

## **CHESTERFIELD TOWNSHIP REGULAR SESSION June 23, 2022**

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 Panfili at 6:30 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 (remote), Denise Koetas-Dale, Michael Russo, Jeremy Liedtka, and Mayor Lee Panfili.

Also present: Thomas A. Sahol, Township Administrator; Caryn M. Hoyer, Township Clerk; Rachel Fryc, Deputy Clerk; Scott Miccio, Township Attorney; Chief of Police Michael Davison and Troy Ulshafer, Public Works Manager.

### **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

Mayor Panfili recused himself from Ordinance 2022-12.

### **APPROVAL OF MINUTES**

Mr. Russo made a motion seconded by Mr. Liedtka to approve the June 11<sup>th</sup> minutes. Voice vote – All ayes.

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

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

Henry Krzewinski, 10 Front Street spoke regarding Ordinance 2022-12 and said he sees cannabis as being a bigger problem than a warehouse. He asked the Committee to reconsider introducing the ordinance and tabling it. He asked that it go to referendum and said it will change the feeling of the town.

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

### **ORDINANCES FOR INTRODUCTION**

#### **ORDINANCE 2022-12**

**AN ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD PERMITTING THE OPERATION OF CLASS 1, 2 & 3 CANNABIS FACILITIES AS CONDITIONAL USES IN THE COMMERCIAL ZONING DISTRICT, THE OFFICE PARK ZONING DISTRICT AND THE AGRICULTURAL ZONING DISTRICT AND AMENDING CHAPTERS 87 AND 130 OF THE**

**CODE OF THE TOWNSHIP OF  
CHESTERFIELD**

Mayor Panfili recused himself and left the room. Deputy Mayor Liedtka took over the meeting. Mr. Russo asked for clarification on page 11, number 8 regarding greenhouses. The attorney replied it is a greenhouse perhaps a bit more high tech than traditional greenhouses. Mr. Russo said that greenhouses are not energy efficient unlike a confined building where energy use can be controlled. He would like the language to be revised in this section to allow for other structures not just greenhouses. Ms. Blazic questioned page 11, buffering. She asked that the language be more specific and consistent with the buffering ordinance. Deputy Mayor Liedtka suggested that all necessary changes be made to the ordinance prior to the July meeting to introduce and then adopt at the August meeting. All were in favor.

**ORDINANCES FOR ADOPTION**

**ORDINANCE 2022-9**                      **AN ORDINANCE TO AMEND CHAPTER 130 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD RELATING TO SOLAR ENERGY FACILITIES OR STRUCTURES.**

Mayor Panfili returned to the meeting.

Motion by Mr. Liedtka seconded by Ms. Koetas-Dale to open the meeting to public comment on Ordinance 2022-9. Hearing no comments, Mr. Liedtka made a motion seconded by Mr. Russo to close public comment. Motion by Mr. Liedtka seconded by Ms. Koetas-Dale to adopt Ordinance 2022-9.

Roll Call: YEAS: Blazic, Koetas-Dale, Liedtka, Russo, Panfili

**ORDINANCE 2022-10**                      **A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AUTHORIZING THE APPROPRIATION OF \$11,000.00 FROM THE CAPITAL IMPROVEMENT FUND FOR POLICE TRAFFIC SAFETY EQUIPMENT**

Motion by Mr. Liedtka seconded by Mr. Russo to open the meeting to public comment on Ordinance 2022-10. Hearing no comments, Mr. Liedtka made a motion seconded by Mr. Russo to close public comment. Motion by Mr. Liedtka seconded by Mr. Russo to adopt Ordinance 2022-10.

Roll Call: YEAS: Blazic, Koetas-Dale, Liedtka, Russo, Panfili

**ORDINANCE 2022-11**                      **AN ORDINANCE TO AMEND CHAPTER 216 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD RELATING TO SEWER GENERAL REGULATIONS**

Motion by Mr. Liedtka seconded by Mr. Russo to open the meeting to public comment on Ordinance 2022-11. Hearing no comments, Mr. Liedtka made a

motion seconded by Mr. Russo to close public comment. Motion by Mr. Liedtka seconded by Mr. Russo to adopt Ordinance 2022-11.

Roll Call: YEAS: Blazic, Koetas-Dale, Liedtka, Russo, Panfili

## **RESOLUTIONS**

Mr. Russo made a motion seconded by Ms. Koetas-Dale to approve Resolution 2022-6-9. Voice vote – All Ayes

**RESOLUTION 2022-6-9**                      **RESOLUTION URGING THE SWIFT  
PASSAGE OF S-330 RESTORING ENERGY  
TAX RECEIPTS**

Mr. Russo made a motion seconded by Ms. Koetas-Dale to approve Resolution 2022-6-10. Voice vote - All Ayes

**RESOLUTION 2022-6-10**                      **RESOLUTION CONDITIONALLY AWARDING  
PLENARY RETAIL DISTRIBUTION LICENSE**

Mr. Liedtka made a motion seconded by Mr. Russo to approve Resolution 2022-6-11. Voice vote – All Ayes

**RESOLUTION 2022-6-11**                      **RESOLUTION DESIGNATING EMPLOYEE  
SALARIES FOR VARIOUS POSTIONS IN  
ACCORDANCE WITH SALARY ORDINANCE  
NO. 2020-12**

Ms. Koetas-Dale made a motion seconded by Mr. Liedtka to approve Resolution 2022-6-12. Voice vote – All Ayes

**RESOLUTION 2022-6-12**                      **RESOLUTION APPOINTING TROY  
ULSHAFER TO THE POSTION OF  
PRINCIPAL PUBLIC WORKS MANAGER**

Mr. Liedtka made a motion seconded by Mr. Russo to approve Resolution 2022-6-13. Voice vote – All Ayes

**RESOLUTION 2022-6-13**                      **RESOLUTION APPOINTING ERIC  
HILGENDORFF TO THE POSITION OF  
PUBLIC WORKS FOREMAN.**

## **TREASURERS BILL LIST**

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

## **REPORTS & DISCUSSION**

**OYCC Sub-Committee Report** – Sub-Committee member Ms. Koetas-Dale reported that they had a very productive discussion with Active Acquisitions. They supplied the Township with very specific traffic studies and agreed to do a complete community impact study. Once the study is complete and reviewed the Committee can get a better idea of any financial impact to the community. Active Acquisitions agreed to language regarding the payment of taxes continuing in the event that the warehouse may not become fully occupied or if the developer or buyer goes bankrupt. Active Acquisitions agreed to sit down with Township Attorney John Gillespie in order to draft language in regard to this. Ms. Blazic stated that the sub-committee unanimously agreed that the location is most appropriate for this project. The proximity to the County and State highway infrastructure is a key factor why this location makes the most sense. The sub-committee agrees the setbacks are appropriate and Active Acquisitions agreed to build a 12 foot high berm and plant trees as large as 30-35 feet tall. Active Acquisitions plans on using a more intense set of standards from the Institute of Traffic Engineer Design Standards for Traffic. Ms. Koetas-Dale said that their next step will be meeting with the school about their state funding concerns. Ms. Koetas-Dale asked that the Environmental Commission complete an evaluation and recommendations with the berm and tree plantings. Mayor Panfili asked if there is a follow-up meeting scheduled prior to the July Township Committee meeting since no action will be taken tonight. Mr. Sahol stated that we will continue to schedule with the different professionals and then once that is done everyone will meet.

Mayor Panfili asked Mr. Sahol if we have received a written response from the County Ag Board in regard to the questions raised at the last meeting. Mr. Sahol responded that he reached out to the CADB regarding the questions about the impact on the neighboring preserved farm to OYCC. The CADB said they would only look into a commercial enterprise on a preserved farm. They do not get involved with local land use decisions or jurisdiction. They will follow-up with a letter to the Township.

Ms. Blazic stated the Township Committee has been very transparent and have been sharing meetings and information with the public. There are no secret meetings.

Ms. Koetas-Dale asked since the CADB cannot look into the preserved farms neighboring OYCC is this something we can include in the community impact. Mr. Sahol agreed that it would.

Mr. Sahol followed up on a question regarding the condition of the County Bridge on Old York Road. He stated it has an unlimited weight permitted which means it can have the same weight as any state highway.

## **REPORTS & ADMINISTRATION**

**Chief of Police** – Chief Davison had nothing to report. Mayor Panfili commented on the three new officers saying he is very impressed with all of them.

**Mayor** – Mayor Panfili asked Mr. Sahol to draft an ordinance prohibiting warehouses in the boundaries of Chesterfield in any area not designated an area of rehabilitation or redevelopment to mimic the Mansfield ordinance. He stated that cannabis would be excluded from this ordinance. He is concerned about state owned property and any non-preserved property being targeted for warehouses. Mr. Liedtka is concerned this will open a door for lawsuits if not worded correctly. Ms. Koetas-Dale agreed to discuss the ordinance further. Mr. Sahol stated he received a copy of Mansfield’s ordinance and has been researching similar ordinances in other towns. Mr. Sahol stated there are less than a handful of towns taking these steps. He also indicated cannabis has to go inside of a building so if the ordinance is not defined properly, we could stop anything we may introduce next month. Mayor Panfili asked for a draft ordinance for the July meeting. Mr. Sahol agreed.

**Administration** – Mr. Sahol reported that the Fire District sent him a letter indicating they would like to meet with the Township to discuss the current and future operating plans. He stated they have applied for a Safer Grant in order to hire 2-3 more firefighters as it is has been difficult getting volunteers. They asked for a committee member to join them in their meeting. Mr. Russo would like to be a part of that. Ms. Koetas-Dale indicated interest as well.

### **PUBLIC COMMENT**

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

Valerie Jones, 21 Buttonwood said the governing body is finally saying what she has been trying to get in front of them for months now. She offered brochures she has regarding warehouses if anyone is interested.

Lauren D’Amato, 73 Harker Road is upset that the OYCC might be back on the table. There are already ten approved warehouses in the surrounding area. She asked to keep Chesterfield as it is.

Brian Kenny, 2 Greenview Drive said the proposed warehouse will not be seen from the road. He does not believe that professional truck drivers will re-route themselves through town. It will bring in more tax revenue. Mr. Kenny said several of the individuals complaining about a warehouse either are not taxpayers, do not live in town, or they are moving out.

Agnus Marsala, 42 Cromwell Drive congratulated Troy and Eric on their promotions. She is upset that the Township Committee is trusting Active Acquisitions as we’ve been burned before. She asked for a complete review to be done of the Master Plan. She does not believe there will be only one warehouse.

James Robb, 110 Bordentown-Georgetown Road said that he will see the warehouse wastewater system through the trees from his backyard. He stated that if you dig 2-3 feet into the ground you hit water. He asked that the Township do more research.

John Greene, 109 Bordentown-Georgetown Road expressed some concerns about a warehouse and asked if the sub-committee memo recommendations are online or available. Ms. Hoyer responded that he would need to file an OPRA request. Mr. Greene said he would like to see anything but a warehouse.

Henry Krzewinski, 10 Front Street stated the Township Committee members were against cannabis a couple months ago and now are flip flopping. He believes cannabis is more problematic than a warehouse and he is worried about cannabis because there is a lot of money involved. He feels a warehouse will bring in traffic and make the town unsafe.

John Dourgarian, 1337 Arbor Ridgeway, NC was a Bordentown Township resident for 24 years and lived adjacent to the Matrix warehouse in Bordentown Township. He spoke about all of the issues surrounding the construction of the Matrix warehouse. He would like OYCC, the state, county and town to become joint owners and the site to remain open as a public park. He stated there are 5 miles of paths, a first rate catering facility, swimming pool and historic home that could be used as a visiting center.

Lorrie Thier, 40 Foulkes Lane stated that she has lived in Chesterfield for over 25 years. She recently sold her home but now she rents in Chesterfield. She expressed concern if the town is in financial ruins how can it build new pickleball courts and hire new police officers.

Dennis Guthrie, 452 Main Street voiced his opposition to a warehouse project.

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

Ms. Blazic thanked the residents for sharing their comments and concerns whether for or against. She said the pickleball courts were paid for with funds from the Recreation Fund not the taxpayers. Ms. Blazic said that she was involved with the fight against the pipeline for years and was one of the seven core members but ended up resigning from the community group because of incorrect information being given out. She stated she and Denise are compiling concerns from the residents to get answers. She stated she does her own research and sees with her own eyes. The committee members are doing their research and sharing information with residents. She stated she would be happy to meet with residents to discuss any issues. She assured the public that the Township Committee is listening to them.

A motion to adjourn the meeting was made Ms. Blazic and seconded by Mr. Russo. All were in favor. Meeting Adjourned at 7:43 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk