

TOWNSHIP COMMITTEE MINUTES  
REGULAR MEETING  
JULY 27, 2020

The Regular meeting of the Township Committee of the Township of Bordentown was held virtually using Zoom due to the ongoing public health emergency.

PRESENT: Mayor Stephen Benowitz  
Deputy Mayor Eric Holliday  
Committeeman Eugene Fuzy  
Committeeman James Kostoplis  
Committeeman Ken Mason  
Administrator Michael Theokas  
Chief Financial Officer Jeffrey Elsasser  
Clerk Maria Carrington  
Attorney Eileen Fahey

Mayor Benowitz called the meeting to order at approximately 6:30 p.m.

Roll Call was taken by Township Clerk Carrington.

**Resolution 2020-7-27 entitled RESOLUTION TO MEET IN CLOSED EXECUTIVE SESSION** moved by Committeeman Kostoplis and seconded by Committeeman Fuzy. Voice Vote: All Aye.

BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby exclude the public to meet in Closed Executive Session for the purpose of discussing:

- Attorney/Client Privilege: Waterfront Development
- Attorney/Client Privilege: Potential Litigation

No formal action was taken during the closed session. The minutes of the closed session may be disclosed to the public when it is determined that the above matters no longer require confidentiality.

The meeting was reopened to the public at 7:25 p.m. through a motion made by Deputy Mayor Holliday, seconded by Committeeman Kostoplis. Voice Vote: All Aye.

The meeting was then recessed until 7:30 p.m.

The Mayor led a salute to the flag and a moment of silence.

Township Clerk Carrington read the following Open Public Meeting Announcement:

This meeting is called pursuant to the provisions of the Open Public Meeting Act. On January 8, 2020, a notice of the 2020 meetings was sent to the *Burlington County Times* and *The Times* and was subsequently published by the *Burlington County Times* on January 10, 2020. The notice was posted on the bulletin boards in the Municipal Building and has remained continuously posted as required under the statute. In addition, a copy of the notice was and has been available to the public and is on file in the office of the Township Clerk.

Proper notice having been given, the Township Clerk is directed to include this statement in the minutes of the meeting. The proceedings of this meeting although virtual are open to the public and are being

electronically recorded and will act as the minutes of the meeting in conjunction with the abbreviated form of the minutes. Requisite minutes are kept for all meetings, whether open or closed to the public.

**Correspondence:** None.

**Administrative Review**

Clerk Carrington stated that agenda was updated late this morning to include Ordinances #2020-15 and #2020-16. An item was also added to New Business. Administrator Theokas added that Resolution #2020-172 was also updated. The updated agenda was posted to the website and emailed to the Committee.

**Consent Agenda**

**Resolution #2020-165 entitled APPROVING ROUTINE BUSINESS: MINUTES OF MEETINGS AND FILING OF REPORTS**

**Resolution #2020-166 entitled RELEASE OF PERFORMANCE GUARANTEE FORMatrix Distribution Center (Matrix Realty, Inc., 201 Old York Road, BLOCK: 130 LOT: 2)**

**Resolution #2020-167 entitled RELEASE OF SAFETY & STABILIZATION GUARANTEE FOR Matrix Distribution Center (Matrix Realty, Inc., 201 Old York Road, BLOCK: 130 LOT: 2)**

**Resolution #2020-168 entitled RESOLUTION ACCEPTING THE PROPOSAL FROM TUREK CONSULTING, LCC FOR TAX MAP MAINTENANCE**

**Resolution #2020-169 entitled RESOLUTION AUTHORIZING THE PURCHASE OF FORTY-FIVE (45) NEW PERSONAL COMPUTERS AND SOFTWARE FOR TOWNSHIP STAFF IN THE TOWNSHIP OF BORDENTOWN**

**Resolution #2020-170 entitled RESOLUTION ACCEPTING THE PROPOSAL FROM TUREK CONSULTING, LCC FOR ENGINEERING SERVICES THE 2020 MUNICIPAL ROAD IMPROVEMENT PROGRAM**

**Resolution #2020-171 entitled RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A SHARED SERVICES AGREEMENT WITH THE COUNTY OF BURLINGTON FOR CENTRAL COMMUNICATIONS/“911 CALLS” FOR PUBLIC SAFETY ENTITIES**

**Resolution #2020-172 entitled RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN ACCEPTING THE RESIGNATION OF NORMAN HAND**

**Resolution #2020-173 entitled RENEWAL OF LIQUOR LICENSES FOR THE 2020-2021 TERM**

**Resolution #2020-174 entitled RESOLUTION TO AWARD A CONTRACT FOR TERRY FIELD PHASE 2 IMPROVEMENTS**

**Resolution #2020-175 entitled RESOLUTION AUTHORIZING DEPARTMENT-WIDE TRAINING IN NON-LETHAL FORCE FOR THE TOWNSHIP OF BORDENTOWN POLICE DEPARTMENT**

**Resolution #2020-176 entitled APPROVING ROUTINE BUSINESS: PAYMENT OF BILLS**

Township Committee review and discussion of Consent Agenda Items Resolutions #2020-165 through #2020-175: There were no comments from the Township Committee.

Deputy Mayor Holliday made a motion to open the Consent Agenda items for public comment; seconded by Committeeman Mason. Voice Vote: All Aye.

There being no public comment, Committeeman Fuzy made a motion to close the floor to the public; seconded by Committeeman Kostoplis. Voice Vote: All Aye.

Committeeman Fuzy made a motion to adopt the Consent Agenda; seconded by Deputy Mayor Holliday. Roll Call Vote:

AYE: Committeeman Fuzy; Committeeman Kostoplis, Committeeman Mason, Deputy Mayor Holliday, Mayor Benowitz  
NAY: None

### **Ordinances**

#### **Ordinance #2020-12 entitled ORDINANCE AMENDING THE BORDENTOWN TOWNSHIP MUNICIPAL CODE ADDING SECTION 10.04.100 “BUS STOPS” TO CHAPTER 10.04 “TRAFFIC CODE”**

Public Hearing: Deputy Mayor Holliday made a motion to open the public hearing on Ordinance #2020-12; seconded by Committeeman Kostoplis. Voice Vote: All Aye. There was no public comment. A motion by Committeeman Fuzy was made to close the public hearing; seconded by Committeeman Kostoplis. Voice Vote: All Aye.

Adoption: Committeeman Fuzy made a motion to adopt Ordinance #2020-12; seconded by Deputy Mayor Holliday. Roll Call Vote:

AYE: Committeeman Fuzy; Committeeman Kostoplis, Committeeman Mason, Deputy Mayor Holliday, Mayor Benowitz  
NAY: None

Ordinance #2020-12 is adopted.

#### **Introduction of Ordinance #2020-13 entitled ORDINANCE AMENDING SECTION 25.409 OF THE BORDENTOWN TOWNSHIP MUNICIPAL CODE ENTITLED “GC-I—GENERAL COMMERCIAL AND GC-II—GENERAL COMMERCIAL”**

Deputy Mayor Holliday made a motion to introduce Ordinance #2020-13; seconded by Committeeman Kostoplis. Roll Call Vote:

AYE: Committeeman Fuzy; Committeeman Kostoplis, Committeeman Mason, Deputy Mayor Holliday, Mayor Benowitz  
NAY: None

The public hearing on Ordinance #2020-13 will be held at the August 24, 2020 Township Committee meeting.

**Introduction of Ordinance #2020-14 entitled ORDINANCE AMENDING CHAPTER 2.68.050 THE TOWNSHIP CODE REGARDING SPECIAL LAW ENFORCEMENT OFFICERS**

Deputy Mayor Holliday made a motion to introduce Ordinance #2020-14: seconded by Committeeman Kostoplis. Roll Call Vote:

AYE: Committeeman Fuzy, Committeeman Kostoplis, Committeeman Mason, Deputy Mayor Holliday, Mayor Benowitz  
NAY: None

The Public Hearing on Ordinances #2020-14 will be held on Monday, August 10, 2020.

**Introduction of Ordinance #2020-15 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AMENDING THE GENERAL CODE OF THE TOWNSHIP OF BORDENTOWN BY REPEALING AND REPLACING SECTION 1100 OF CHAPTER 25 TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS**

Deputy Mayor Holliday made a motion to introduce Ordinance #2020-15: seconded by Committeeman Kostoplis. Roll Call Vote:

AYE: Committeeman Fuzy, Committeeman Kostoplis, Committeeman Mason, Deputy Mayor Holliday, Mayor Benowitz  
NAY: None

The Public Hearing on Ordinance #2020-15 will be held on Friday, August 14, 2020 at 12 noon.

**Introduction of Ordinance #2020-16 entitled AN ORDINANCE TO AMEND CHAPTER 25, LAND DEVELOPMENT ORDINANCE, OF THE BORDENTOWN TOWNSHIP CODE, TO ESTABLISH A NEW ZONING DISTRICT ENTITLED “AH-D AFFORDABLE HOUSING DUPLEX”**

Committeeman Mason made a motion to introduce Ordinance #2020-16: seconded by Committeeman Fuzy. Roll Call Vote:

AYE: Committeeman Fuzy, Committeeman Kostoplis, Committeeman Mason, Deputy Mayor Holliday, Mayor Benowitz  
NAY: None

The Public Hearing on Ordinance #2020-16 will be on Friday, August 14, 2020 at 12 noon.

**New Business:**

There will be a special meeting of the Township Committee on Friday, August 14 in order to hold public hearings on Ordinances #2020-15 and 2020-16. Administrator Theokas proposed a starting time of 12 noon. All Committee members consented to the 12 noon start time.

**Administrator's Report**

Since the last meeting, there have been three additional confirmed cases of COVID-19. The Township has had a total of 86 cases. The county has tested 250 residents of Bordentown Township or Bordentown CITY at the free coronavirus testing site at Carslake Community Center in Bordentown City.

Administrator Theokas thanked the Committee for passing Resolution #2020-169 authorizing the purchase of new computers for the Township staff. These computers are very important for continued support of software as well as for cyber security.

The municipal building will be open to the public starting August 3<sup>rd</sup>. There will be signs requiring face coverings and social distancing. The building will close to the public if health concerns arise.

It is possible that Committee meetings may start to be held face-to-face with 10 to 12 members of the public plus virtually for additional public members. This may be implemented for the second meeting in August or in September.

Deputy Mayor Holliday commented that everyone has worked very hard during this pandemic. He also agrees that the computers are needed and long overdue.

**Township Committee Liaison Reports**

Committeeman Fuzy, Committeeman Mason, Deputy Mayor Holliday and Mayor Benowitz gave reports.

**Public Participation**

Committeeman Fuzy made a motion to open the meeting for public participation; seconded by Deputy Mayor Holliday. Voice Vote: All Aye.

There being no public comment, Committeeman Fuzy made a motion to close the meeting to the public; seconded by Committeeman Kostoplis. Voice Vote: All Aye.

There being no final comments from the Township Committee, Committeeman Mason made a motion to adjourn the Regular Meeting at approximately 8:03 p.m.; seconded by Committeeman Fuzy. Voice Vote: All Aye.

The next Township Committee Meeting will be held virtually on Monday, August 10, 2020.

Respectfully Submitted,

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MARIA CARRINGTON, TOWNSHIP CLERK