

February 14, 2019

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 Denise-Koetas Dale, Committeeman Shreekant Dhopte and Committeewoman Andrea Katz. Also present John Gillespie Township Attorney and Township Clerk Caryn Hoyer. Committeeman Jeremy Liedtka and Chief/Township Administrator Kyle Wilson was not present.

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

CONSENT AGENDA

Ms. Koetas-Dale made a motion a motion seconded by Ms. Katz to approve the minutes from January 24th 2019. All were in favor. Mr. Dhopte abstained.

TOWNSHIP ENGINEER REPORT

Traditions Update: Mr. Hirsh reported that Phase IV is ready for Performance Bond Release and it should be released by the next meeting.

Various Tasks: Regarding the lighting issue at Thorn and Preservation, Mr. Hirsh did a lighting test and he believes both areas could use additional lights. Ms. Koetas-Dale asked Mr. Hirsh to find out what the cost of installing the lights as well as monthly cost from PSE&G would be.

Recreation Survey: Mr. Hirsh will be sending a complete package early next week with all of our request including costs and conseptional ideas.

Mayor Romeu asked Ms. Koetas-Dale to give an update on the Recreation Survey results at the next meeting.

POLICE REPORT

Sergeant Davison reported 362 calls for the month of January. To highlight:

19 Alarms, 7 Arrests, 5 CDS, 1 K-9 Track, 8 Disputes, 23 EMS, 1 Resisting Arrest, 1 FRO Arrest, 10 MVA, 4 Theft, 1 K-9 Sniff

Classes: 21 – Mandatory HLEO training
Range: Rifle familiarization

TDR Preserved Property – Hoffman Family Farm 221 Bordentown-Crosswicks Road

Debra Hoffman and her daughter-in-law Tina Hoffman were present. They are asking to knock down their current garage and make it into an in-law suit. The in-law suit will be a two story structure with a loft. Additionally, they are asking to build a pole barn. Ms. Hoyer was not aware they were planning on knocking down the garage. Mr. Gillespie needs to look further into the TDR restrictions due to it now not being an existing structure since the Hoffman's plan to knock down the existing structure and build new.

Mr. Gillespie says the pole-barn should be fine but still will need to get approved, permits, etc. Mr. Gillespie asked The Hoffman's to supply Ms. Hoyer with any pictures or ideas they may have.

ORDINANCES FOR INTRODUCTION

Ms. Katz made a motion seconded by Ms. Koetas-Dale to introduce Ordinance 2019-6. All were in favor. Public Hearing will be February 28, 2019.

TOWNSHIP OF CHESTERFIELD

ORDINANCE NO. 2019-6

**AN ORDINANCE AMENDING AND SUPPLEMENTING PORTIONS OF
CHAPTER 114 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD ENTITLED
"FIRE PREVENTION"**

WHEREAS, fire prevention and protection is a chief concern of the Township Committee; and

WHEREAS, in emergency situations, fire officials and other first responders often need to access areas of a building which are ordinarily locked, such as electrical rooms, maintenance closets, internal corridors, and stairwells; and

WHEREAS, the Township Committee therefore believes it is necessary to require that certain buildings contain centralized key boxes to aid fire official and first responders in responding to an emergency.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Chesterfield, County of Burlington and State of New Jersey, that Chapter 114 of the Code of the Township of Chesterfield entitled "Fire Prevention" is hereby amended and supplemented as follows [supplemental or revised material indicated by underline; deleted material indicated by ~~strikethrough~~]:

SECTION ONE. SUPPLEMENTAL SECTIONS.

Article III: Key Boxes

§114-30 Key boxes – where required.

- A. In all buildings regardless of use or occupancy, which are protected by an automatic alarm system and/or a fire sprinkler system, the owners and/or management agents shall install a key box, of a type and in a location approved by the proper official of the local fire district. The following are exempt from this requirement: all properties protected by an on-site, 24 hours per day/7 day per week guard service; all properties having employees on duty and/or on site 24 hours per day/7 days per week; multiple family dwellings containing six (6) or less individual occupancies; and single family homes.
- B. For all buildings where installation is not required under the provisions of subsection (A) above, such installation shall be permissible but not required. If the owner or management agent of a property which is not required to install a key box elects to do so, said owner or management agent shall be obligated to meet all criteria specified for buildings where key box installation is required.
- C. Upon examination of the physical condition and characteristics of any property subject to this ordinance, and upon written notice to the owner and/or principal occupant thereof, the proper official of the local fire district may require a key box to be installed in a specific location whenever access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes.
- D. Cabinet-style vaults shall be required when deemed necessary by the proper official of the local fire district at premises containing hazardous materials and MSDS Data Sheets, site plans and floor plans.
- E. Owners and operators of controlled vehicle parking areas which use mechanical parking gates to control motor vehicle ingress and egress shall install and maintain an emergency override control on each gate. Said emergency override control devices shall contain a master key-operated type switch approved by the proper official of the local fire district.

§114-31 Specifications.

- A. Key boxes shall include two (2) separate sets of keys. Each set shall contain the following individually labeled keys:
 - 1. Keys to the locked point of egress whether on the interior or exterior of such buildings;

2. Keys to locked mechanical rooms;
 3. Keys to locked electrical rooms;
 4. Keys to fire alarm panels;
 5. Keys to elevator controls, if elevators are present and equipped with a fire department bypass switch;
 6. Keys to other areas in the building as directed by the proper official of the local fire district.
- B. In addition, the key box shall contain the following:
1. A current list of personnel and telephone numbers for call back purposes in the event of an emergency;
 2. All Right To Know records and MSDS pertinent to the subject premises;
 3. In the alternative, a written direction card shall be located in the key box, indicating the location of those records for facilities having more MSDS sheets than the key box is capable of holding.
- C. The lock or key box to be installed in the structure shall meet the following specifications:
1. UL 437: Standard for safety keylock;
 2. UL 1610: Standard for central station alarm units for use with UL listed alarm systems;
 3. UL 1037: Standard for anti-theft alarms and devices.

§114-32 Procedure and notice provisions.

- A. Each local fire district shall adopt procedures for protecting the integrity and security of the master keys system which allow access to key boxes within the local district. Procedures shall include, but not be limited to: a definition of authorized uses and users of the system; specific means of access to the system; protection against unauthorized or uncontrolled use of master keys or master key systems; secure storage systems for master keys; a system for release and control of master keys from a central dispatch location; the recording of individuals having access to the master key, including date, time and location of access; and protections and safeguards against unauthorized duplication of master keys or access systems.
- B. In the event that locks on the subject building are changed after the installation of the key box, the proper official of the local fire district shall be notified of such

change in writing, and a key(s) to the new lock(s) shall be provided immediately. Failure to provide this written notification and new key(s) may result in the imposition of a fine of not less than \$250.00.

§114-33 Compliance and enforcement.

- A. In addition to those buildings described in §114-30(A), the requirements of this section shall also apply to all new construction in the Township and all buildings undergoing renovations in the Township, where the total cost of the renovations exceeds \$10,000.00.
- B. Enforcement of this section shall be performed by the local fire marshal or fire chief pursuant to the provisions of N.J.A.C. 5:70-1.2 et seq.

§114-34 Violations and penalties.

Any building owner who knowingly and intentionally violates this section, after receiving written notice from the proper official of the local fire district, may be subject to a fine of not less then \$250.00 per violation.

SECTION TWO. 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.

Introduced: February 14, 2019

Adopted:

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

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**ORDINANCES FOR PUBLIC HEARING**

Ms. Koetas-Dale made a motion seconded by Ms. Katz to open the public hearing for Ordinance 2019-4. All were in favor. Hearing no comments, Ms. Koetas-Dale made a motion seconded by Ms. Katz to close public hearing. All were in favor. Ms. Koetas-Dale made a motion seconded by Ms. Katz to adopt Ordinance 2019. All were in favor.

**TOWNSHIP OF CHESTERFIELD**

**ORDINANCE NO. 2019 - 4**

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER 182, ARTICLE VII OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD ENTITLED "LOCAL ROAD ACCESS PERMITS"**

**WHEREAS**, several local roadways and rights of way owned and maintained by the Township of Chesterfield feed into and connect with roadways and rights of way owned and maintained by Burlington County; and

**WHEREAS**, because of these interconnections, the Township Committee for the Township of Chesterfield believes it to be in the best interests of the public if the Township's regulations regarding local road access permits were updated and made consistent with Burlington County's regulations regarding road access permits applicable to County-owned and maintained roads and rights of way; and

**WHEREAS**, certain updates and recommendations have been made to the Township Committee by the Township Engineer and Chief of Police, and the Township Committee wishes to enact those updates and recommendations.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Chesterfield, County of Burlington and State of New Jersey, as follows [supplemental or revised material indicated by underline; deleted material indicated by ~~strikethrough~~]:

**SECTION ONE. Amended Sections.**

§182-30 Definitions.

**TOWNSHIP ROAD WORKING HOURS**

From 9:00 a.m. to 3:00 p.m. during business days. Business days do not include Saturdays, Sundays, Township holidays, or any day during which Township offices are closed.

§182-32 Written application.

A. Any person requiring access permission from the municipality shall make an application to the Township Clerk by submitting a letter on the applicant's letterhead. Applications may be hand-delivered to the Chesterfield Township Municipal Building or mailed to 295 Bordentown-Chesterfield Road, Chesterfield, New Jersey 08515.

B. **[remains unchanged]**

C. The applicant is required to include all of the following information as part of the application:

**[subsections 1 through 6 remain unchanged]**

7. The applicant must provide details on construction staging (if required to complete the proposed work), means and methods, and an estimate of the amount of work to be completed in one working day within regular Township road working hours of 9:00 a.m. to 3:00 p.m during business days.

**[subsections 8 and 9 remain unchanged]**

§182-35 Time limitations.

**[subsections A and B remain unchanged]**

C. No work shall occur on Saturdays, Sundays, Township holidays, or any day during which Township offices are closed, or outside normal Township road working hours (9:00 a.m. to 3:00 p.m.) without the prior written permission of the Township Engineer or Chief of Police.

**[subsections D and E remain unchanged]**

§182-39 Traffic control.

**[subsections A through C remain unchanged]**

D. No road occupancy or other related work will be permitted outside of normal Township road working hours, as defined in this Chapter. No road occupancy or other related work will be permitted outside of these hours, on Saturdays, on Sundays, on Township holidays, or any day during which Township offices are closed. At the discretion of the Township Engineer, with consultation from the Chief of Police, work hours may be changed or otherwise further limited as necessary.

**[subsections E through K remain unchanged]**

**SECTION TWO. REPEALER, SEVERABILITY AND EFFECTIVE DATE.**

- D. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- E. 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.
- F. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

Introduced: January 24, 2019  
 Adopted: February 14, 2019

| RECORD OF VOTE                                                                         |     |     |    |    |     |     |               |     |     |    |    |     |     |
|----------------------------------------------------------------------------------------|-----|-----|----|----|-----|-----|---------------|-----|-----|----|----|-----|-----|
| INTRODUCTION                                                                           |     |     |    |    |     |     | ADOPTION      |     |     |    |    |     |     |
| TWP COMMITTEE                                                                          | AYE | NAY | NV | AB | ORD | SEC | TWP COMMITTEE | AYE | NAY | NV | AB | ORD | SEC |
| S Dhopte                                                                               |     |     |    | X  |     |     | S Dhopte      | X   |     |    |    |     |     |
| A Katz                                                                                 | X   |     |    |    |     |     | A Katz        | X   |     |    |    |     | X   |
| D Koetas-Dale                                                                          | X   |     |    |    | X   |     | D Koetas-Dale | X   |     |    |    | 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 |     |     |    |    |     |     |               |     |     |    |    |     |     |



Ms. Koetas-Dale made a motion seconded by Ms. Katz to open the public hearing for Ordinance 2019-5. All were in favor. Hearing no comments, Ms. Koetas-Dale made a motion seconded by Ms. Katz to close public hearing. All were in favor. Ms. Koetas-Dale made a motion seconded by Ms. Katz to adopt Ordinance 2019-5. All were in favor.

**TOWNSHIP OF CHESTERFIELD**

**ORDINANCE NO. 2019 - 5**

**AN ORDINANCE AMENDING PORTIONS OF CHAPTERS 110 AND 150 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD ENTITLED “FEES” and “PEDDLING AND SOLICITING”**

**WHEREAS**, the Code of the Township of Chesterfield, at Chapter 110, establishes an escrow and fee schedule for various Township services and application

fees, and at Chapter 150, establishes a process for administering the issuance, renewal, and revocation of peddling and soliciting licenses; and

**WHEREAS**, the Township Committee desires to update the fee schedule to more accurately reflect the costs associated with the review and administration of applications submitted for the issuance and renewal of peddling and soliciting licenses; and

**WHEREAS**, the Township Committee believes it to be in the best interests of the public if applicants seeking issuance or renewal of peddling and soliciting licenses be required to undergo fingerprinting and submit background check results as part of the application and review process; and

**WHEREAS**, certain updates and recommendations have been made to the Township Committee by the Chief of Police and the Township Clerk, and the Township Committee wishes to enact those updates and recommendations.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Chesterfield, County of Burlington and State of New Jersey, as follows [supplemental or revised material indicated by underline; deleted material indicated by ~~strike through~~]:

**SECTION ONE. Amended Sections.**

§110-150 Peddling and Soliciting.

- A. Upon submission of an application for a new license or upon annual request for renewal of an existing license, the applicant shall pay a non-refundable application fee of \$200.
- B. No additional permit fee shall be required unless an applicant applying for a peddling and soliciting license also requires an itinerant retail food handling certificate, which fee is set by §110-204 (B).

§150-4 Application for license.

**[subsections A and B remain unchanged]**

- C. All applicants seeking a new peddling and soliciting license shall be required to submit the results of fingerprinting and a background check to the Township Clerk with the application form. An application will be considered incomplete and will not be processed in the event that results of fingerprinting and a background check are not provided with the Township's peddling and soliciting application form. Prior to submitting an application to the Township, an applicant shall be required to visit a certified MorphoTrak facility and undergo fingerprinting and a background check "for solicitation purposes." It shall be the responsibility of the



**RESOLUTIONS**

Ms. Koetas-Dale made a motion seconded by Ms. Katz to adopt Resolution 2019-2-1. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-2-1**

**RESOLUTION AUTHORIZING SUBMISSION OF  
GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE  
FISCAL GRANT CYCLE JULY 2019 TO JUNE 30, 2020**

**WHEREAS**, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey; and,

**WHEREAS**, Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, the Township Committee further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Township Committee has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Burlington;

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Chesterfield, County of Burlington, State of New Jersey hereby recognizes the following:

1. The Township Committee does hereby authorize submission of a strategic plan for the Chesterfield Municipal Alliance grant for fiscal year 2020 in the amount of:

|            |              |
|------------|--------------|
| DEDR       | \$ 12,104.00 |
| Cash Match | \$ 3,026.00  |
| In-Kind    | \$ 9,078.00  |

2. The Township Committee acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

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Ms. Koetas-Dale made a motion seconded by Ms. Katz to adopt Resolution 2019-2-2. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-2-2**

RESOLUTION NAMING THE RECREATION BUILDING AT FENTON LANE PARK

WHEREAS, the Chesterfield Township Committee desires to name the recreation building at Fenton Lane Park as Fenton Lane Community & Recreation Building; and

WHEREAS, the name will signify the building is a social gathering place for all members of the community and offers more than the exercise and sports related activities commonly associated with the word “recreation”; and

WHEREAS, the future activities hosted by the facility will be influenced by members of the community; and

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 recreation building at Fenton Lane Park shall be named Fenton Lane Community & Recreation Building.

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Ms. Koetas-Dale made a motion seconded by Ms. Katz to adopt Resolution 2019-2-3. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-3**

**RESOLUTION AUTHORIZING THE TOWNSHIP OF CHESTERFIELD TO  
ENTER  
INTO AN INTERLOCAL SERVICE AGREEMENT WITH THE TOWNSHIP  
OF BORDENTOWN FOR ANIMAL CONTROL SERVICES**

**WHEREAS**, the Township of Chesterfield is in need of animal control service;  
and

**WHEREAS**, the Township of Bordentown has an appointed Animal Control Officer; and

**WHEREAS**, Bordentown Township has expressed an interest in entering into an Interlocal Services Agreement with the Township of Chesterfield to supply animal control services; and

**WHEREAS**, the Interlocal Service Agreement is attached and made part of this resolution.

**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 is hereby authorized to execute the Interlocal Service Agreement with the Township of Bordentown for Animal Control services.

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Ms. Koetas-Dale made a motion seconded by Ms. Katz to adopt Resolution 2019-2-4. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-2-4**

**RESOLUTION AWARDING CONTRACT TO ENVIROTRAC
ENVIRONMENTAL SERVICES TO PERFORM BASE-LINE
POTABLE WELL SAMPLES AND ANALYSIS**

WHEREAS, the Township Committee has expressed an interest in obtaining base-line testing and assessments prior to the compressor station going into full production; and

WHEREAS, the testing will be on up to ten (10) potable wells within one-quarter (1/4) mile of the compressor station and on a voluntary basis; and

WHEREAS, base-line water testing will be to test for volatile organics via USEPA Method 524.2; and

WHEREAS, EnviroTrac Environmental Services has submitted a proposal not to exceed \$4,660.00; and

WHEREAS, the Finance Officer has certified that funds are available to award this contract;

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

contract for base-line water testing is hereby awarded to EnviroTrac Environmental Services at the submitted contract price of \$4,660.00.

BE IT FUTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the documents on behalf of the Township Committee to complete the base-line testing.

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Ms. Katz made a motion seconded by Ms. Koetas-Dale to adopt Resolution 2019-2-5. All were in favor.

**TOWNSHIP OF CHESTERFIELD**

**RESOLUTION 2019-2-5**

**RESOLUTION AUTHORIZING SECOND AMENDMENT TO DEVELOPER'S AGREEMENT WITH TRADITIONS AT CHESTERFIELD, LLC AND CHESTERFIELD, LLC**

**WHEREAS**, by Developer's Agreement entered into on or about May 23, 2013, the Township of Chesterfield reached certain agreements with both Traditions at Chesterfield, LLC and Chesterfield, LLC, regarding the development of certain property known as Block 202, Lots 24.01, 25.01, and 25.02 comprised of single-family residential dwelling units, duplex/triplex units, apartments, and commercial square footage; and

**WHEREAS**, the Developer's Agreement was subsequently amended by the "First Amendment to Developer's Agreement" entered into on or about September 27, 2015, wherein the Parties modified certain provisions pertaining to the off-site water main improvements to be undertaken by the Developer in efforts to expedite the installation ahead of proposed roadway improvements by the County of Burlington and a subsequent 5-year moratorium imposed by the County of Burlington which would have delayed the installation of the water main

improvements including the provision of public water service to the new municipal building; and

**WHEREAS**, the Developer has sought and received approval from the Chesterfield Township Planning Board to reconfigure the mixed-use building in Phase 7(b) and Phase 8 to increase the number of apartments to 17 from 13, and decrease the total square footage of the retail space in each Phase from 22,485 +/- square feet, to 18,891 +/- square feet; and

**WHEREAS**, the modified unit count and square footage will alter some of the schedules, fees and TDR credits required for buildout outlined in the Developer's Agreement, as amended; and

**WHEREAS**, in consideration of such circumstances as the proximity of utility infrastructure, the physical location of the affordable housing units within the mixed-use buildings to accommodate the Township's request to have the units tendered as rentals versus for sale, market conditions impacting retail demand prior to the substantial completion of the residential component of the project, and the impracticality of designating "interim" or "temporary" affordable units as initially contemplated in the event the mixed-use component was not completed by the designated milestones triggering the need for additional affordable units, the Township, at the request of the Developer, petitioned the Superior Court of the State of New Jersey to provide an extension of time for the delivery of the next 7 affordable units, which relief was granted on February 10, 2017, and

**WHEREAS**, the Township's Solicitor, Engineer, and the governing body have reviewed

these matters with the Developer, and have determined that in order to facilitate the objectives outlined above, it is necessary to facilitate same through certain modifications to the Developer's Agreement, as amended; and

**WHEREAS**, the Township Committee deems it to be in the best interests of the residents and citizens of the Township of Chesterfield to amend the Developer's Agreement in this fashion.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey as follows:

1. Recitals. The foregoing Recitals are incorporated herein as the factual predicate for this Resolution and are they are adopted hereby as if set forth at length.
2. Second Amended Approved. The Township Committee hereby authorizes the Mayor and Township Clerk to execute the attached Second Amendment to Developer's Agreement.
3. Resolution Effective Immediately. This Resolution shall be effective upon proper passage by the Township Committee.

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Mr. Dhopte made a motion seconded by Ms. Katz to adopt Resolution 2019-2-6. Roll call was taken. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2017-2-6**

RESOLUTION AUTHORIZING APPROPRIATION TRANSFERS

WHEREAS, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after the close of the year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from the unexpended balances which are expected to be insufficient during the first three (3) months of the succeeding year, when it has been determined 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 AMOUNT</u>	<u>AMOUNT</u>	<u>TO</u>	
Social Security – Statutory Expenditure	\$ 200.00	Telecommunications - Utilities	\$ 200.00
TOTAL	\$ 200.00		\$ 200.00
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Ms. Koetas-Dale made a motion seconded by Ms. Katz to adopt Resolution 2019-2-7. All were in favor.

**TOWNSHIP OF CHESTERFIELD  
RESOLUTION 2019-2-7**

**RESOLUTION AUTHORIZING REFUND OF PROPERTY  
TAX OVERPAYMENT ON BLOCK 1102 LOT 21.05**

**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 was granted a veteran exemption as of October 24, 2018 as authorized by Resolution 2018-11-3; and

**WHEREAS**, Corelogic made a bulk payment on behalf of Investors Bank which included a payment for Block 1102 Lot 21.05 in the amount of \$3,712.83 which was applied to the first quarter taxes; and

**WHEREAS**, there is no payment due and the payment created an overpayment; and

**WHEREAS**, the Investors Bank has requested the overpayment be refunded to them.

**NOW THEREFORE BE IT RESOLVED**, that the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey, hereby authorized the Tax Collector to refund the overpayment in the amount of \$3,712.83 to Investors Bank, Investors Bank Operations Center, 101 Wood Avenue S, Iselin, NJ 08833.

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Mr. Dohopte made a motion seconded by Ms. Katz to adopt Resolution 2019-2-8. All were in favor.

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2019-2-8**

**RESOLUTION AWARDING CONTRACT FOR
SEWER SYSTEM OPERATION AND MAINTENANCE SERVICES**

WHEREAS, in December 2018, the Township Committee sought Request for Proposals (“RFP”) for “Sewer System Operation and Maintenance Services for the Township of Chesterfield; and

WHEREAS, Proposals were received in the Clerk’s office on January 17, 2019 at 10:00 AM, and three (3) Proposals were received; and

WHEREAS, based on the submission of January 17, 2019, which submission is on file with the Township Clerk, and which submission, combined with the Request for Proposal itself, forms the basis of the contract to be awarded; and

WHEREAS, the Finance Officer has certified that funds are available to award this contract;

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 contract for "Sewer System Operation and Maintenance Services", is hereby awarded to O & M Solutions, LLC. for a one year period beginning March 1, 2019 through February 29, 2020 with options for two (2) one-year renewals.

BE IT FURTHER RESOLVED that the compensation to be paid to O & M Solutions, LLC shall be that set forth in the RFP dated January 17, 2019.

BE IT FUTHER RESOLVED that the Township Administrator and Clerk are hereby authorized to execute the agreement on behalf of the Township Committee for Sewer System Operations and Maintenance Services.

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Mr. Dohopte made a motion seconded by Ms. Katz to adopt Resolution 2019-2-9. All were in favor.

**TOWNSHIP OF CHESTERFIELD**

**RESOLUTION 2019-2-9**

**RESOLUTION AUTHORIZING PUBLIC AUCTION OF MUNICIPAL PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE**

**WHEREAS**, the Township of Chesterfield is the owner of certain dirt and soil comprising approximately 7,000 cubic yard +/-, which it received from the County of

Burlington, and which is no longer needed for public use, and the Township Committee is desirous of selling same and having it removed from the municipal property at 295 Bordentown-Chesterfield Road, Chesterfield, NJ 08515; and

**WHEREAS**, N.J.S.A. 40A:11-36(1) authorizes a municipal governing body to sell by public auction, any personal property not needed for public use, if the estimated fair-market value of the property exceeds fifteen percent (15%) of the bid threshold in any one sale and is neither livestock nor perishable goods; and

**WHEREAS**, it has been recommended that the minimum bid be set at the price of Seventeen Thousand Dollars (\$17,000.00), with the further conditions being that the winning bidder shall be responsible to restore the pile area to flat

level ground, seeded with fescue grass seed, straw and starter fertilizer, and also restore the temporary driveway area; and

**WHEREAS**, in order to ensure the faithful completion of the grading and seeding so required, the Township will require the successful bidder to post a Five Thousand Dollar (\$5,000.00) guaranty, either by letter of credit or in cash, to be released upon the authorization of the Township Administrator following completion of the grading and seeding.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey that the Township Administrator and Township Clerk be and are hereby authorized to sell at public auction the 7,000 cubic yard +/- pile of dirt situated at the current municipal complex at 295 Bordentown-Chesterfield Road, Chesterfield, NJ 08515, at a minimum bid price of Seventeen Thousand Dollars (\$17,000.00), and requiring further that the successful bidder post an additional Five Thousand Dollars (\$5,000.00) over and above the bid price, to ensure the faithful completion of the restoration of the pile area by restoring same to flat level ground seeded with fescue grass seed, straw and starter fertilizer, and also store the temporary driveway area to the satisfaction of the Township of Chesterfield, all of which must be accomplished within thirty (30) days following removal of the dirt pile;

**BE IT FURTHER RESOLVED** that the date, time and place of said public sale shall be determined at the convenience of the Township Administrator and Township Clerk, and that notice of same, together with a description of the property to be sold and the conditions of sale, shall be published in the Township's office newspaper, and that

the sale shall be held not less than seven (7) nor more than fourteen (14) days after the latest publication of the notice thereof;

**BE IT FURTHER RESOLVED** that the successful bid shall be determined by the Township Committee by formal action taken at a Township Committee meeting, based upon recommendations from the Township Administrator and Township Clerk.

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Payment of Bills

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

Discussion

Public Information Officer – This will be put on for the next meeting.

Green Acres Funding – Mr. Dhopte asked if we are eligible for Green Acre grants. Ms. Hoyer replied that we are not eligible for grants only loans at 2% over 20 years. Ms. Hoyer also suggested using the recreation funds for any upgrades to the building. Mr. Dhopte suggested that we enhance the Fenton Lane Recreation Building with bathrooms and would like some options for temporary seating at the building as well. The Township Committee agreed on the bathrooms but Mayor Romeu reminded Mr. Dhopte of the delicate floor that will be pierced or scratched by chairs and tables. Additionally, food is not allowed in the building. Mr. Hirsh will include estimates for bathrooms and seating in his Recreation Survey report. Ms. Koetas-Dale and Ms. Katz suggested that the Recreation Committee work on this project.

Sewer Billing Update – Ms. Katz asked Ms. Hoyer to put together an estimate on how much the sewer bills went up now that we are calculating them by usage. Ms. Hoyer will have those results after the meeting tonight.

Ms. Hoyer told the Committee about a resident with a horse farm that asked if they can get a second meter since they are using water for their horses. Ms. Hoyer would have to do a manual adjustment for them. The Committee agreed with their request.

Comments to the Public and Committee

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

Greg Semon, President of O&M Solutions asked who won the sewer contract. Ms. Hoyer said that he won the bid.

Belinda Blazik from 228 Bordentown-Chesterfield Rd. asked if the water and air quality results will be public. Mayor Romeu said yes the results will be available in February.

Hearing no further comments, Ms. Koetas-Dale made a motion seconded by Ms. Katz to go into Executive Session at 8:48 PM to discuss pending litigation matters. All were in favor.

RESOLUTION 2019-1-10

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 contact negotiations.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield, assembled in public session on January 24, 2019 that an Executive Session closed to the public shall be held at 8:48 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 9:22 pm.

With no further comment Ms. Katz made a motion seconded by Ms. Koetas-Dale to adjourn the meeting. All were in favor. The meeting adjourned at 9:23 PM

Respectfully submitted,

Rachel Fryc, RMC  
Deputy Municipal Clerk