

## **CHESTERFIELD TOWNSHIP REGULAR SESSION JANUARY 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: Caryn M. Hoyer, Township Clerk; Rachel Fryc, Deputy Clerk; Troy Ulshafer, Public Works Manager; Carmela Roberts, Township Engineer; Dominic P. DiYanni, Township Attorney and Michael Davison, Police Chief

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

### **APPROVAL OF MINUTES**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve the December 28, 2023 and January 2, 2024 meeting minutes. All were in favor except Rebecca Hughes who abstained from the December 28<sup>th</sup> minutes.

**PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA** - none

### **BOARD OF HEALTH**

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to open to Board of Health. All were in favor. Roll Call of Board of Health members, present: Belinda Blazic, Shreekant Dhopte, Rebecca Hughes, Denise Koetas-Dale, Matt Litt, Glenn McMahon and Caryn Hoyer. Ms. Hoyer stated that the applicant for 333 Ellisdale Road is in need of a new septic system and is asking for a waiver for a mounded system that exceeds two feet. Township Engineer, Carmella Roberts issued a letter to the Township Committee recommending approval subject to revised plans. Mr. Dhopte asked if the mounded system is new to Chesterfield. Ms. Hoyer replied that mounded systems are common. Ms. Hoyer stated the County will still need to do the final review after the waiver is approved by the Township Board of Health subject to the Township Engineer's letter. Mr. McMahon made a motion seconded by Ms. Koetas-Dale to approve waiver to exceed a two foot mound as outlined in the Engineer letter. All were in favor. Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to close Board of Health. All were in favor.

### **ORDINANCE FOR INTRODUCTION**

Ms. Koetas-Dale explained this ordinance will remove the requirement for a township employee to serve on the Shade Tree Advisory Board. Mr. Dhopte made a motion

seconded by Ms. Blazic to introduce Ordinance 2024-1. Voice vote – All in favor. The public hearing for this ordinance will be February 8<sup>th</sup>.

**ORDINANCE 2024-1**                    **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 4 OF THE TOWNSHIP CODE ENTITLED “ADVISORY BOARDS AND COMMITTEES”, ARTICLE II ENTITLED “SHADE TREE ADVISORY BOARD”, MOST NOTABLY, SECTIONS 4-6 ENTITLED “SHADE TREE ADVISORY BOARD ESTABLISHED; COMPENSATION; MEMBERSHIP” AND 4-7 ENTITLED “TERMS OF OFFICE”**

Mayor Litt explained this ordinance will remove the application fee and escrow requirement for existing homes. He stated the addition will be an application fee for new construction excluding accessory structures. Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to introduce Ordinance 2025-2. Voice vote – All in favor. The public hearing for this ordinance will be February 8<sup>th</sup>.

**ORDINANCE 2024-2**                    **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 110 OF THE TOWNSHIP CODE ENTITLED “FEES” MOST NOTABLY, SECTION 110-123 ENTITLED “HISTORIC PRESERVATION”**

**RESOLUTIONS**

Mr. Dhopte made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-1-25. Voice vote - All in favor.

**RESOLUTION 2024-1-25**                    **RESOLUTION AUTHORIZING SUBMISSION OF GRANT FOR POLICE DEPARTMENT ACCREDITATION**

Ms. Blazic made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-1-26. Voice vote - All in favor.

**RESOLUTION 2024-1-26**                    **RESOLUTION AUTHORIZING CONTRACT AWARD RENEWAL FOR GROUNDSKEEPING SERVICES TO ON-SITE LANDSCAPE MANAGEMENT**

Ms. Blazic made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-1-27. Voice vote - All in favor.

**RESOLUTION 2024-1-27**                    **RESOLUTION AUTHORIZING CONTRACT AWARD RENEWAL FOR SEWER SYSTEM OPERATIONS AND MAINTENANCE SERVICES TO O & M SOLUTIONS**

Ms. Koetas-Dale made a motion seconded by Ms. Blazic to approve Resolution 2024-1-28. Voice vote - All in favor.

**RESOLUTION 2024-1-28      RESOLUTION MEMORIALIZING MAYOR AND TOWNSHIP COMMITTEE APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2024-1-29. Voice vote - All in favor.

**RESOLUTION 2024-1-29      RESOLUTION ACKNOWLEDGING THE ESTABLISHMENT AND CONTINUED COMMITMENT OF THE CHESTERFIELD TOWNSHIP GREEN TEAM**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2024-1-30. Voice vote - All in favor.

**RESOLUTION 2024-1-30      RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENT FOR 78 OLD YORK ROAD KNOWN AS BLOCK 700 LOT 5**

Ms. Blazic made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-1-31. Voice vote - All in favor.

**RESOLUTION 2024-1-31      RESOLUTION APPOINTING FINANCIAL ADVISOR FOR THE YEAR 2024**

Ms. Blazic made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-1-32. Voice vote - All in favor.

**RESOLUTION 2024-1-32      RESOLUTION APPOINTING SPECIAL LEGAL COUNSEL FOR PENDING LITIGATION**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve Resolution 2024-1-33. Voice vote - All in favor.

**RESOLUTION 2024-1-33      RESOLUTION AUTHORIZING APPROPRIATION TRANSFERS**

**BILL LIST**

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

## **REPORTS & DISCUSSION**

**Donated Leave Policy** – Mr. DiYanni sent the Township Committee a draft resolution regarding this policy/program for their review. He gave a brief description of how it will work and if adopted, will be added to the Township Personal Policy & Procedure Manual. The Township Committee agreed to have the resolution on for adoption at the February 8<sup>th</sup> Township Committee meeting.

**Memo from Rachel – Park Deposit/Fees** – At the request of the Township Committee, Rachel Fryc sent a memo to the Township Committee suggesting charging fees for the rental of the parks since none are currently being charged. Ms. Fryc stated that the Township is currently charging a fee for the rental of the Recreation Building and the rental of the athletic fields. She also looked into what similar towns are charging for park rental. After further discussion regarding the fees and rental time-frame, the Township agreed that the outside organization fee should be \$200, resident fee \$75, retinal time-frame daily, and those being exempt from rental fees must be a 501 organization. Mayor Litt is concerned that these fees will not cover any damage they may occur in the parks during events in the future. Troy Ulshafer stated that going forward, if there is damage to the parks after an event, we will have an outside landscaper complete the work and file a claim against the renters insurance for the cost. Ms. Blazic asked if we have been reimbursed the \$1,650.89 for the damage that was done at the Ganesh Festival. Rachel stated no but she just recently reached back out to the person in charge of the festival to find out when we expect to receive payment.

**Request from Northern Burlington High School Baseball/Softball Teams** – Rachel asked the Township Committee for approval for the Northern Burlington HS Baseball and Softball teams to utilize the Fenton Recreation Building during the Spring Season at no charge Monday to Friday from 3pm to 5pm during inclement weather only due to limited space at the High School. Rachel stated that historically no one uses the building during this time. Ms. Koetas-Dale made a motion seconded by Ms. Blazic to approve the request. All were in favor.

## **REPORTS OF ADMINISTRATION**

### **MAYOR:**

Mayor Litt reported that they need to appoint members to the Budget Advisory Committee (BAC). He would like to discuss alternatives or additions to the BAC outside of the five members that are were appointed last year in order to engage more residents in the discussions and processes. Ms. Koetas-Dale agreed and said it is a priority to reach out to the community more but to also have the BAC. Mayor stated he wants to have a meeting to talk about the budget with the residents similar to what the Board of Education does prior to the adoption. Mr. Litt wants to discuss how to make the meeting friendlier and engage more with the residents. Ms. Hughes agrees with Mayor Litt and would like to educate the residents and get them more involved. Mr. Dhopte would like the slides and charts to be more user friendly for the residents. Ms. Hoyer suggested that the Township Committee give Ms. Wulstein direction on what they want in her presentation. The Township Committee scheduled Budget Workshop Meetings for February 15<sup>th</sup> at

6:30pm and February 22<sup>nd</sup> at 5:30pm. Mayor Litt directed Ms. Hoyer to reach out to last year's BAC members and post on the Township website and FB page for interest in volunteering for this year's BAC.

### **PUBLIC COMMENT**

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

Richard Hamilton - 226 Orr Road – He is concerned about 10 Ginger Road. Previously the property was owned and used a single family home. Now, an organization is there and not being used as single family anymore. He does not believe that is an allowed use without coming to the Zoning Board.

Gilda Lizarraga – 12 Ginger Road – She stated there are 12 residents here with the same issue. She stated that 10 Ginger Road was sold in December. It is no longer a residential use. This is a rural setting, there are no sidewalks or street lights. The property is zoned AG and is a 6 acre parcel with a wooded area that goes behind some of the properties on Ginger Road. She stated there is a school bus stop by 10 Ginger and all the children have to go by the property.

Renee Pozzuoli – 6 Ginger Road – She lives right next door to 10 Ginger as 8 Ginger is just a driveway. She stated that on January 2<sup>nd</sup> she was told by a person in the driveway that he works for the corporation that owns the property and that they are in the business of helping people. She stated that he advised her there would be a van bringing people every 30 days. She sees vans and cars coming thought the day and a 2 AM floodlights on. It seems like people are moving in. It is very out of character for the area. She asked if the use is permitted and have they met all the requirements.

Katelyn Delehanty – 14 Ginger Road – She showed the Township Committee pictures of what is of concern to the residents. She believes they are doing things outside of what is allowed. She spoke with a Joe and Jay from DCA and they had not heard anything and will be sending someone out from the Department of Human Services. She has submitted and OPRA requesting treatment center applications. She stated it doesn't seem they reached out to the township for regarding the use. She reading out to neighbors of their facility Laguna View in Laguna Beach California which is owned by the same people and the reviews were not good.

Courtney Larocca – 9 Ginger Road – She agrees with her neighbors here and lives directly across the street. There are 2 vans that drop off 8-10 people. She stated when you see something you say something. That is what she is doing. They are doing something shady with activities all hours of the night. She has concerns with the legality of what is going on there. There are 16 children on Ginger Road.

Dr. Melanie Lee – She stated she is the resident dentist at the Shoppes on Saddle Way. She is looking forward to getting involved in this community.

Brett Anderson – 62 Brookdale Way – He was on the BAC last year and suggested taking advantage of local business and put flyers there for the BAC volunteers. He stated the park fees should not be limited to 501 3C. It would be more appropriate for any 501 C.

Tim Serpico – 15 Ginger Road – Along with the other concerned the residents have stated tonight there is also going to be stress on the fire, EMT and medical facilities. There are many children in the neighborhood. There are door dash and food deliveries to 10 Ginger Road. He just wants to make sure the residents are safe.

Kevin Purdy – 130 Orr Road – He moved here to avoid things like what is going on at 10 Ginger Road. He wants it to be quiet. This is bad for the property value.

Monica Busz – 150 Orr Road – She is concerned with 10 Ginger Road. She has 2 children. There are many cars there. She would like a fence to enclose the property if it is allowed to operate. She is concerned about transients. A lot of the residents share a border with the property. She would like the police presence to be increased as there is active being done at night. This will increase the medical calls. She asked how the Township will assure they meet all the codes and address increased traffic. These are safety concern and there are no sidewalks on the lots.

Robert Burns – 9 Ginger Road – He has the same concerns as everyone else. He has 3 children and concerned with how this can happen. He is asking for help from the Township Committee.

Brian Delehanty – 14 Ginger Road – He is concerned with kids going to the bus stop. He stated they would have had no clue if the neighbor didn't stop to talk to person at 10 Ginger. All are concerned and want to make sure the right process is being done.

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. Koetas-Dale thanked Chief Davison for working on mowing forward to accreditation for the Police Department.

Ms. Hughes thanked the resident for coming out to the meeting.

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to approve Resolution 2024-1-34 for executive session at 8:25 PM. All were in favor. Mr. DiYanni stated there may be action after executive session on a resolution regarding the discussion in executive session.

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to return to regular session at 9:37. All were in favor.

Mr. Dhopte made a motion seconded by Ms. Blazic to add Resolution 2024-1-35 to the agenda. All were in favor.

Ms. Blazic made a motion seconded by Ms. Koetas-Dale to approve Resolution 2024-1-35. Voice vote: All were in favor except Ms. Hughes who abstained.

**RESOLUTION 2024-1-35      RESOLUTION AUTHORIZING THE EXECUTION  
OF AN AGREEMENT WITH FELLOWSHIP  
CAPITAL CITY, INC. D/B/A FELLOWSHIP  
CROSSPOINT CHURCH REGARDING THE  
BULLOCK MANSION PROPERTY**

Ms. Koetas-Dale made a motion seconded by Mr. Dhopte to adjourn the meeting at 9:46 PM. All were in favor.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk