

CHESTERFIELD TOWNSHIP SPECIAL MEETING SESSION DECEMBER 8, 2022

The Township Committee met on the above date in the Municipal Complex, 295 Bordentown-Chesterfield Road, Chesterfield, New Jersey. The special meeting was called to order by Deputy Mayor Liedtka at 5:30 p.m.

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

ROLL CALL OF MEMBERS

Present: Belinda Blazic, Denise Koetas-Dale, Michael Russo and Deputy Mayor Jeremy Liedtka.

Absent: Mayor Lido Panfili

Also present: Thomas A. Sahol, Township Administrator; Shreekant Dhopte, Committeeman Elect; Matthew Litt, Committeeman Elect and Caryn M. Hoyer, Township Clerk.

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

INTERVIEWS FOR 2023 PROFESSIONAL APPOINTMENTS

Township Attorney – Carl Taylor – Cooper Levenson Attorneys at Law

Mr. Taylor stated his experience is 3-4 years as Deputy County Counsel for Somerset County, 3 years at East Amwell Township and municipal prosecutor for about 10 towns. He joined the firm 5 months ago. He is familiar with the preservation of farmland and open space but not necessarily TDR. He said he has no experience in affordable housing however the firm has 75-80 attorneys who have experience in all aspects of municipal law. He does not have personal experience with warehouses but he is sure someone in his firm has experience in that area.

Township Engineer – Richard Alaimo, Miles Powell and Jake Schwartz – Alaimo Group Consulting Engineers. Mr. Schwartz would be the lead engineer. He has been a consultant for 5 years. He worked for two years with Act Engineers and worked closely with the lead engineer to West Windsor. He then worked for Princeton Hydro as the Stormwater engineer for Tredyffrin, PA. Currently works with 5 lead engineers reviewing applications. He has been taking a lead role assisting the lead engineer in Maple Shade reviewing applications for construction. Mr. Schwartz stated this would be his first time as lead engineer and would make sure if he is unsure of something he would be assisted by other lead engineers at Alaimo.

Labor Attorney & Township Attorney – Margaret McHugh, Bob Wright and Tom Hastie (Bond). – Malamut & Associates LLC. Ms. McHugh stated that Mr. Crook would be the lead labor attorney and he is sick tonight so he was unable to attend. Ms. McHugh indicated she would be the lead township attorney. Bob Wright was present as well and will assist Ms. McHugh. Ms. McHugh graduated law school in 2018 then Clerked for Aimee Belgard and worked for Judge Bookbinder as well. She joined Malamut and her experience has been predominately in labor and employment and recently

gained municipal law experience in Edgewater Park and Lumberton. She stated personally she does not have a lot of experience in agriculture. However she has Evan Crook at the firm who has experience in agriculture. Mr. Hastie stated the firm has experience with warehouses as there will always be issues with some you can forecast and others' not. Ms. McHugh stated she understands they would provide reasons for advice they give.

Township Engineer – Carmela Roberts and Cameron Corini. Roberts Engineering Group LLC. Ms. Roberts would be the lead engineer. She has been in engineering since the 1980s. Mr. Corini has been with her since 2008. She stated that Cameron is branching into plan review and Stormwater matters. She is familiar with grants and low interest loans. Her firm designed the upgrade of the Allentown Borough wastewater treatment plant and received several awards for the project. The new Stormwater regulations are going to affect new construction. They understand their towns' and budgets and work for small boroughs and towns. She stated she gets to know the town and tries to make things better. There needs to be a better way to regulate stormwater throughout the state. She stated that existing storm basins will not be impacted by the new regulations only new development and improvements.

Township Engineer – Doug Rohmeyer and Joseph Gray – CME. Mr. Rohmeyer stated he has been an engineer for 20 years. Mr. Gray has been a licensed engineer for 5 years and with CME for 1 ½ years at the prior firm he worked for when it was purchased by CME. Both Mr. Rohmeyer and Mr. Gray are familiar with DOT and CDBG grants which they have applied for on behalf of the Township's they work for. Both indicated working knowledge with PMRS & SAGE which are required programs for obtaining NJ State Grants. Mr. Rohmeyer stated they have been successful with obtaining various grants for their clients in areas which some jurisdictions are not as familiar as they are with the DOT and CDBG grants. Most of their involvement with warehouses has been on the review and inspections side on behalf of municipalities during the construction phase. He stated their firm is versed in all aspects of municipal government.

Township Engineer – Joe Hirsh – Environmental Resolutions Inc. He has been the engineer in Chesterfield for 10 years and part of the construction development in Old York Village. He stated they have been successful for Chesterfield in obtaining \$1.5 million in DOT grants over his 10 years. Prior to him being assigned to Chesterfield, ERI was still the engineer in Chesterfield. He stated he has been the Planning Board engineer for 10 years, and has also served as Public Works Manager of record after the retirement of Greg Lebak until the appointment of the current manager Troy Ulshafer. ERI was the sewer operator for the town for approximately 10 years after that system came into service and which the firm was part of the design. He is therefore very familiar with the sewer system, pump stations and ejector pumps. He stated he has experience with warehouses. He cautioned the new stormwater regulations are going to effect the municipal budget as more maintenance is going to be required.

Labor Attorney & Township Attorney – Susan Hodges and John Gillespie – Parker McCay. Ms. Hodges would be Labor Attorney and Mr. Gillespie Township Attorney. When asked by the Township Committee about affordable housing, Mr. Gillespie stated as long as Chesterfield stays firm with the TDR program you should be fine. The Township currently has a 6% set aside for affordable housing within the receiving area. The fourth round is unknown. Mr. Gillespie stated that it has always been known that there are more credits allocated than needed. Development through the TDR program has continued to chug along. TDR was created to take the financial burden of Farmland Preservation and place on the developer. Replying to a question, Mr. Gillespie stated that cannabis in Chesterfield is now allowed in the form of manufacturing. Since there are not a lot of revenue sources for a town like Chesterfield, cannabis would be a revenue source but it is up to the state to determine where those licenses land. Ms. Hodges stated she has been with the firm for 5 years but practicing 26 years. She stated she handles contract negotiations and personnel policies. Mr. Gillespie stated he has experience representing both municipalities and warehouses. Both Ms. Hodges and Mr. Gillespie stated they provide the governing body with options and why they believe in the advice they give but ultimately it is the Governing Body who makes the final decision and they don't expect the governing body to just take their advice.

PUBLIC COMMENT

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

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

Mr. Russo made a motion seconded by Ms. Blazic to adjourn at 7:17 PM. All were in favor. The Committee agreed to a five minute break before the start of the regular meeting.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk