seconded by Mr. Dhopte to close public comment. Mr. Liedtka made a motion seconded by Mr. Dhopte to adopt Ordinance 2023-11. All were in favor.

ORDINANCE 2023-11 **AN ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD TO FIX SALARIES, WAGES AND COMPENSATION OF OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF CHESTERFIELD FOR THE YEAR 2023**

RESOLUTIONS

Ms. Blazic made a motion seconded by Mr. Dhopte to approve Resolution 2023-9-1. Voice vote - All were in favor.

RESOLUTION 2023-9-1 **RESOLUTION ASSIGNING BUDGET ACCOUNTS RELATED TO EMPLOYEE SALARIES AS OUTLINED IN SALARY ORDINANCE #2023-11**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2023-9-2. Voice vote - All were in favor.

RESOLUTION 2023-9-2 **RESOLUTION AMENDING THE 2023 CAPITAL BUDGET**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2023-9-3 and Resolution 2023-9-4. Voice vote - All were in favor.

RESOLUTION 2023-9-3 **RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A:4-87 FOR SLFRF AMERICAN RESCUE PLAN IN THE AMOUNT OF \$396,327.48 IN THE 2023 MUNICIPAL BUDGET**

RESOLUTION 2023-9-4 **RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A:4-87 FOR MUNICIPAL DRUG ALLIANCE GRANT IN THE AMOUNT OF \$7,850.00 & MUNICIPAL DRUG ALLIANCE MATCH OF \$1,962.50 IN THE 2023 MUNICIPAL BUDGET**

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolutions 2023-9-5. All were in favor.

RESOLUTION 2023-9-5 **RESOLUTION AUTHORIZING THE BID OF SYKESVILLE ROAD PHASE IV & V PROJECT**

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolution 2023-9-6. All were in favor.

RESOLUTION 2023-9-6 **RESOLUTION TO CANCEL TAXES DUE TO VETERAN EXEMPTION FOR 8 GALLOP WAY KNOWN AS BLOCK 202.118 LOT 7**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2023-9-7. All were in favor.

RESOLUTION 2023-9-7 **RESOLUTION OF THE TOWNSHIP OF CHESTERFIELD ADMENDING AND ADOPTING THE PERSONNEL POLICIES AND PROCEDURES MANUAL**

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolution 2023-9-8, through Resolution 2023-9-13. All were in favor.

RESOLUTION 2023-9-8 **RESOLUTION AUTHORIZING THE TERMINATION OF COREY MIGLIACCIO FROM EMPLOYMENT WITH THE CHESTERFIELD TOWNSHIP PUBLIC WORKS DEPARTMENT**

RESOLUTION 2023-9-9 RESOLUTION APPOINTING DEREK A. FERRARA TO POSITION OF PUBLIC WORKS LABORER

RESOLUTION 2023-9-10 RESOLUTION APPOINTING NICHOLAS DILISSIO AS FULL-TIME POLICE OFFICER

RESOLUTION 2023-9-11 RESOLUTION AUTHORIZING PERMANENT STATUS FOR PATROLMAN THOMAS ELDERSHAW

RESOLUTION 2023-9-12 RESOLUTION AUTHORIZING PERMANENT STATUS FOR PATROLMAN VINCENT GARGIULO

RESOLUTION 2023-9-13 RESOLUTION AUTHORIZING PERMANENT STATUS FOR PATROLMAN ALFRED BOEHLER

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolution 2023-9-14. All were in favor.

RESOLUTION 2023-9-14 RESOLUTION RESOLUTION MEMORIALIZING MAYOR APPOINTMENTS TO THE PLANNING BOARD

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2023-9-15. All were in favor.

RESOLUTION 2023-9-15 RESOLUTION OF THE TOWNSHIP OF CHESTERFIELD AMENDING AND ADOPTING THE PERSONNEL POLICIES AND PROCEDURES MANUAL

BILL LIST

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

REPORTS & DISCUSSION - NONE

REPORTS OF ADMINISTRATION

Mayor Koetas-Dale read a proclamation designating September as Prostate Cancer Awareness Month.

Mayor Koetas-Dale suggested joining the Burlington County Chamber of Commerce. She believes it would be beneficial to Chesterfield and a good way to promote the businesses in town. The cost would be \$300. Mr. Dhopte asked how it worked. Mayor Koetas-Dale stated they hold 2-3 events each year for meet

and greets. She thinks this will help promote the town to businesses. Ms. Blazic made a motion seconded by Mr. Dhopte to join the Burlington County Chamber of Commerce for \$300. All were in favor.

Planner Proposal for TDR - Mayor Koetas-Dale stated the planner has submitted a proposal to get a handle on the TDR program. The clerk explained part will be to review the deed restrictions of the TDR program and the traditional Farmland Preservation Program and verify if they are similar. New legislation allows special events on preserved farmland and it would be beneficial if the restrictions were the same. Mr. Sahol explained the restrictions have been there for 20 years. Leah will evaluate them and get a better understanding for COAH obligations and TDR credits. Mr. Liedtka made a motion seconded by Mr. Dhopte to approve the proposal dated September 14 by LFB Land Planning. All were in favor.

Gazebo Proposal – Mayor Koetas-Dale stated we has been talking with residents about this for a while. Mr. Dhopte met with the residents and the gazebo was something they wanted. Mr. Sahol stated the plan the developer presented was an overabundance of plantings that would have required a lot of maintenance and eventually there would not have been much open space. The developer revised the plans and paid an amount to the Township to put in a trust fund to develop the Olivia Way Park. A steel structure is very expensive and will be about \$44,000. We only have roughly \$27,000 and the balance would require an ordinance to use recreation funds but we need to verify if engineering costs can come from the recreation fund. Otherwise, we will not have the funds for engineering until November if there are funds to transfer. Ms. Blazic suggested a wood structure. Mayor Koetas-Dale stated that Mr. Sahol and Mr. Ulshafer have worked hard to get something that did not have to be engineered. Mr. Ulshafer stated it should go through the engineer to make sure it is built to code. They could build a wood structure but the cost was going to require the need to bid the project. Mr. Dhopte asked about a water fountain. Mr. Ulshafer stated he just replaced one at Fenton Lane Park and the fountains are approximately \$2,300. Mr. Sahol and Mr. DiYanni will review and determine if engineering costs can come out of the recreation fund. Mr. Liedtka stated we cannot move forward with the design until November if there are funds available for transfer. All were in favor of moving forward.

Mr. Sahol stated that the stormwater control ordinance will be coming out the end of this month. It will be to amend Chapter 130 and a new section to address all the other requirements that we are required to put in place. There will be a lot of material to review. Mr. Dhopte asked if there were any items that will impact the public. Mr. Sahol stated all of them.

Cricket Pitch Dugouts – Mr. Ulshafer stated the cricket members have requested dugouts. He looked into and the costs will be approximately \$20,000.00. They wanted to have room for 40 people along with benches. The benches would be secured to a concrete pad. Mr. Dhopte appreciated that Mr. Ulshafer met with the players and to come up with something to address their concerns. Mr. Liedtka asked about adding this to the recreation ordinance. The Clerk advised that the capital budget needs to be amended prior to the adoption of the ordinance. It was suggested to keep the Fenton Lane Park ordinance as is and introduce another

ordinance next meeting for Olivia Way and Cricket Pitch as another one. All agreed.

Engineer – Ms. Roberts stated that DOT has approved the plans for Sykesville Road Phase IV & V which should allow enough time to award a contract before the Phase IV deadline.

PSE&G has installed the natural gas for the sewer pump station on Bordentown-Crosswicks Road. Now with that done the county will be able to proceed with their paving project.

NEW BUSINESS

Street Name Change. Hamilton Township is requesting Chesterfield to change the name of Church Street to Old Church Street because they have another Church Street in Hamilton which is causing problems. There was discussion that Hamilton is a different zip code and county. The Township Committee unanimously agreed to send a letter to Hamilton Township stated the name will remain Church Street in Chesterfield Township.

OLD BUSINESS - NONE

PUBLIC COMMENT

Ms. Blazic made a motion seconded by Mr. Dhopte to open the meeting to public comment. Hearing none, Mr. Liedtka made a motion seconded by Mr. Dhopte to close public comment.

COMMENTS FROM THE TOWNSHIP COMMITTEE

Mr. Dhopte asked if we have an ordinance prohibiting parking in the alley ways. Can this be enforced? Mr. Sahol stated the RSIS standards and the cart width for the alley is not at a standard to allow parking. Chesterfield intended for no parking in the alley ways however the engineer would need to verify this. Ms. Roberts confirmed what Mr. Sahol stated. She stated the State Document RSIS overrules what we have if it is inconsistent. The alleys are not wide enough to have traffic and parking. Mr. Dhopte asked how we get this into an ordinance. Mr. DiYanni stated they would need to be identified and then put in the ordinance. Mr. Dhopte thinks there should be an ordinance to address the parking issue. Chief Davison stated that if there is an ordinance then the police department can enforce. However it is officer discretion. One way traffic was also discussed. The Committee agreed not to move forward with an ordinance at this time.

At 8:10 PM, Mr. Liedtka made a motion seconded by Ms. Blazic to approve Resolution 2023-9-16 for executive session to discuss Property Negotiations - Civic Lot. All were in favor.

Mr. Liedtka made a motion seconded by Mr. Dhopte to return to regular session at 8:28 PM. All were in favor.

Mr. Liedtka made a motion seconded by Mr. Dhopte to adjourn the meeting. All in favor 8:28 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk