

## **CHESTERFIELD TOWNSHIP REGULAR SESSION APRIL 11, 2024**

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 Matt Litt at 7:00 p.m.

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

### **ROLL CALL OF MEMBERS**

Present: Belinda Blazic, Shreekant Dhopte, Rebecca Hughes, Denise Koetas-Dale and Matt Litt

Absent: Belinda Blazic

Also present: Caryn M. Hoyer, Township Clerk; Rachel Fryc, Deputy Clerk; Troy Ulshafer, Public Works Manager; Joseph Hirsh, Township Engineer; Michael Davison, Police Chief and Dominic P. DiYanni, Township Attorney

**AGENDA MATTER(S) REQUIRING RECUSAL(S)** – None.

### **APPROVAL OF MINUTES**

Action on the minutes was postponed until the end of the meeting to give the committee the opportunity to read the executive minutes.

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

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to open the meeting to public comment for matters on the agenda. All were in favor.

Roseann Greenberg – 17 Iron Bridge Road – She stated the community garden team has a new plan. She stated they met with Troy, Denise and Rebecca and a couple members of the Environmental Commission. The location at the back of the property would require engineering and permits. Troy suggested where the old baseball field was in front of the municipal building however she stated the Ag Advisory Board recommended an 8' deer fence. The Community Garden Group didn't think that would be aesthetically pleasing in the front of the building. The current location behind the building is not as visible and they will have wagons to use to haul things from the parking lot to the garden. They are asking for approval of the plan from the Township Committee so that they can come up with a budget and apply for funds.

Cassandra Greenberg – 65 Newbold Lane – The location of the garden was previously approved and they had been working on the funding. They have a 3-year plan that will plan for operations expenses and operation costs. They have stopped working on the funding plans until there is an approval for the location. Once this is done, they can move forward with funding and hopefully self-sustaining in the future.

Julie Trotman – 76 Bordentown-Chesterfield Road – She thanked everyone who attending the meeting on Friday. The Community Garden Team is working hard on making this work. She received word yesterday that the Community Garden has received a corporate donation of \$25,000 from Joe Max Telecom.

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

### **MEMO FROM ZONING OFFICER**

Mr. McMahan sent a memo to the Township Committee advising he received a zoning permit for a pole barn on Block 1002 Lot 1.01, a farm property which is preserved through TDR. Ms. Hoyer explained that the ordinance requires the Township Committee to approve all structures on preserved farm before they can move forward with a construction permit. Mr. Litt asked what standard we are approving by. Mr. DiYanni stated it is just for another set of eyes. He does not see any issue with it since it is agriculture purpose in agriculture zone. Ms. Hoyer stated Mr. McMahan conditionally approved subject to Township Committee Approval. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve the pole barn. All were in favor.

Ms. Hughes stated that she was advised there are some residents unable to join the virtual meeting. The virtual meeting was closed and reopened. Virtual public were now able to join the meeting.

Mayor Litt asked for any public comment from the virtual attendees as they were unable to access the meeting at the time of public comment. There was none.

### **RESOLUTIONS**

Mr. DiYanni stated that Resolution 2024-4-1 will need to be postponed to the next meeting as there is a public notice requirement because the purchase of the ambulance is through a national cooperative.

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-4.2. Voice vote - All in favor.

### **RESOLUTION 2024-4-2                      RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR EMERGENCY GENERATORS TO RNM CONSTRUCTION LLC**

Mr. Ulshafer explained the hazard trees that came down on the Harker Road. The homeowners were previously notified and had not yet removed. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2024-4.3. Voice vote - All in favor.

### **RESOLUTION 2024-4-3                      RESOLUTION AUTHORIZING SPECIAL CHARGES FOR PROPERTY MAINTENANCE COSTS PERFORMED BY PUBLIC WORKS DEPARTMENT**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-4.4. Voice vote - All in favor.

**RESOLUTION 2024-4-4                      RESOLUTION AUTHORIZING THE EXCHANGE  
OF CONSTRUCTION CODE SERVICES**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-4.5. Voice vote - All in favor.

**RESOLUTION 2024-4-5                      RESOLUTION                      AUTHORIZING                      THE  
APPOINTMENT OF A TEMPORARY PART-TIME  
TECHNICAL                      ASSISTANT                      TO                      THE  
CONSTRUCTION OFFICIAL**

**BILL LIST**

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

**REPORTS AND DISCUSSION**

Music in the Square Dates – Ms. Koetas-Dale stated the Alliance wanted to have the dates out ahead of time and will send out reminders prior to the events. Ms. Koetas-Dale stated that the Chesterfield Alliance is hosting a teen game night on May 3<sup>rd</sup> at the elementary school from 6 PM – 8 PM. The Alliance also sponsored a safety clinic for elementary students on April 20<sup>th</sup> at the firehouse.

Community Garden – Ms. Koetas-Dale stated she has spoken with both Roseann and Troy at length. This was previously approved and the Community Garden Group has put a lot of time into this. They are not going to put in the gravel pathway to the garden as noted on the plan. She stated we need to make a decision on the size and location so they can move forward. Mr. Ulshafer stated he has some concerns but with the tenacity of the group and the donation they received they may be able to fund it entirely. The finer details can be worked out as we go along. Ms. Hughes stated they should not have to keep coming back and that is on us. They have done everything the Township has asked. Mr. DiYanni stated a vote by the governing body would be sufficient. Ms. Hughes made a motion seconded by Ms. Koetas-Dale to approve the community garden as reflected in the updated plan circulated via email to the township yesterday. All were in favor.

**REPORTS OF ADMINISTRATION**

Chesterfield Elementary School is asking for endorsement of the Mayor to pursue the Local Recreation Improvement Grant. Mayor Litt stated he would like to support them but wants to support of the committee as well. The grant is for additional fencing on playground to separate the 3-4 year olds from the other children as well as a shed to store equipment. Mr. Dhopte wants to make sure it does not hurt our grant opportunity that we submitted. Mr. DiYanni stated he believes the odds go down if both entities that apply are in the same town. Mr.

Litt stated at the end of the day the taxpayers get the benefit. Ms. Hoyer stated that our grant application that was submitted is part of what we applied for last year. We were only granted a portion of our request. Ms. Koetas-Dale made a motion seconded by Ms. Hughes to authorize the Mayor to sign the consent for the school. Roll Call – Ms. Hughes – Yes; Mr. Dhopte – No; Ms. Koetas-Dale – Yes; Mr. Litt – Yes.

Update on the Squad Building Water. Ms. Hoyer explained that the Township was notified by the State along with residents along Route 528 and Chesterfield-Georgetown Rd that there were high levels of lead found in the area. DEP came in and tested the water at the Squad Building and it was found to high levels of lead. The water cannot be used for drinking or cooking. We have supplied the squad building with bottled water. Mr. Dhopte asked about the public works building. He was advised they do not use the water they have bottled water. Mr. Ulshafer stated he spoke with DEP and the public works building was not in the 200' area that they test. He stated that DEP will be extending that area out further.

Temporary TACO, Zoning Official and Housing Inspector for Month of May. Ms. Hoyer explained that Mr. McMahon will be on vacation the month of May. Earlier in the meeting we passed a resolution for the temporary TACO in his absence. The Clerk will be filling the zoning official role during that time and Mr. Riccardi, will be doing the housing inspections. Mr. Riccardi was our previous construction official.

Admin Summer Hours – Ms. Hoyer asked the Township Committee to approve summer hours for the administrative staff for June, July and August Monday - Thursday 8:00 AM – 4:15 PM and Friday 8:00 AM – Noon. Public Works will not participate. Troy stated they are good working the 7:00 AM – 3:00 PM each day. Mayor Litt stated he wants to make sure the residents are aware.

Power Life for Ambulance Remount – Mr. Ulshafer stated this is to clean up the remount project. This will be a separate purchase to complete that project.

Bubblers for Basins – Mr. Ulshafer stated they started installing the aerators in the basins. There will be resolution in an upcoming meeting to authorize the purchase of bubblers for the basins which are going to be over the bid threshold. The funding source for them will come from the basin maintenance funds. Ms. Hughes asked if they are decorative or do they serve a purpose. Mr. Ulshafer stated they both serve a purpose. The bubblers are more efficient in the deeper basins. Ms. Hughes asked the Clerk to remind the CFO to provide her with a list of the different specific funds and their balance.

Mayor Litt stated the special meeting for the Historic District will now be May 30<sup>th</sup>. This needed to be moved because of a conflict with the Music in the Square on May 16<sup>th</sup>.

Engineer – Sykesville Road repair work on Sykesville Road Phases I-III project is unsatisfactory and they are meeting with the contract on site next week. The LRIG construction plan is being review with DPW and almost ready to go to bid.

Olivia Park Gazebo Plan and the Cricket Pitch Dugouts will reviewed with Troy. They will go out to bid at the same time as the Fenton Lane project. The Emergency Generators bid was awarded earlier in the meeting and he will move forward with getting the contracts in place. Ms. Koetas-Dale asked about the Green Acre letter we are waiting for confirming the restricted area. She was advised there has been no response from Green Acres.

### **PUBLIC COMMENT**

Ms. Hughes made a motion seconded by Ms. Koetas-Dale to open the meeting to public comment. All were in favor.

Roseann Greenberg – 17 Iron Bridge Road – She stated the Community Garden group never expected the Township to pay for the water. They expect a meter to be placed at the garden so they could account for that cost. They never anticipated the Township paying for the water usage. Ms. Greenberg stated that she calculated the water usage for May – October at approximately \$21 per plot. They anticipate a plot fee of \$45 so this should cover the cost of the water. The plan does not have a detail regarding the spigots. She anticipates the main water line coming in to a hydrant which when turned off the water drains so there is no issue with freezing.

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

Mr. Dhopte stated that the Holi Festival is now April 27<sup>th</sup> from 11-3. Ms. Fryc stated that it was the day prior to the Green Fun Fair so they were asked to move to another location or change the date. They are moving the date to May 4<sup>th</sup>.

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2024-4-6 to go into closed session to discuss administrator candidates at 8:22 PM.

Ms. Hughes made a motion seconded by Ms. Koetas-Dale to return to regular session at 8:50 PM.

Mr. Dhopte made a motion seconded by Ms. Hughes to adjourn the meeting 8:51 PM. All were in favor.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk