

**CHESTERFIELD TOWNSHIP REGULAR SESSION JUNE 13, 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: Shreekant Dhopte, Rebecca Hughes, Denise Koetas-Dale and Matt Litt

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

Absent: Belinda Blazic

**AGENDA MATTER(S) REQUIRING RECUSAL(S)** – Mayor Litt advised he would recuse himself from Resolution 2024-6-13

**APPROVAL OF MINUTES**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve the May 23<sup>rd</sup> regular and executive minutes. All were in favor.

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

Ms. Hughes made a motion seconded by Ms. Koetas-Dale to open the meeting to public comment for matters on the agenda. All were in favor. Hearing none, Ms. Hughes made a motion seconded by Ms. Koetas-Dale to close public comment. All were in favor.

**RESOLUTIONS**

Ms. Hughes made a motion seconded by Mr. Dhopte to approve Resolution 2024-6-1, 6-2, 6-3, and 6-4. Voice vote - All were in favor

**RESOLUTION 2024-6-1                      RESOLUTION AUTHORIZING ISSUANCE OF NEW PLENARY RETAIL CONSUMPTION LICENSE #0307-33-NEW TO OSTERIA CROSSWICKS, LLC**

**RESOLUTION 2024-6-2                      RESOLUTION AUTHORIZING RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSE NO. 0307-44-005-001 TO CHESTERFIELD LIQUOR, LLC**

**RESOLUTION 2024-6-3                      RESOLUTION AUTHORIZING RENEWAL OF  
PLENARY RETAIL CONSUMPTION LICENSE  
NO.        0307-33-001-005        TO        SALTY  
ENTERPRISES, LLC**

**RESOLUTION 2024-6-4                      RESOLUTION AUTHORIZING RENEWAL OF  
PLENARY RETAIL CONSUMPTION LICENSE  
NO. 0307-33-002-009 TO 19<sup>TH</sup> HOLE LIMITED  
LIABILITY COMPANY**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2024-6-5. Voice vote - All were in favor

**RESOLUTION 2024-6-5                      REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION UNDER  
NJSA 40A:4-87 FOR NJ DCA LOCAL  
RECREATION IMPROVEMENT GRANT IN THE  
AMOUNT OF \$21,935.60 IN THE 2024  
MUNICIPAL BUDGET**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-6-6. Voice vote - All were in favor

**RESOLUTION 2024-6-6                      REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION UNDER  
NJSA 40A:4-87 FOR CLEAN COMMUNITIES  
GRANT IN THE AMOUNT OF \$21,935.60 IN THE  
2024 MUNICIPAL BUDGET**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-6-7. Voice vote - All were in favor

**RESOLUTION 2024-6-7                      RESOLUTION AMENDING RESOLUTION 2024-  
4-1 FOR THE PURCHASE OF 2024 F550 4X4  
DIESEL HORTON AMBULANCE DUE TO  
CHANGE ORDER**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-6-8. Voice vote - All were in favor

**RESOLUTION 2024-6-8                      RESOLUTION        APPOINTING        FUND  
COMMISSIONER FOR THE BURLINGTON  
COUNTY MUNICIPAL JOINT INSURANCE  
FUND**

Ms. Hughes made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-6-9. Voice vote - All were in favor

**RESOLUTION 2024-6-9                    RESOLUTION AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN THE TOWNSHIP OF CHESTERFIELD AND GEORGE JACKSON**

Ms. Koetas-Dale made a motion seconded by Ms. Hughes to approve Resolution 2024-6-10. Voice vote - All were in favor

**RESOLUTION 2024-6-10                    RESOLUTION AUTHORIZING REFUND OF PROPERTY TAX OVERPAYMENT ON 45 WHITE PINE ROAD KNOWN AS BLOCK 600 LOT 40**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2024-6-11. Voice vote - All were in favor

**RESOLUTION 2024-6-11                    RESOLUTION AUTHORIZING APPROVAL FOR SUBMISSION OF A GRANT APPLICATION TO NEW JERSEY DEPARTMENT OF TRANSPORTATION, MUNICIPAL AID GRANT PROGRAM FOR IMPROVEMENTS TO HOGBACK ROAD FROM WARD AVENUE TO GROVEVILLE ROAD**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-6-12. Voice vote - All were in favor

**RESOLUTION 2024-6-12                    RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR IMPROVEMENTS TO FENTON LANE PARK PAVING OF PARKING AREA**

Ms. Hughes made a motion seconded by Mr. Dhopte to approve Resolution 2024-6-13. Voice vote - All were in favor except Mayor Litt who recused himself.

**RESOLUTION 2024-6-13                    RESOLUTION AUTHORIZING THE APPOINTMENT OF A SEASONAL LABORER FOR THE DEPARTMENT OF PUBLIC WORKS**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-6-14. Voice vote - All were in favor except Ms. Hughes who abstained.

**RESOLUTION 2024-6-14                    RESOLUTION AMENDING 2024 CAPITAL BUDGET**

Mr. Dhopte made a motion seconded by Ms. Hughes to approve Resolution 2024-6-15. Voice vote - All were in favor.

**RESOLUTION 2024-6-15**

**RESOLUTION REJECTING THE ONE BID RECEIVED FOR THE OLIVIA PARK GAZEBO AND CRICKET PITCH DUGOUT BASED ON LOCAL PUBLIC CONTRACT LAW THAT BID EXCEEDED THE BUDGET AND AUTHORIZING REBID**

**ORDINANCE FOR INTRODUCTION**

Ms. Koetas-Dale made a motion seconded by Ms. Hughes to introduce Ordinance 2024-12. Voice vote - All were in favor. The public hearing for this ordinance will be June 27<sup>th</sup>.

**ORDINANCE 2024-12**

**A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD PROVIDING FOR A FULLY FUNDED CAPITAL PROJECT AND APPROPRIATING \$22,936.41 FOR POLICE ALCOTEST 9510 SYSTEM FUNDED FOM THE CHESTERFIELD TOWNSHIP GRANT FUND – DRUNK DRIVING ENFORCEMENT FUND OF \$12,636.41 AND THE CAPITAL IMPROVEMENT FUND OF \$10,300.00.**

Ms. Koetas-Dale made a motion seconded by Ms. Hughes to table Ordinance 2024-13 until the June 27<sup>th</sup> meeting. All were in favor.

Mr. Dhopte made a motion seconded by Ms. Hughes to introduce Ordinance 2024-14. Roll Call: Dhopte – yes; Hughes – abstain; Koetas-Dale - yes and Litt – yes. The public hearing for this ordinance will be June 27<sup>th</sup>.

**ORDINANCE 2024-14**

**AN ORDINANCE TO AMEND CHAPTER 182 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD, ENTITLED: “TRAFFIC REGULATIONS” TO ADD SUBSECTION 10 GOVERNING PROHIBITED TURNS”**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to introduce Ordinance 2024-15. Roll Call: Dhopte – yes; Hughes – abstain; Koetas-Dale - yes and Litt – yes. The public hearing for this ordinance will be June 27<sup>th</sup>.

**ORDINANCE 2024-15**

**A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AMENING ORDINANCE 2023-14 TO ADD AN ADDITONAL \$30,000.00 TO THE APPROPRIATION OF \$80,000.00 FROM THE RECREATION FUND FOR VARIOUS PARK IMPROVMENTS**

## **ORDINANCE FOR PUBLIC HEARING AND ADOPTION**

Ms. Hughes made a motion seconded by Mr. Dhopte to open the meeting to public comment on Ordinance 2024-11. All were in favor. Hearing none, Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to close public comment. All were in favor. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to adopt Ordinance 2024-11. Voice vote – All in favor.

### **ORDINANCE 2024-11**

**AN ORDINANCE AMENDING AND REVISING CHAPTER 960 OF THE TOWNSHIP CODE ENTITLED “CERTIFICATE OF COMPLIANCE” MOST NOTABLY, SECTIONS 90-3 ENTITLED “COMPLIANCE WITH OTHER STANDARDS REQUIRED”, CHAPTER 152 ENTITLED “PROPERTY MAINTENANCE” SECTION 152-1 ENTITLED “TITLE” AND REPEALING SECTION 90-3.1, ENTITLED “TECHNICAL AMENDMENTS TO BOCA PROPERTY MAINTENANCE CODE”**

## **REPORTS & DISCUSSION**

### **Engineer Report –**

1. **Storm water Compliance** – Mr. Hirsh received thumdrive of all the storm water mapping prepared by Burlington County Soil.
2. **Sykesville Rd. Phases IV & V** – Mr. Hirsh submitted a memo to the Township Committee listing all of the patches and areas of concern with the road.
3. **Margerum Road** – ERI will start the design work next week then send to DOT for review before going out to BID.
4. **NJ DOT Grant** – ERI will prepare the application for July 1<sup>st</sup> submission. The project will be Hogback Road at Ward to Groveville Road.
5. **Fenton Lane Parking Lot Improvement** – Low bid was Richard T Barrett in amount of \$93,974.10. Pre-con meeting will be scheduled once contract is signed.
6. **Local Recreation Improvement Grant** – We applied for \$77,761.00 to pave walking path at Fenton Lane Park. We were awarded \$63,000.00.
7. **Olivia Way Park Gazebo, Dugout @ Cricket Pitch** – Bid was rejected earlier in the meeting and will put it out again.
8. **Emergency Generators & Pump Station 1&2** – Received submittals for the generators. Troy and Joe are reviewing before ordering equipment and coordinating gas service with PSE&G
9. **Public Works Site Evaluation** – Joe will meet with Troy next week to go through all requirements needed to function now and in the future. Joe will then provide a recommendation in July.
10. **County Circle at Old York/Margerum/Chest-Cross Rd.** – No update.

Mr. Hirsh also supplied the Township Committee with “Project Budget Tracking” and “Grant Summary” spreadsheets.

## **BILL LIST**

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

### **Rec Building – Volleyball-**

Ms. Koetas-Dale stated that the Chesterfield Volleyball Club is requesting to have the batting cages moved or removed from the recreation building because the wires are in the way. Additionally they are asking for a volleyball system to be installed. After much research and discussion, Mr. Jackson recommended that two out of the three batting cages be removed from the building to make room for volleyball based on the usage. The DPW will remove the cages and use them on the outdoor batting cages when needed. Mr. Jackson and Rachel met with CTAA president Mike Sikorski and he agreed with the removal of the cages. Mr. Jackson will work with the Township Engineer and Troy to insure we are able to core into the floor due to high water table in the park which will be needed in order to install the volleyball system requested. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to remove two of the batting cages. All were in favor.

### **SEWA 9/11 Memorial-**

Mr. Dhopte asked SEWA Representatives, Sandesh Kamath and Nageswararao Motamarri to present to the Township Committee their 911 Memorial idea. Mr. Kamath stated they have chosen a location at Charlotte Rogers Park based on suggestions from Troy. They are working with Szul Landscaping and have a budget of \$52,000-\$60,000. They plan to raise the money through sponsorships and events. They would like to start work on the memorial the 3<sup>rd</sup> week of July in order to have it complete by September 11<sup>th</sup>. They are asking for the Township to partner with them to get the word out to the community and are asking for help from the DPW. Mr. Kamath said they are working with Larry Kuser from Fernbrook, Troy and the DPW to remove and relocate trees in order for the memorial to be seen from the road. They are planning to have solar powered flag poles to help light the area. Mayor Litt asked how the Township can let everyone in town know about the project and how they can help. Mr. Dhopte wants to make sure the project will not need a lot of maintenance from the DPW once completed. Troy said he is working with Szul and SEWA on the project and does not feel it will be an issue to maintain. Mr. Jackson asked Mr. DiYanni and Ms. Hoyer if Green Acres approval is needed. Mr. DiYanni believes it does not since the project is small enough and will not be a substantial impact to the park. Ms. Hoyer said that she will be sending out the tax bills next week to all residents and can put a mailer about the memorial in with it. Sandesh said he will have a mailer to her by Tuesday and will bring in SEWA volunteers to mail them out along with the tax bills. Mr. Kamath would also like to put out yard signs about the project. Mayor Litt asked that he contact the Zoning Officer Mr. McMahon about the placing of the signs. Mayor Litt thanked Troy for all of his help with the project and said that SEWA was very appreciative. Ms. Hughes made a motion seconded by Ms. Koetas-Dale to approve the 9-11 location and concept. All were in favor.

## **REPORTS AND ADMINISTRATION –**

**Mayor** – Mayor Litt encouraged all to attend the Chesterfield Elementary graduation next week and the Flag Day Ceremony on Saturday at 10am at the Chesterfield Firehouse. He attended the Annual Cricket Tournament and Charity event in the beginning of the month and would like to see more people attend next year. Mayor Litt reported there are currently two vacancies on the Planning Board and asked for recommendations and wants to make sure to advertise to the entire community. With the upcoming construction at OYCC, Mayor Litt would like to be able to notify all of the effected residents with any issues and also would like the residents to be able to reach out with any of their questions or concerns. Ms. Koetas-Dale suggested sending out email blasts like the school does. Ms. Hoyer said she is currently looking to have this option once the new website is up and running. Mayor Litt suggested moving to an “incentive based program” for the HPC based on the Township Special Meeting regarding the HPC ordinance a couple weeks ago. Some of the incentives could be tax abatement and low interest loans. Mayor Litt would like to speak with Mr. DiYanni and Wendy Wulstein to find out if this is an option.

### **ADMINISTRATION-**

Mr. Jackson said that he and Ms. Hoyer had a conference call with the State Correction Department. They are planning on building a new women’s facility with 400 plus beds on their property. Ms. Hoyer requested DOC look into taking down the four dilapidated homes on Ward Avenue.

### **PUBLIC COMMENT**

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

Kartik Gopal, 39 Brookdale Way thanked Mayor Litt and the Township Committee for agreeing to remove the batting cages from the recreation building. If there is a water table problem they are interested in discussing something else. He thanked Rachel and Troy for their help and all of the young members for attending the meeting.

Susie Mahon, 16 Chest-Cross Road said there are some issue with the Township website and asked Ms. Hoyer to look into them. She thanked the Township Committee for holding the Special Township meeting for the HPC and asked that the Township look into State grants for the HPC. Ms. Mahon wants to know why her home was selected to be in the HPC district and she would like the reason documented in the minutes. Ms. Koetas-Dale believes the HPC is not currently eligible to get grants because the ordinance is not up to date. Mayor Litt asked Mr. DiYanni to look into this.

Mukesh Patel – 6 Colemantown Drive – He brought his concern again to the Township Committee requesting that no parking be allowed as per RSIS along Marlton Lane.

Michael Sikorski, 77 Waln Road is requesting that the Township look into a walking path down Margerum Road from Waln Road connecting to the walking path at Charlotte Rogers and then across Chesterfield-Crosswicks Road connecting to the walking path on Old York Road leading to Old York Village. He would also like a walking path on Waln Road and one on Chesterfield-Crosswicks Road leading into Crosswicks. Ms. Koetas-Dale replied that a study like this was done years ago with walking and bike paths connecting the town. She will find it and would like the Township to look at the study. Mayor Litt thanked Mr. Sikorski and the CTAA for their cooperation in the removal of the batting cages.

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

### **COMMENTS FROM THE COMMITTEE**

Ms. Koetas-Dale asked about Bordentown-Chesterfield Road being closed. Chief Davison replied the road will be closed on June 19<sup>th</sup> for about two weeks for paving. He will put the information on the Police Facebook page and asks that it is put on the Township website and Facebook page.

Mr. Dhopte would like to complete the analysis on the garbage collection and have it put up on the Township website for residents. Mayor Litt said he does not feel the municipality needs to get involved and it will raise taxes.

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2024-6-16 to go into closed session to discuss potential litigation at 9:07pm.

Ms. Hughes made a motion seconded by Mr. Dhopte to return to regular session at 9:33 PM.

Ms. Hughes made a motion seconded by Mr. Dhopte to adjourn the meeting at 9:33 PM. All were in favor.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk