

CHESTERFIELD TOWNSHIP REGULAR SESSION FEBRUARY 23, 2023

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 Koetas-Dale at 7:15 p.m. followed by a flag salute and moment of silence.

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

ROLL CALL OF MEMBERS

Present: Belinda Blazic (remote), Jeremy Liedtka, Matthew Litt, Shreekant Dhopte and Denise Koetas-Dale

Also present: Thomas A. Sahol, Township Administrator; Caryn M. Hoyer, Township Clerk; Rachel Fryc, Deputy Clerk; Michael Davison, Chief of Police; Troy Ulshafer, Public Works Director; Carmella Roberts, Township Engineer and John Gillespie, Township Attorney.

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

APPROVAL OF MINUTES

Mr. Litt requested amending the bottom of page 6 of the regular minutes from February 9th that currently say "Mr. Litt said he reached out to the attorney for CrossPoint Church to find out how the Committee can cooperate" changed to say "Mr. Litt said that he reached out to the attorney for CrossPoint Church to find out if there was any common ground".

A motion was made by Mr. Litt and seconded by Mr. Dhopte to approve the February 9th regular and executive meeting minutes as amended. All were in favor.

PUBLIC COMMENTS PERTAINING TO MATTERS ON THE AGENDA

Mr. Dhopte made a motion seconded by Mr. Litt to open public comment. Hearing no comments, Mr. Dhopte made a motion seconded by Mr. Liedtka to close public comment. All were in favor.

ORDINANCES FOR ADOPTION

ORDINANCE 2023-1

AN ORDINANCE TO AMEND CHAPTER 123 OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD, ENTITLED "HISTORIC PRESERVATION", ESTABLISHING DESIGN GUIDELINES FOR HISTORIC DISTRICTS

AND SITES, AND MAKING CERTAIN OTHER REVISIONS”

Mr. Litt made a motion seconded by Mr. Liedtka to open the meeting to public comment on Ordinance 2023-1.

Susie Mahon, 16 Chesterfield-Crosswicks Road is upset that a draft document paid for by the Township was presented to the Chesterfield Historical Society six months prior to it being presented to the residents of Chesterfield Township.

Hearing no further comments, Mr. Liedtka made a motion seconded by Mr. Dhopte to close public comment. Mr. Litt made a motion seconded by Mr. Dhopte to adopt Ordinance 2023-1. Voice vote – All Ayes

RESOLUTIONS

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolution 2023-2-4 as modified. All were in favor.

RESOLUTION 2023-2-4 RESOLUTION AUTHORIZING ISSUANCE OF PLENARY RETAIL DISTRIBUTION LICENSE

Mr. Dhopte made a motion seconded by Mr. Liedtka to approve Resolution 2023-2-5. All were in favor.

RESOLUTION 2023-2-5 RESOLUTION APPOINTING BOB DAVIES TO THE POSITION OF ELECTRICAL INSPECTOR/SUBCODE

Mr. Liedtka made a motion seconded by Mr. Litt to approve Resolution 2023-2-6. All were in favor.

RESOLUTION 2023-2-6 RESOLUTION AUTHORIZING PUBLIC AUCTION OF MUNICIPAL PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolution 2023-2-7. All were in favor.

RESOLUTION 2023-2-7 RESOLUTION AUTHORIZING APPROPRIATION RESERVE TRANSFERS

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolution 2023-2-8. All were in favor.

RESOLUTION 2023-2-8

**RESOLUTION APPOINTING MEMBER OF
HISTORIC PRESERVATION COMMISSION**

Mr. Liedtka made a motion seconded by Mr. Dhopte to approve Resolution 2023-2-9. All were in favor.

RESOLUTION 2023-2-9

**RESOLUTION TO APPLY FOR AND OBTAIN
A GRANT THROUGH THE NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL
PROTECTION**

BILL LIST

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

REPORTS OF ADMINISTRATION

Mayor – Mayor Koetas-Dale reported that the Burlington County Commissioners appointed an engineer to design the round-a-bout at the intersection of Old York Road and Margerum Road. Mayor Koetas-Dale thanked Mr. Ames on behalf of the Township for his dedication and commitment in helping to get this project approved.

Administration – Mr. Sahol reported that the developer of the Shops at Old York will be installing delineation for 8-10 new parking spaces in close proximity to the store fronts on the radius.

NEW BUSINESS

Recreation Sponsorships – Jeremy Liedtka

Mr. Liedtka suggested having sponsorships to have business names/logos on banners. They could be hung along the baseball outfield fences and inside the Fenton Lane Recreation Building. Mr. Gillespie stated you need to develop a procedure to determine how someone can and cannot have a banner on display. Mayor Koetas-Dale agreed with Mr. Liedtka and suggested she meet with Mr. Liedtka, Rachel and Troy to discuss further and then bring ideas back to the Township Committee.

OLD BUSINESS

Public Availability of Resolutions & Ordinances – Koetas-Dale

Mr. Dhopte made a motion seconded by Mr. Litt to have all resolutions and their attachments posted on the township website at the time the agenda is posted for all Township meetings electronically only. All were in favor.

RFP's Received 2/22 – Interview Date – Koetas-Dale

Ms. Koetas-Dale stated that RFP's were received yesterday and copies sent to the Township Committee. After discussion, March 6th at 6:00 PM will be the meeting for the interviews. Mr. Litt stated that last time they went out to RFP there was a memo from a staff member that came to the Township Committee after the interviews. Mr. Litt said he does not feel a memo of that nature is a good use of the staff's time and if the staff has any comments to the RFP's he asked that they be distributed to the committee by email no later than March 1st in order to have time to consider them and consult with legal counsel prior to March 6th.

Wendy Wulstein, Township CFO, QPA stated she had written the prior memo Mr. Litt is referring to and asked the Township Committee how they would like her to proceed going forward. As the QPA she reviews all RFPs. She stated that she has reviewed all of the RFP's and wrote an analysis that she had planned to send to the Township Committee in a memo. Mr. Litt stated he didn't think a formal memo was necessary and suggested she could send an email outlining the differences between the requirement and the submission. Ms. Wulstein indicated she would not necessarily do something like that in email, she would attach a memo to an email. Mr. Litt was concerned that it took too much time. Ms. Wulstein thought there would be some procedures and she is looking for direction and for it to be formalized in some way. Mr. Litt indicated his view that there be minimum communication required to convey what she wants to the Township Committee and it doesn't have to be formal Citing the last time it indicated a difference between the number of years' experience was different from the requirement so that could have been done in an informal email showing differences.

Liquor Consumption License Minimum Bid

After some discussion, Mr. Litt made a motion seconded by Mr. Dhopte to set a minimum bid of \$150,000.00 for the consumption liquor license. All were in favor.

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

Nathan McCarty on behalf of Solar on Earth, a solar energy company based out of Massachusetts stated they will be applying for a solicitor permit for Chesterfield in the near future.

Lorrie Thier, 40 Foulkes Lane thanked the Township Committee for approving the resolutions and attachments to be posted prior to meetings. She asked if there could be a notification email when they are posted to the website if someone has signed up for the Township notifications. She asked were the sponsor recreation

money will go. Ms. Wulstein stated it will go into MRNA (Miscellaneous Revenue Not Anticipated).

Brian Mahon, 16 Chesterfield-Crosswicks Road asked if the HPC boundary lines can be moved. He was told by the previous Administration that they can be moved. Mr. Mahon stated that if so, he and some of his neighbors would like to opt out of their homes being in the historic district. Mayor Koetas-Dale replied that the ordinance is currently being reviewed and the boundary line is one of the items that will be looked at.

Hearing no further comments Mr. Liedtka made a motion seconded by Mr. Litt to close public comments. All were in favor.

Township Committee Comments

Mr. Litt stated there was a letter that came from the HPC for the Township Committee tonight to designate a historic landmark. The HPC received an email stating the request was inappropriate. Mr. Litt asked how this can proceed now that it has been stalled. Ms. Hoyer stated she forwarded the letter to the Township Committee for information only because the ordinance does not allow the Township Committee to designate a historic site. The ordinance requires the HPC to make a determination based on certain criteria, then the HPC must notify the property owners of the potential historic sites and have a public hearing. Once the HPC does all of their due diligence, they will then make a presentation to the Township Committee or Planning Board to make the determination. Mr. Litt stated that he interpreted the ordinance differently and that the responsibility is that of the Township Committee not the HPC. Mr. Gillespie read the section of Chapter 123 of the Township Code that addresses the historic landmark designation process and confirmed it is the responsibility of the HPC to go through the process before it is brought to the Township Committee.

Mr. Litt suggested bringing a Memorial Day celebration back to the Township. Mr. Sahol suggest having Ms. Fryc coordinate the event. Mayor Koetas-Dale asked Ms. Fryc to have some ideas at the next Township meeting.

Mr. Liedtka made a motion seconded by Mr. Dhopte to go into Executive Session for matters related to litigation at 8:09 PM Resolution 2023-2-10. All were in favor.

Mr. Liedtka made a motion seconded by Mr. Dhopte to return to regular session at 8:32 PM. All were in favor.

Mr. Liedtka made a motion seconded by Mr. Dhopte to authorize Mr. Gillespie to execute the defense agreement as discussed in executive session.

Mr. Liedtka made a motion seconded by Mr. Dhopte to adjourn the meeting at 8:33 PM. All were in favor.

Respectfully submitted,

Caryn M. Hoyer, RMC
Township Clerk