

CHESTERFIELD TOWNSHIP REGULAR SESSION JULY 25, 2024

The Township Committee met on the above date in the Municipal Complex, 295 Bordentown-Chesterfield Road, Chesterfield, New Jersey. The meeting was called to order by Mayor Matt Litt at 7:00 p.m.

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

ROLL CALL OF MEMBERS

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

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

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

APPROVAL OF MINUTES

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve the June 27th regular & executive session meeting. All were in favor.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA

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

Sumit Singhal – 7 Bullock Way – He is here on behalf of the cricket pitch group. He thanked the Township Committee for investing in the dugouts for cricket pitch.

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

BURLCO JIF PRESENTATION – 2025 RENEWAL

Steve Walsh with Barclay Insurance was present and is the Risk Management Consultant for the Township. Mr. Walsh stated the Township has been insured through the JIF for many years. It is a 3-year commitment which is up at the end of this year. He recommends renewing with the Burlco JIF.

Paul Forlenza, Executive Director of Burlco JIF, stated the renewal date is January 1, 2025 and is a three year commitment. He stated there will some increases and several things have led to the increase. Increases to Workers Comp because of law change that employees can come back for the claim up to two years after the final payment as well as the pension offset. He reviewed the training available to participating towns. Training is provided at no additional cost through the Mel Safety Institute. Providing transitional duty helps with the WC claims and is beneficial to the employer as well as the employee. The JIF provides

an avenue for residents to have access to an affordable insurance coverage when needed for use of Township facilities. The Township can help reduce costs by encouraging employees to participate in the wellness program, transitional duty, online and in person safety training, cyber security awareness initiative and law enforcement risk management services. Participation in these program reduce risk and save the town money. He stated they are always looking for feedback from the towns.

RESOLUTIONS

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolutions 2024-7-1 and 7-2. Voice vote - All were in favor

RESOLUTION 2024-7-1 RESOLUTION AUTHORIZING THE RENEWAL OF SOIL REMOVAL PERMIT FOR HERMAN LIEDTKA, INC AT BLOCK 106, LOT 4.01 ON WARD AVENUE IN CHESTERFIELD TOWNSHIP

RESOLUTION 2024-7-2 RESOLUTION AUTHORIZING THE RENEWAL OF SOIL REMOVAL PERMIT FOR HERMAN LIEDTKA, INC AT BLOCK 204, LOT 7.01 AND 7.02 ON OLD YORK ROAD IN CHESTERFIELD TOWNSHIP

Ms. Blazic made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-7-3. Voice vote - All were in favor.

RESOLUTION 2024-7-3 RESOLUTION APPOINTING ANTHONY SPERANZA TO THE POSITION OF PUBLIC WORKS LABORER

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2024-7-4. Voice vote - All were in favor.

RESOLUTION 2024-7-4 RESOLUTION AUTHORIZING REFUND OF PROPERTY TAX OVERPAYMENT ON 21 CHESTERFIELD-CROSSWICKS RD KNOWN AS BLOCK 302 LOT 33.01

Ms. Koetas-Dale made a motion seconded by Ms. Hughes to approve Resolution 2024-7-5. Voice vote - All were in favor.

RESOLUTION 2024-7-5 RESOLUTION AUTHORIZING FARMLAND PRESERVATION PRELIMINARY APPROVAL

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

RESOLUTION 2024-7-6

RESOLUTION AUTHORIZING THE REJECTION OF THE BID RECEIVED FOR THE AERATION SYSTEM FOR STORMWATER BASINS

Mr. Hirsh stated he recommends awarding the contract for the cricket pitch dugouts and he will look into other material options and location closer to the perimeter to reduce concrete. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2024-7-7. Voice vote - All were in favor.

RESOLUTION 2024-7-7

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR 2024 RECREATION IMPROVEMENT PROJECT – CRICKET PITCH DUGOUTS

Ms. Koetas-Dale made a motion seconded by Ms. Hughes to approve Resolution 2024-7-8. Voice vote - All were in favor.

RESOLUTION 2024-7-8

RESOLUTION OF SUPPORT FOR 9/11 MEMORIAL

ORDINANCE FOR INTRODUCTION

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to introduce Ordinance 2024-13. Public Hearing will be August 22nd. Voice vote - All were in favor.

ORDINANCE 2024-13

AN ORDINANCE AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE WITH THE ADDITION OF CHAPTER 174 ENTITLED “TREE REMOVAL REPLACEMENT”

Ms. Blazic made a motion seconded by Mr. Dhopte to introduce Ordinance 2024-17. Public Hearing will be August 22nd. Voice vote - All were in favor.

ORDINANCE 2024-17

AN ORDINANCE TO FIX SALARIES, WAGES AND COMPENSATION FOR THE TOWNSHIP OF CHESTERFIELD PUBLIC WORKS DEPARTMENT

Mr. Dhopte made a motion seconded by Ms. Blazic to introduce Ordinance 2024-18. Public Hearing will be August 22nd. Voice vote - All were in favor.

ORDINANCE 2024-18

AN ORDINANCE TO FIX SALARIES, WAGES AND COMPENSATION OF OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF CHESTERFIELD

ORDINANCE FOR PUBLIC HEARING AND ADOPTION

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to open the meeting to public comment on Ordinance 2024-15. All were in favor. Hearing none, Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to close public comment. All were in favor. Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to adopt Ordinance 2024-15. Roll Call: Blazic – no; Dhopte – no; Hughes – no; Koetas-Dale - no and Litt – no. Ordinance did not pass.

ORDINANCE 2024-15

A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AMENDING ORDINANCE 2023-14 TO ADD AN ADDITIONAL \$30,000 TO THE APPROPRIATION OF \$80,000 FROM THE RECREATION FUND FOR VARIOUS PARK IMPROVEMENTS

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to open the meeting to public comment on Ordinance 2024-16. All were in favor. Hearing none, Mr. Dhopte made a motion seconded by Ms. Blazic to close public comment. All were in favor. Ms. Koetas-Dale made a motion seconded by Ms. Blazic to adopt Ordinance 2024-16. Voice vote - All were in favor.

ORDINANCE 2024-16

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 130 ENTITLED “LAND DEVELOPMENT” OF THE TOWNSHIP CODE WITH THE ADDITION OF SECTION 130-88.4 ENTITLED “OUTDOOR DINING”

Ms. Koetas-Dale made a motion seconded by Ms. Hughes to table the public hearing for Ordinance 2024-15 until the July 25th Township meeting. All were in favor. Ms. Hughes stated she is not against the cricket pitch improvements. She is concerned there is no policy behind how the Township Committee chooses who gets funds. We previously told the Community Garden members that we would not fund the garden. She would like to see a long-term plan. Mayor Litt agrees there should be a uniform way to spend the recreation funds.

BILL LIST

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

REPORTS & DISCUSSION

Engineer Report:

- **Storm water Compliance** – Online training is required for new Planning Board and Township Committee members and DPW Staff. They are still working on the final infrastructure map. The Tree Ordinance was the only remaining item for compliance.

- **NJDOT Sykesville Rd Phase IV & V** – Meeting with the Contractor and working towards project closeout.
- **NJDOT Margerum Road** - Working on design plans and anticipate review with Township in early August.
- **NJDOT Hogback Road** - Grant application will be submitted for \$688,455. Awards should be announced in November.
- **FY2023 DCA LRIG Fenton Lane Parking Lot** – Awaiting insurance, bonds and signed contract from Contractor: Upon receipt of same will have pre-construction meeting.
- **FY2024-DCA –LRIG – Walking Park Fenton Lane Park** – Working with Troy to re-define the scope of work due to awarded grant of \$63,000 was less than the \$77,761 applied for.
- **Olivia Way Park Gazebo/Cricket Pitch Dugout** – 4 Bids received from Coastline Excavating in the amount of \$30,000 for base bid (cricket pitch dugout) and \$86,375 for base and alternate bid (includes gazebo structure). Bid was awarded to Coastline for the base bid earlier in the meeting. The design of the gazebo and material will be reworked to try and lower the cost.
- **Emergency Generators at Pump Stations 1 & 2** – Waiting on the gas service to be provided by PSE&G at the pump station #1.
- **Public Works Site Evaluation** – Troy supplied Engineer with information regarding space need for salt, etc. Joe will meet with Troy next week.

Sign Ordinance

Mayor Litt stated the lawn sign ordinance is very vague and would like to table this discussion until later in November so that it would be set for next year.

HPC SELF-CHECKOUT LANE

Mayor Litt got the idea from residents at the meeting. He stated there are opportunities to show that the HPC can be flexible. Specifically when a resident went before the HPC as they wanted to preserve the wood siding. As they moved forward with the project they determined the wood could not be saved. They wanted to get an expedited approval for the change to an approved material. There is no mechanism to do that. The ordinance does not have any flexibility. Ms. Koetas-Dale is concerned with piece meal the ordinance. There is an exemption for and emergency subcommittee. Mayor Litt stated a subcommittee of the Planning Board. There was some discussion regarding the need to apply to the HPC. Mayor Litt asked the solicitor to prepare a “Fast Pass” ordinance for the next meeting.

Ms. Blazic asked about moving the Historic District Zone boundary back to the original. Ms. Koetas-Dale stated it never changed and that people may not have known they were in the Historic District. She stated it is a zone so would not exempt out noncontributing homes.

REPORTS AND ADMINISTRATION

Mayor Litt stated he and Rebecca met with Joe Hirsh to discuss grants. Mayor Litt would like to see push notifications for those residents closed to Old York Country Club for when works begins on that property. Mr. Jackson has a list and will put something together.

Snow Plowing - Mr. Jackson stated we are looking to do an RFP for snow plowing in Old York Village and deferred to Troy. Troy explained he would like to put something in place to secure a contractor if we need it. He stated they will need four (4) vehicles to plow. Having someone do OYV makes sense since we can make sure they stay in our town. This would really be for large storms when we need help. His staff is young and they are down to 5 employees. There are 7 routes for plowers. No retainer would be required. He would just like to put in place. Ms. Blazic stated she would prefer temporary help rather than an outside contractor. Mr. Dhopte made a motion seconded by Ms. Koetas- Dale to authorized moving forward with an RFP for snow plowing. All were in favor.

PUBLIC COMMENT

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

Dawn Sheridan – 79 Bordentown-Chesterfield Rd – She thanked the committee for moving the location of the 9/11 memorial site. She asked if there were “no knock” stickers available. She was advised they will be ordered. She advised the Township Committee of an issue on preservation Blvd where a delivery vehicle was parked in the middle of the road near a crosswalk. She witness an incident where kids were crossing and she is concerned for everyone’s safety. Wanted tickets issued for the fireworks last Saturday night. Mayor Litt stated he watched the video Ms. Donahue sent him and saw how it could happen. Ms. Blazic stated there was no visibility for those in the crosswalk. Chief Davison stated any witness can sign a complaint within 30 days, not just for parking.

Steve Hazen – 447 Main Street – He stated Mayor Litt should send a letter directly to Amazon to have them self-correct the issue. Regarding the self-checkout lane, he stated he is aware someone who already went through the process of the HPC and encountered a problem with the job and the HPC was notified of the change. That would be good to have. He stated that HPC regulations state an HPC member can be someone outside the Township. The majority of the HPC members don’t live in the historic district. No one on the Township Committee lives in the Historic District and the residents were never notified. He stated it is good to see the residents near OYCC are going to get notification.

Nick Cirilli – 156 Davenport Drive – He is grateful the 9/11 location is being moved. He thanked everyone for taking the time to discuss his concern.

Molly Hazen – 447 Main Street – She stated it is difficult to present a plan in the Historic District as during the repair work things can change. She is glad to see this is being thought about. She asked why the Historic District is only

Chesterfield and Crosswicks and does not include Sykesville. Mr. McMahon, Zoning Officer stated the felt it was too modernized to be consider historic district.

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

COMMENTS FROM THE COMMITTEE

The Township Committee had no comments.

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-7-9 to go into closed session to discuss matters pertaining to personnel and attorney client privilege at 9:16 PM. All were in favor.

Ms. Hughes made a motion seconded by Mr. Dhopte to return to regular session at 10:07 PM.

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to adjourn the meeting at 10:07 PM. All were in favor.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk