

November 8, 2018

The Township Committee met on the above date with Mayor Romeu calling the meeting to order at 7:00 PM. The meeting opened with the flag salute and a moment of silence. Roll call was taken showing present: Mayor Rita Romeu, Deputy Mayor Jeremy Liedtka and Committeewoman Denise Koetas-Dale. Also present John Gillespi, Township Attorney; Chief/Township Administrator Kyle Wilson and Township Clerk Caryn Hoyer. Committeeman Sam Davis and Committeewoman Andrea Katz were both absent.

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

AGENDA MATTER(S) REQUIRING RECUSAL(S)

None

COMMENTS FROM THE PUBLIC MATTERS ON THE AGENDA ONLY

None

PROCLAMATION

Mayor Rita Romeu presented Denise Koetas-Dale a Proclamation honoring her for her years of dedication to the Adoption Agency Council of New Jersey.

TOWNSHIP ENGINEER REPORT

2017 NJDOT Municipal Aid Grant – Harker Road:
Paving will be done the week after Thanksgiving.

2018 NJDOT Municipal Aid Grant – Harker Road - Phase II:
Contractor has not submitted schedule but indicated via email that they anticipate paving the week after Thanksgiving.

2016 Municipal Parks Grant Application:
We are awaiting certification of playground installation from manufacturer prior to processing final payment.

Heritage at Chesterfield – South Side – Phases I and II:
Alleys were swept of loose gravel and debris. Sweeping provided an improvement of the conditions. We will monitor the alleys over the winter.

POLICE REPORT

Chief Wilson reported 349 calls for the month of October. To highlight:

19 Alarms, 10 Arrests, 1 CDS, 17 EMS, 3 Disputes, 1 Criminal Mischief, 12 Motor Vehicle Crashes, 1 Theft, 1 K-9 Track

Classes: Chief, Sgt. Davison and Sgt. Stefani – Pipeline Safety
Sgt. Stefani, Ptl. Brodowski – Drug Interdictions
Chief, Sgt. Davison – Executive in-service
Ptl. Brodowski – ARIDE
Sgt. Davison – Basic OEM Workshop
Ptl. Hoffman – TAC NJSP
Ptl. Pypcznski – Safe School Symposium

Department Training – Weapon Seizures
Range – Qualification with new handguns.

ORDINANCES FOR PUBLIC HEARING

Mr. Liedtka made a motion to open the public hearing for Ordinance 2018-22 seconded by Ms. Koetas-Dale. All were in favor. Hearing no comments, Mr. Liedtka made a motion to close public hearing seconded by Ms. Koetas-Dale. All were in favor. Mr. Liedtka made a motion to adopt Ordinance 2018-22 seconded by Ms. Koetas-Dale. All were in favor.

TOWNSHIP OF CHESTERFIELD ORDINANCE NO. 2018-22

AN ORDINANCE TO AMEND CHAPTER 123 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD ENTITLED, “HISTORIC PRESERVATION”

WHEREAS, the Historic Preservation Commission’s stated purposes include the safeguarding of the heritage of Chesterfield Township, promotion of appreciation of historic resources, and conservation of historic sites; and

WHEREAS, the Historic Preservation Commission is empowered to review all development and permit applications involving the exterior of designated historic landmarks; and

WHEREAS, the Historic Preservation Commission now seeks the authority to, as a condition of approval of demolition, document and catalogue the exterior of any historic building which is declared unsafe; and

WHEREAS, the Township Committee is eager to assist the Historic Preservation Commission in its stated goals, and approves of their proposal to document and

catalogue the exterior of historic buildings prior to demolition.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey as follows:

ARTICLE I. AMENDED SECTIONS.

A. Section 123-15, "Effect of project approval, denial, appeal" is hereby amended to add the following new subparagraph:

"E. As a condition to the issuance of a permit to demolish a historical landmark, the Commission may require reasonable actions be taken, at the owner's expense, to document the exterior of the historic building, including defining physical features and design elements. Such actions may include, but are not limited to, photographic documentation by a professional photographer experienced in historic preservation, architectural drawings, and computer aided drafting."

ARTICLE II. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

CHESTERFIELD TOWNSHIP COMMITTEE

Introduced: October 25, 2018

Adopted: November 8, 2018

RECORD OF VOTE													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
S Davis	X						S Davis				X		
A Katz	X					X	A Katz				X		
D Koetas-Dale	X						D Koetas-Dale						X
J Liedtka	X				X		J Liedtka					X	
R Romeu	X						R Romeu	X					
X – Indicates Vote NV – Not Voting AB – Absent ORD – Motion SEC - Seconded													



RESOLUTIONS

Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to adopt Resolution 2018-11-1. Roll all was taken: Liedtka – yes; Koetas-Dale – yes; Romeu – yes. Motion carries.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2018-11-1**

RESOLUTION AUTHORIZING APPROPRIATION TRANSFERS

WHEREAS, N.J.S.A. 40A:4-58 provides for appropriation transfers during the last two (2) months of the fiscal year, when it has been determined that it is necessary to expend for any of the purposes specified in the budget an amount in excess of the sum appropriated therefore and where it has been further determined that there is an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that the Treasurer be and the same is hereby authorized to make transfers among the 2018 budget in accordance with the following schedule:

<u>FROM</u>	<u>AMOUNT</u>	<u>TO</u>	<u>AMOUNT</u>
Admin & Executive- S &	\$ 34,000.00	Mayor & Committee – OE	\$ 500.00
		Municipal Clerk – S & W	\$ 10,600.00
		Tax Collector – S & W	\$ 375.00
		Recycling – S & W	\$ 25.00
		Animal Control – OE	\$ 1,000.00
		Other Expenses	\$ 1,000.00
		Utilities – Electric	\$ 5,000.00
		Utilities – Street Lighting	\$ 5,000.00
		Utilities –	\$ 1,500.00
		Telecommunication	
TOTAL	\$ 34,000.00		\$ 34,000.00

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Ms. Koetas-Dale made a motion seconded by Mr. Liedtka to adopt Resolution 2018-11-2. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2018-11-2**

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION  
UNDER NJSA 40A:4-87 FOR COMCAST TECHNOLOGY GRANT  
IN THE AMOUNT OF \$ 10,000.00 IN THE 2018 MUNICIPAL BUDGET**

**WHEREAS**, N.J.S.A. 40A: 4-87 (Chapter 159, P.L. 1948) provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, the said Director may also approve the insertion of an item of appropriation for equal amount; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Township Committee of the Township of Chesterfield hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2018 in the sum of \$ 10,000.00, which is now available as revenue from:

|                                                                                                                   |              |
|-------------------------------------------------------------------------------------------------------------------|--------------|
| Miscellaneous Revenues                                                                                            |              |
| Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services- |              |
| Public and Private Revenues Offset with Appropriations:                                                           |              |
| Comcast Technology Grant                                                                                          | \$ 10,000.00 |

**BE IT FURTHER RESOLVED** that a like sum of \$ 10,000.00; be and the same is hereby appropriated under the caption of:

|                                                 |              |
|-------------------------------------------------|--------------|
| General Appropriations                          |              |
| Operations – Excluded from “Caps”               |              |
| Public and Private Programs Offset by Revenues: |              |
| Comcast Technology Grant                        | \$ 10,000.00 |

**BE IT FURTHER RESOLVED**, that the Township Clerk forward two copies of this resolution to the Director of Local Government Services.

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Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to adopt Resolution 2018-11-3. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2018-11-3**

**RESOLUTION TO CANCEL TAXES DUE TO VETERAN EXEMPTION
FOR 264 SYKESVILLE ROAD KNOWN AS BLOCK 1102 LOT 21.05
AND AUTHORIZE REFUND OVERPAYMENT**

WHEREAS, N.J.S.A. 54:4-3.30A allows for the exemption from taxation from real and personal property for any citizen and resident of the State who has a total or 100% permanent disability as defined by this statute; and

WHEREAS, Raymond J. Battreall owns the property located at 264 Sykesville Road known as Block 1102 Lot 21.05 and recorded in deed dated June 4, 1997; and

WHEREAS, Raymond J. Battreall is a 100% disabled Veteran; and

WHEREAS, Mr. Battreall has completed form D.V.S.S.E. and provided the documentary proofs required to the Tax Assessor; and

WHEREAS, the Tax Assessor has reviewed and approved the Veteran Exemption effective October 24, 2018;

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey, hereby approves the veteran exemption on Block 1102 Lot 21.05 effective October 24, 2018 and thereafter.

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to cancel 2018 taxes in the amount of \$2,764.02 and issue refund to Corelogic in the amount of \$2,764.02 in overpayments created by the veteran exemption.

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Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to adopt Resolution 2018-11-4. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2018-11-4**

**RESOLUTION AUTHORIZING THE REMOVAL OF ITEMS FROM  
THE 2018 FIXED ASSET INVENTORY**

**WHEREAS**, the Township of Chesterfield has old, antiquated, obsolete, and/ or broken items that are listed in the 2018 Fixed Asset Inventory; and

**WHEREAS**, it has been determined that these items have been or must be disposed of; and

**WHEREAS**, the items to be removed are listed on the attached Schedule A have a value of \$94,657.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield that the items listed on the attached Schedule A and for the reasons listed above be removed from the 2018 Fixed Asset Inventory.

**BE IT FURTHER RESOLVED**, the disposition on any items not broken and having any residual value will be requested to be disposed of and/or sold and may be presented to the Township Committee for approval of sale or auction.

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Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to adopt Resolution 2018-11-5. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2018-11-5**

**RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE
CONTRACT BETWEEN THE CHESTERFIELD POLICE FOP LODGE 114 AND THE
TOWNSHIP OF CHESTERFIELD**

WHEREAS, a contract has been negotiated between the Township of Chesterfield and the Chesterfield Police, FOP Lodge 114; and

WHEREAS, Chesterfield Township and FOP Lodge 114 have memorialized the agreed upon negotiated terms, which are set forth in the attached “Collective Bargaining Agreement Between the Township of Chesterfield and the Chesterfield Police FOP Lodge 114, January 1, 2019 through December 31, 2022”(hereinafter “the Contract”); and

WHEREAS, the FOP Lodge 114 has approved and executed the Contract; and

WHEREAS, the Contract accurately reflects the negotiated terms of the agreement;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield in the County of Burlington and State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute “Contract” which document is attached hereto and made a part hereof.

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**Payment of Bills**

Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to approve the bill list. All were in favor.

## Discussion

TDR- Going forward if a TDR preserved property wants to do any improvements they must first go to the zoning officer. If the zoning officer deems further approval is needed, the property owner must appear before the Township Committee for approval prior to going to the Planning Board. Chief Wilson asked Ms. Hoyer to draw up a check list for Mr. McMahon. She agreed to do that.

Beavers – Chief Wilson spoke about the problem we are having with beavers primarily around Recklestown Way. The Environmental Group has been wrapping the trees but are unable to keep up with the destruction. Chief Wilson is worried about the safety of the public. Trees are falling down all over the development. Chief Wilson met with an Environment professional with the Department of Agriculture who believed that trapping would be the best option. NJDEP approved and issued a permit for the Township to be able to start trapping beavers right now instead of waiting until the December 26<sup>th</sup> start of trapping season. Mayor Romeu believes there are a lot of people in town that will be opposed to trapping the beavers. Ms. Romeu suggested reaching out to experts for advice on other options before trapping. Mr. Liedtka said that the beavers are ruining our infrastructures and this could cost the Township a lot of money to fix in the future. Mayor Romeu asked Chief Wilson if he can bring back the Environmental Professional to speak with the rest of the Township Committee. Ms. Koetas-Dale agreed that she also needs more time before making a decision. Chief Wilson agreed to reach out to them and see if they were available.

Old Municipal Building – Chief Wilson met with the realtor regarding the agreement we have. Chief asked the realtor to give us a price based on three categories, the top floor, the bottom floor and both floors to see if anyone is interested in it. However, Chief Wilson is not sure how things will work with the overlap of the building and the Public Works building. Ms. Koetas-Dale asked Chief Wilson to look into sharing wells and septic and a price on a new well and septic.

Chief Wilson said that Aggie cleaned the entire building and it looks great. Chief said that we need to establish a minimum fee and he asked the Township Committee if they are interested in selling the building. Mayor Romeu and Ms. Koetas-Dale were in favor of selling the building. Mr. Hirsh will give all of the Committee people a drawing of all three properties showing where the wells and septic are located. Chief Wilson also said that we are still waiting for the square footage price from the realtor. Ms. Koetas-Dale made a motion seconded by Mr. Liedtka for Chief Wilson to move forward. All were in favor.

Community Development Block Grant – Joe Hirsh will complete the grant application to make the front entrance doors of the Municipal Building handi-cap accessible.

Budget Advisory Committee- Mayor Romeu said that so far there are four residents that are interested in being a part of this committee. Wendy Wulstein, CFO, Ms. Koetas-Dale and Mayor Romeu will work on the Committee as well.



## **Comments to the Public and Committee**

Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to open to the public. All were in favor.

Mike Stein - 19 Greenview Drive - believes we should rent out the old municipal building instead of selling it. He feels it is more profitable to rent over time and this way the Township is still in control of what is done with the building. Mr. Stein asked about the status of the gas pump. Chief Wilson replied that we are working on getting it fixed. Mr. Stein also reported that Chesterfield Hose Co. received a new utility truck.

Paul Cincotta - 15 Gallop Way - spoke about the beavers. A lot of the trees in the development are damaged he said and they are not being replaced. Mr. Cincotta asked if the developer still gives the Township \$3,000 per house into our Recreation Fund. Ms. Hoyer said they are required to pay \$3,300 per unit.

Donna & Salvatore Nalbone - 216 Bordentown-Chesterfield Road said that their farmland assessment for this year has been denied and wants to know why. Ms. Hoyer said they need to appeal with the County.

Chris Markley - 10 Tutor Court - The beavers are a big problem and suggested called Burlington County about the west Nile virus since the beavers are holding water. Mr. Markley said that the west Nile virus is on the rise this year.

Hearing no further comments, Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to go into Executive Session at 8:12 PM. Mr. Gillespie will update the Committee on litigation matters, pipeline & compressor station update and personnel. All were in favor.

### **RESOLUTION 2018-11-6**

#### **A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12**

**WHEREAS**, the Township Committee of the Township of Chesterfield is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6, et. seq.; and

**WHEREAS**, the Open Public Meetings Act, NJSA 10:4-12 provides that an Executive Session not open to the public may be held for certain specified purposes when authorized by Resolution; and

**WHEREAS**, it is necessary for the Township Committee of the Township of Chesterfield to discuss, in a session not open to the public, certain matters relating to the item or items authorized by Resolution; and

**WHEREAS**, it is necessary for the Township Committee of the Township of Chesterfield to discuss, in a session not open to the public, certain matters relating to the item or items authorized by NJSA 10:4-12b and designated below:

- Matters required by law to be confidential.
- Matters where the release of information would impair the right to receive funds.
- Matters involving individual privacy.
- Matters relating to collective bargaining agreements.
- Matters relating to the purchase, lease, or acquisition of real property or the investment of public funds.
- Matters relating to public safety and property.
- Matters relating to litigation, negotiations and the attorney-client privilege.
- Matters relating to the employment relationship.
- Matters relating to the potential imposition of a penalty.
- Matters relating to deliberations on administrative and/or quasi-judicial matters.
- Matters relating to contract negotiations.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, assembled in public session on November 8, 2018 that an Executive Session closed to the public shall be held at 8:12 PM in the Chesterfield Township Municipal Building for the discussion of matters relating to the specific items designated above. It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

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Returned to regular session at 8:42 pm.

With no further comment Mr. Liedtka made a motion seconded by Ms. Koetas-Dale to adjourn the meeting. All were in favor. The meeting adjourned at 8:42 PM

Respectfully submitted,

Rachel Fryc, RMC
Deputy Municipal Clerk