

## **CHESTERFIELD TOWNSHIP REGULAR SESSION AUGUST 22, 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 Deputy Mayor Denise Koetas-Dale 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 and Denise Koetas-Dale

Absent: Matthew 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

### **SWEARING IN OF NEW OFFICER**

Police Officer Michael Gippetti was sworn in by Deputy Mayor Koetas-Dale.

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

### **APPROVAL OF MINUTES**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve the July 25<sup>th</sup> regular session meeting. All were in favor.

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

Mr. Dhopte made a motion seconded by Ms. Blazic to open the meeting to public comment for matters on the agenda. All were in favor. Hearing no comments, Ms. Hughes made a motion seconded by Ms. Blazic to close public comment. All were in favor.

### **ORDINANCE FOR INTRODUCTION**

Mr. Dhopte made a motion seconded by Ms. Blazic to introduce Ordinance 2024-19. Public Hearing will be September 26<sup>th</sup>. Voice vote - All were in favor.

### **ORDINANCE 2024-19**

**A CAPITAL ORDINANCE OF THE TOWNSHIP OF CHESTERFIELD AUTHORIZING THE APPROPRIATION OF \$50,000.00 FROM THE CAPITAL IMPROVEMENT FUND FOR CONSTRUCTION DEPARTMENT VEHICLE**

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

The Tree Removal Ordinance #2024-13 needs to have some clarification regarding the tree planting list and those that invasive species not allowed. Mr. Dhopte made a motion seconded by Ms. Blazic to postpone Ordinance 2024-13 until the October 10<sup>th</sup> meeting. Voice vote - All were in favor.

Mr. Dhopte made a motion seconded by Ms. Blazic to open the meeting to public comment on Ordinance 2024-17. All were in favor. Hearing none, Ms. Blazic made a motion seconded by Mr. Dhopte to close public comment. All were in favor. Mr. Dhopte made a motion seconded by Ms. Blazic to adopt Ordinance 2024-17. 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 open the meeting to public comment on Ordinance 2024-18. All were in favor. Hearing none, Mr. Dhopte made a motion seconded by Ms. Blazic to close public comment. All were in favor. Mr. Dhopte made a motion seconded by Ms. Blazic to adopt Ordinance 2024-18. 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**

**RESOLUTIONS**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolutions 2024-8-1. Voice vote - All were in favor

**RESOLUTION 2024-8-1                    RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT RENEWING MEMBERSHIP IN THE BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND**

Ms. Hughes made a motion seconded by Mr. Dhopte to approve Resolution 2024-8-2 and 8-3. Voice vote - All were in favor.

**RESOLUTION 2024-8-2                    RESOLUTION TO CANCEL TAXES DUE TO VETERAN EXEMPTION FOR 52 SADDLE WAY KNOWN AS BLOCK 202.105 LOT 11**

**RESOLUTION 2024-8-3                    RESOLUTION TO CANCEL TAXES DUE TO VETERAN EXEMPTION FOR 88 HARNESS WAY KNOW AS BLOCK 206.200 LOT 4**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2024-8-4. Voice vote - All were in favor.

**RESOLUTION 2024-8-4                    RESOLUTION CERTIFYING COMPLIANCE WITH THE REGULATIONS PROMULGATED BY THE LOCAL FINANCE BOARD REGARDING THE 2023 MUNICIPAL AUDIT**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2024-8-5. Voice vote - All were in favor.

**RESOLUTION 2024-8-5                      RESOLUTION        AUTHORIZING        CHANGE  
ORDERS NO. 2 (FINAL) & NO. 3 (FINAL) AND  
APPROVING PAYMENT NO. 3 (FINAL) LESS  
RETAINAGE FOR THE CONTRACT WITH  
PAVING PLUS, LLC FOR ROAD  
IMPROVEMENTS TO SYKESVILLE ROAD,  
PHASES IV & V**

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

**RESOLUTION 2024-8-6                      RESOLUTION APPOINTING DYLAN MICHAEL  
SEARLES TO THE POSITION OF PUBLIC  
WORKS LABORER**

Ms. Koetas-Dale stated she would like to see a financial analysis of the landscape contract for Old York Village vs the costs of new hire before she considers an additional employee. Mr. Dhopte agreed. Ms. Hues stated we need to consider other department requests as well. We need to look at the pros & cons. Ms. Blazic asked if the additional personnel would negate the need for the snowplow bid. Mr. Ulshafer stated yes; however the staff is very unexperienced. Large storms may still require additional outside help.

Ms. Blazic made a motion seconded by Mr. Dhopte to table Resolution 2024-8-7 – Resolution Appointing Brandon Edward Johnson to the Position of Public Works Laborer. Voice vote – All were in favor.

Mr. Dhopte made a motion seconded by Ms. Hughes to approve Resolution 2024-8-8. Voice vote - All were in favor except Ms. Blazic who abstained.

**RESOLUTION 2024-8-8                      RESOLUTION IN SUPPORT OF A COMMUNITY  
GARDEN**

**BILL LIST**

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

**REPORTS & DISCUSSION**

**A. Engineer Report:**

**Storm water Compliance** – Infrastructure Map is complete and copies issued to DPW. Now Troy will be able to note any improvements and repairs to the maps as they happen. Mr. Hirsh stated that with the

exception of the tree ordinance we are up to date. DPW has to do inspections but that is routine. The next major item is street sweeping to be implemented in 2026.

**Margerum Road** – Sent preliminary design to Troy to review prior to sending to DOT. Ms. Koetas-Dale would like to make sure all residents effected by the widening of Margerum Road are aware. Mr. Hirsh will make himself and the plans available for anyone who has questions or concerns. Mr. Jackson suggested doing a “mark-out”.

**Fenton Lane Parking Lot-** Contracts are ready for Township signature. Pre-Con notes sent to contractor for review. Awaiting construction schedule.

**Local Recreation Improvement Grant for Walking Path at Fenton Park** – Submitted proposal to DPW. Anticipate being ready for bid by end of August. Ms. Blazic asked if the path will be connected instead of separated by the parking lot as it is now. Mr. Hirsh replied yes, they are extending the parking lot another 8’ and that will be to connect the walking path.

**Dugout at Cricket Pitch** – Contracts have been prepared and will be sent for attorney review and Township signatures. Awaiting construction schedule for contractor. One of the representative from the Cricket Pitch group will be at the pre-con meeting in order to determine the best location.

**Emergency Generators and Pump Station 1 and 2 contract update** – Generator is 24 weeks out. Requested update from PSE&G. Troy is working with PSE&G to determine location. Application is filed with their Construction Department.

**Public Works Site Evaluation** – Prepared a couple of concept plans and sent to DPW for review. Will make revisions and present a final concept plan once completed. Mr. Hirsh stated he believes the current location will work. Mr. Hirsh will have something for discussion at the September Township meeting.

**B. Report of Bond Anticipation Note Sale** – Mr. Jackson stated that CFO, Wendy Wulstein conducted a sale of bond anticipation notes. Two bids were received and the lowest interest rate was 4.32% on a principal amount of \$472,525 that matures on July 2025.

**C. 5K Terrain Walk/Run – October 20<sup>th</sup> Road Closure**

**D. Ganesh Festival – September 6<sup>th</sup> thru September 14<sup>th</sup> Road Closure**

**E. Chilton Drive – Block Party – Road Closure**

Rachel spoke about the three (3) upcoming events that need Township Committee approval due to requested Road Closures. Rachel, Troy and Chief Davison completed Internal Forms with all of the details for each event and emailed to the Township Committee to review. Ms. Hughes

made a motion seconded by Mr. Dhopte to approve all road closures for these events. All were in favor.

**F. Recreation Fees** – Mr. Jackson reported that Rachel is requesting to update the recreation fees for the facilities, fields and building based on the fees in neighboring towns. The fees have not been changed since their inception in 2017. Mr. Jackson would like to discuss this with the Committee along with other fees such as Community Garden fee.

**G. Harvest Festival** – Rachel updated the Township Committee on the upcoming Harvest Festival scheduled for Saturday, September 28<sup>th</sup> from noon to 4pm at Village Square Park. She stated they have collected sponsorships in the amount of \$8,500. She stated we will be handing out bags with sponsors listed on one side and the flyer on the other side. Ms. Koetas-d Dale thanked Rachel for all her work on the Harvest Fest.

**H. Proposal for Fenton Lane** – Ms. Hoyer stated that Mr. Hirsh gave the Township Committee a written proposal for his fees for the work at Fenton Lane. Ms. Blazic made a motion seconded by Mr. Dhopte to accept the proposal. All were in favor.

## **REPORTS & ADMINISTRATION:**

**Community Garden** - Mr. Jackson reported that he and Troy met with Roseanne Greenberg about the Community Garden and they are getting a lot of things in place for it. He advised that Troy is working on having the water installed. Mr. Jackson stated it has been a pleasure working with Roseanne on the garden.

**9-11 Memorial** – Mr. Jackson stated the 9-11 Memorial & Dedication to the new site is scheduled for September 11<sup>th</sup> at 5:30pm. Mr. Jackson is very impressed with how quickly the memorial was built. He stated Szul's has put a lot of time and work into it.

**Website Update** – Mr. Jackson and Ms. Hoyer have been working with Civic Plus on the new Township website. Mr. Jackson stated the new website should be up and running by the end of November. Ms. Hughes would like to publicize the new website when it is up and running and is very excited about it.

Ms. Blazic asked Mr. Jackson if he had an update on the replacement of trees at Charlotte Rogers. Troy was not aware they were going to be replaced since Larry Kuser confirmed they were already diseased and dying when they were removed.

Ms. Blazic stated that she recently met a couple that bought their house 2 years ago and was unaware that it was in the HPC District. She stated that people are not receiving letters. Ms. Hoyer stated that a letter was mailed out to everyone in the Historic District earlier this year.

## **PUBLIC COMMENT**

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

Roseanne Greenberg, 17 Ironbridge Rd. on behalf of the Community Garden. She thanked Mr. Jackson and the Township Committee for helping them with the Community Garden.

Steve Hazen, 447 Main Street feels that a noncontributing house should not have the same standards that a contributing house has. Mr. Hazen asked why notification was not sent out to all homes effected when the HPC was formed.

Susie Mahon, 16 Chesterfield-Cross Rd stated she has been attending the HPC meetings and at one of the meetings an HPC Board Member laughed and made negative comments about a home in town. Ms. Mahon said that person should be disbanded if they cannot work appropriately on a committee. She stated the HPC are not following the guidelines.

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**

Ms. Blazic asked if the HPC meetings are recorded. Ms. Hoyer replied yes.

Mr. Dhopte made a motion seconded by Ms. Hughes to adjourn the meeting at 8:31 PM. All were in favor.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk