

## **CHESTERFIELD TOWNSHIP REGULAR SESSION MAY 11, 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 7:00 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, Shreekant Dhopte, Matthew Litt and Denise Koetas-Dale

Absent: Jeremy Liedtka

Also present: Thomas A. Sahol, Township Administrator; Caryn M. Hoyer, Township Clerk; Troy Ulshafer, Public Works Director, Carmella Roberts, Township Engineer, Dominic P. DiYanni, Township Attorney and Michael Davison, Police Chief

### **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

None

### **APPROVAL OF MINUTES**

Mr. Dhopte made a motion seconded by Ms. Blazic to approve the April 27<sup>th</sup> meeting minutes. All were in favor except Mayor Koetas-Dale who abstained.

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

Ms. Blazic made a motion seconded by Mr. Dhopte to open the meeting to public comment. All were in favor. Hearing no comments, Mr. Dhopte 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 Mr. Litt to introduce Ordinance 2023-7. All were in favor. Public hearing on the Ordinance will be at the next Township Committee meeting on May 25, 2023 at 7:00 PM.

#### **ORDINANCE 2023-7**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 66 OF THE TOWNSHIP CODE ENTITLED "ALCOHOLIC BEVERAGES" MOST NOTABLY, SECTION 66-10 ENTITLED "LOTTERIES, BINGO AND RAFFLES"**

## **ORDINANCE FOR ADOPTION**

Ms. Blazic made a motion seconded by Mr. Litt to open the meeting to public comment on Ordinance 2023-4. All were in favor. Hearing no comments, Ms. Blazic made a motion seconded by Mr. Dhopte to close public comment. Mr. Dhopte made a motion seconded by Ms. Blazic to adopt Ordinance 2023-4. All were in favor.

### **ORDINANCE 2023-4                    AN    ORDINANCE    AMENDING    AND SUPPLEMENTING CHAPTER 110 OF THE TOWNSHIP CODE ENTITLED “FEES” MOST NOTABLY, SECTION 110-115 ENTITLED “FIREARMS”**

Ms. Blazic made a motion seconded by Mr. Dhopte to open the meeting to public comment on Ordinance 2023-5. All were in favor. Hearing no comments, Ms. Blazic made a motion seconded by Mr. Dhopte to close public comment. Ms. Blazic made a motion seconded by Mr. Dhopte to adopt Ordinance 2023-5. All were in favor.

### **ORDINANCE 2023-5                    AN ORDINANCE AMENDING CHAPTER 156 ENTITLED “RECYCLING” OF THE CODE OF THE TOWNSHIP OF CHESTERFIELD**

Ms. Blazic made a motion seconded by Mr. Dhopte to open to the meeting to public comment on Ordinance 2023-6. All were in favor. Hearing no comments, Ms. Blazic made a motion seconded by Mr. Dhopte to close public comment. All were in favor.

Mr. Dhopte stated that he has heard from several residents opposing reducing the speed limit to 25 mph on Chesterfield-Georgetown Road. Mr. Dhopte asked Chief Davison what the distance of the homes are from the road and if there has been any incidents on that road. Chief Davison replied that he did not make the recommendation of lowering the speed limit and does not feel a reduction is necessary based on his history and experience here. Mayor Koetas-Dale suggested tabling the ordinance in order to look into it further. There was discussion on some similar areas that are 25 mph in town. Mr. Litt asked Chief Davison if there are any downsides or safety concerns to reducing the speed limit from 35 mph to 25 mph. Chief replied if you set a speed limit lower than what feels right, then it could anger drivers and create unintentional consequences. Ms. Blazic asked what some other options are to slow drivers down. Chief Davison replied that a ten day study was done and the average speed limit reflected 37 mph. That data was sent to the Township Engineer. Mayor Koetas-Dale suggested working with the Township Engineer and Chief Davison and then revisiting the ordinance at the next meeting. Mr. Dhopte made a motion seconded by Mr. Litt to table Ordinance 2023-6 until the May 25<sup>th</sup> meeting. All were in favor.

### **ORDINANCE 2023-6                    AN ORDINANCE AMENDING CHAPTER 182 “VEHICLES    AND    TRAFFIC”    OF    THE**

**CHESTERFIELD CODE FOR ESTABLISHING  
SPEED LIMITS**

**RESOLUTIONS**

Ms. Blazic made a motion seconded by Mr. Dhopte to approve Resolution 2023-5-1, 5-2, 5-3 and 5-4. Voice vote - All were in favor.

**RESOLUTION 2023-5-1            REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION UNDER  
N.J.S.A. 40A:4-87 FOR NJDEP –  
STORMWATER ASSISTANCE GRANT IN THE  
AMOUNT OF \$75,000.00 IN THE 2023  
MUNICIPAL BUDGET**

**RESOLUTION 2023-5-2            REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION UNDER  
N.J.S.A. 40A:4-87 FOR NJ DCA – LOCAL  
RECREATION IMPROVEMENT GRANT IN THE  
AMOUNT OF \$77,000.00 IN THE 2023  
MUNICIPAL BUDGET**

**RESOLUTION 2023-5-3            REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION UNDER  
N.J.S.A. 40A:4-87 FOR BULLETPROOF VEST  
GRANT IN THE AMOUNT OF \$1,701.90 IN THE  
2023 MUNICIPAL BUDGET**

**RESOLUTION 2023-5-4            REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION UNDER  
N.J.S.A. 40A:4-87 FOR RECYCLING TONNAGE  
GRANT IN THE AMOUNT OF \$8,571.95 IN THE  
2023 MUNICIPAL BUDGET**

Ms. Blazic made a motion seconded by Mr. Litt to approve Resolution 2023-5-5.  
Voice vote - All were in favor.

**RESOLUTION 2023-5-5            RESOLUTION AUTHORIZING REFUND OF  
PROPERTY TAX OVERPAYMENT OF BLOCK  
202.122 LOT 6 KNOWN AS 211  
RECKLESSTOWN WAY**

Ms. Blazic made a motion seconded by Mr. Dhopte to approve Resolution 2023-5-6. Voice vote - All were in favor.

**RESOLUTION 2023-5-6            RESOLUTION AUTHORIZING THE TOWNSHIP  
OF CHESTERFIELD TO ENTER INTO A  
SHARED SERVICES AGREEMENT WITH  
BURLINGTON COUNTY SOIL CONSERVATION**

## **DISTRICT FOR STORMWATER RELATED SERVICES**

Mr. Dhopte asked what type of exchange of services we are expecting. Mr. Sahol responded we are going to use the services of an agency that has the ability to locate, map, inventory and perform inspections necessary as required under the Tier A Storm Water Management regulations.

### **BILL LIST**

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

### **REPORTS & ADMINISTRATION**

**Retail Consumption License** – Mayor Koetas-Dale reported that no bids were received. The Township Committee discussed hiring a broker to assist in the sale of the license. After much discussion regarding promoting the license, Ms. Blazic made a motion seconded by Mr. Dhopte to authorizing the public sale of the consumption with a minimum bid of \$100,000. All were in favor. Ms. Hoyer suggested posting on the Township website and Facebook page. Anyone can share those posts for additional publication.

Mr. Litt made a motion seconded by Ms. Blazic to add Resolution 2023-5-7. All were in favor. Mr. Litt made a motion seconded by Mr. Dhopte to approve Resolution 2023-5-7. Voice vote – All were in favor.

### **RESOLUTION 2023-5-7**

### **RESOLUTION AUTHORIZING PUBLIC SALE OF ONE PLENARY RETAIL CONSUMPTION LICENSE**

**Memorial Day Remembrance** – Mr. Litt thanked Rachel Fryc and Boy Scout Troop 55 for organizing Chesterfield’s first Memorial Day Remembrance on Monday, May 29<sup>th</sup> at 10am. He is hoping to have a good turn out and asked Mr. Sahol and Ms. Hoyer to advertise for the event.

### **Mayor:**

**Chesterfield Township Alliance Against Substance Abuse** – Mayor Koetas-Dale reported that the CTAASA hosted a Bicycle Event at the Chesterfield Elementary School today and it was a huge success. Their next event is “Music in the Square” on May 18<sup>th</sup> at 6pm.

### **Administration:**

Mr. Sahol stated that the 2023 budget allowed for an additional police officer. He wanted the Township Committee to know the position has been noticed and it is a

long process that must be followed in order for the department to hire the new officer this year

Mr. Sahol stated there is a small undersize municipal owned property with no improvements. The assessor has provided a value of \$750. He suggested the Township Committee consider selling the property to one of the (3) three adjoining property owners. Mr. DiYanni stated this must be done by ordinance. He will prepare an ordinance for the next meeting.

Mr. Litt stated that an email was sent to the entire Township Committee from a resident concerning Senior Citizen programs. Mr. Litt assumed another Committee member replied and also assumed that Mr. Sahol was on the email as well, but he was not. He realized this after the committee received the third email. Mr. Sahol has since responded to the resident. Mr. Litt is going to work with Mr. Sahol to put a process in place so that when an email is sent to the entire Township Committee, Mr. Sahol will receive a copy as well. Mr. Sahol will then coordinate who is going to respond. Mr. Litt would also like an automated response will go out right away stating that someone will respond to the email within 48 hours.

### **Engineer:**

Ms. Roberts reported the following:

Sykesville Road – Application for Phase 5 will be submitted to DOT in June. This should be ready to advertise for bids in August.

Pump Stations – Troy met with the Township Engineer regarding moving forward with the pump station generator replacements.

Ms. Roberts advised that Storm Water training must be done within six months of becoming a member of either the Committee or one of the Boards. It must be tracked and documented in order for DEP to inspect.

Ms. Roberts advised that they have started the grant applications for both Waln and Margerum Road projects.

Ms. Roberts reached out and is waiting to hear back from NJ Green Acres regarding paving the stone parking area at Fenton Lane Park near the recreation building. Ms. Roberts stated there were other improvements that did not receive approval from Green Acre prior to construction and she is working with them to get that resolved.

### **NEW BUSINESS:**

#### **Community Yard Sale:**

Mr. Sahol asked the Township Committee for approval for a group of High School students/residents to have a Yard Sale in Heritage Park on Berryland Street on Saturday, June 3<sup>rd</sup> from 11am – 4pm. They plan to donate all proceeds to SEWA

and all leftover items to Good Will. The Township Committee agreed to allow the Yard Sale provided Chief Davison reviews for traffic concerns.

Mayor Koetas-Dale suggested creating a form for events such as this in which Rachel will fill out the form with the request and it will go to all appropriate parties for approval such as the Township Committee, Chief of Police and Public Works. Mayor Koetas-Dale asked Mr. Sahol to email the Committee and Chief Davison the event forms that he has been working on for their review.

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

Brett Anderson, 62 Brookdale Way spoke about the incident on April 19<sup>th</sup> that occurred at the former OYCC property. He stated that the DEP report was posted on the Township website which showed that the DEP issued two violations to OYCC. In addition there are reports from the Fire and Police Departments stating they observed material from the OYCC being pumped onto the neighbor's property. Mr. Anderson asked what the Township has done so far in reviewing violations of the Township soil removal or nuisance ordinance. He asked that a formal warning be issued to the OYCC owners.

Mr. Dhopte asked if the Township can get involved with issuing violations since this is regarding a body of water. Mr. DiYanni replied that it is not our jurisdiction. Mr. Sahol stated that OYCC has an irrigation permit for the ponds but the water was diverted from irrigation which is why they are in violation. Mr. DiYanni agreed to look into if the Township can issue a violation. Mr. Dhopte wants to know what can be done on the Township level so this type of occurrence does not happen again. Mr. Sahol stated that Mr. Anderson mentioned a nuisance ordinance and that might be something we can look into.

Agnes Marsala, 42 Cromwell Drive stated it is a nuisance. It would be if she emptied her pool onto her neighbor's property. The dumping was a deliberate act on the part of the OYCC owners in order to get rid of the water. She stated they are bad neighbors.

Steve Hazen, 447 Main Street stated that if the Township adopts a nuisance ordinance, there will be a lot of monitoring to do by the Township. He reminded the Committee of the smell, dust and mold that was made from the tearing down of the old uniform factory in Crosswicks. He could not open his windows for two weeks.

Mr. Dhopte asked Chief Davison how often they patrol the OYCC property. Chief responded there are no set parameters.

Lorrie Thier, 40 Foulkes Lane stated the Township currently has an ordinance for dust and feces so no need to reinvent the wheel. The Township already has a dumping ordinance for things like leaves and Christmas trees dumped on township property or farmland. She said the dumping of the water and silt that occurred at the former OYCC property is no different and should fall within this

ordinance. Ms. Thier said that she witnessed the owner of OYCC dump the water and silt into the creek on their neighbor's property. She asked that the Township is proactive in the future in regards to this issues and not allow big taxpayers to dump on someone else's property.

Mayor Koetas-Dale asked Mr. DiYanni to review the ordinance in regards to dumping and what it covers so it can be discussed at the next meeting.

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

Mr. Litt thanked and congratulated the Historical Society for the re-opening ceremony of their museum this past weekend. It is a treasure

Mr. Litt made a motion seconded by Mr. Dhopte to adjourn the meeting at 8:24 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC  
Township Clerk