

TOWNSHIP COMMITTEE MINUTES  
REGULAR MEETING  
AUGUST 10, 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 7:31 p.m.

Roll Call was taken by Township Clerk Carrington.

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. A notice of the 2020 meetings was sent to the *Burlington County Times* and *The Times* on January 8, 2020 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:** Letter dated July 29, 2020 from the New Jersey Department of Transportation regarding the proposed milling and resurfacing of U.S. 130 in 2021. The proposed construction will also include reconstruction of deteriorated curbs, construction of ADA compliant pedestrian curb ramps and treatment of inlets and manholes where applicable between mile markers 53.3 and 55 on U.S. 130 Northbound and between mile markers 54 and 55 on US 130 Southbound.

**Administrative Review:** No additions to the agenda.

**Consent Agenda**

**Resolution #2020-177 entitled APPROVING ROUTINE BUSINESS: MINUTES OF MEETINGS**

**Resolution #2020-178 entitled RENEWAL OF LIQUOR LICENSES FOR THE 2020-2021 TERM**

**Resolution #2020-179 entitled RESOLUTION ACCEPTING THE PROPOSAL FROM TUREK CONSULTING, LCC FOR PROFESSIONAL SERVICES THE NJ DEP PERMIT RESPONSE FOR THE ORCHARD AVENUE AND GLEN ROAD CULVERT REPLACEMENT PROJECT**

**Resolution #2020-180 entitled RESOLUTION TO AWARD A CONTRACT FOR THE 2020 ROAD PROGRAM**

**Resolution #2020-181 entitled RESOLUTION ACCEPTING THE PROPOSAL FROM TUREK CONSULTING, LCC, FOR THE PREPARATION AND SUBMISSION OF A FINAL REMEDIAL ACTION REPORT FOR THE 266 CROSSWICKS ROAD PROPERTY**

**Resolution #2020-182 entitled RELEASE OF TWO YEAR MAINTENANCE GUARANTEE FOR Bordentown Corner, LLC (Dollar General & Pep Boys) BLOCK: 20 LOT: 1**

**Resolution #2020-183 entitled RELEASE OF CASH MAINTENANCE GUARANTEE FOR INVESTORS BANK, 213 US ROUTE 130, BLOCK: 116 LOT: 3**

**Resolution #2020-184 entitled RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN APPROVING THE MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF BORDENTOWN AND THE BORDENTOWN TOWNSHIP POLICE COMMAND OFFICERS ASSOCIATION (LIEUTENANTS AND CAPTAINS)**

**Resolution #2020-185 entitled RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN TO APPOINT MEGHAN SHADOW AS PROVISIONAL TECHNICAL ASSISTANT TO THE CONSTRUCTION OFFICIAL OF THE TOWNSHIP OF BORDENTOWN**

**Resolution #2020-186 entitled RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN TO MEMORIALIZE ACCEPTANCE OF THE RESIGNATION OF ROBERT L. KING, FIRE PROTECTION SUBCODE OFFICIAL IN THE BORDENTOWN TOWNSHIP CONSTRUCTION DEPARTMENT**

**Resolution #2020-187 entitled RESOLUTION APPROVING PARTICIPATION IN THE DONATED LEAVE PROGRAM**

**Resolution #2020-188 entitled RESOLUTION FORMALLY INCREASING BID THRESHOLD FOR CONTRACTS UNDER LOCAL PUBLIC CONTRACTS LAW FROM \$40,000 TO \$44,000 AS AUTHORIZED ON JULY 1, 2020**

**Resolution #2020-189 entitled RESOLUTION TO AMEND RESOLUTION #2020-97 TO AUTHORIZE THE TOWNSHIP OF BORDENTOWN TO EXECUTE OF AN AMENDED MEMORANDUM OF UNDERSTANDING WITH HABITAT FOR HUMANITY OF BURLINGTON COUNTY, INC. REGARDING THE FUTURE DEVELOPMENT OF 179, 181 AND 183 CROSSWICKS ROAD**

**Resolution #2020-190 entitled RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE WITH BORDENTOWN WATERFRONT COMMUNITY LLC FOR THE CONVEYANCE OF CERTAIN PROPERTIES**

**Resolution #2020-191 entitled AUTHORIZING REFUND OF OVERPAYMENT OF TAXES**

**Resolution #2020-192 entitled RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87**

**Resolution #2020-193 entitled RESOLUTION AUTHORIZING THE PURCHASE OF SOFTWARE AND TRAINING IN THE UCC DEPARTMENT**

**Resolution #2020-194 entitled RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY APPROVING THE AFFORDABLE HOUSING SPENDING PLAN**

**Resolution #2020-195 entitled RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY ADOPTING THE ‘AFFIRMATIVE MARKETING PLAN’ FOR THE TOWNSHIP OF BORDENTOWN**

**Resolution #2020-196 entitled A RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF BORDENTOWN, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY AUTHORIZING AND ADOPTING THE ‘FOR-SALE OPERATING MANUAL’; ‘RENTAL OPERATING MANUAL’ AND ‘MARKET TO AFFORDABLE PROGRAM OPERATING MANUAL’ FOR THE TOWNSHIP OF BORDENTOWN**

**Resolution #2020-197 entitled APPROVING ROUTINE BUSINESS: PAYMENT OF BILLS**

Township Committee review and discussion of Consent Agenda Items Resolutions #2020-177 through #2020-197: 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 Kostoplis. Voice Vote: All Aye.

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

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

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

### **Ordinances**

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

*Public Hearing:* Deputy Mayor Holliday made a motion to open the public hearing on Ordinance #2020-14; seconded by Committeeman Kostoplis. Voice Vote: All Aye. There was no public comment. A motion was made by Deputy Mayor Holliday to close the public hearing; seconded by Committeeman Kostoplis. Voice Vote: All Aye.

*Adoption:* Deputy Mayor Holliday made a motion to adopt Ordinance #2020-14; seconded by Committeeman Fuzy. Roll Call Vote:

AYE: Committeeman Fuzy; Committeeman Kostoplis, Committeeman Mason, Deputy Mayor Holliday, Mayor Benowitz

NAY: None

Ordinance #2020-14 is adopted.

**Introduction of Ordinance #2020-17 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR THE PURCHASE OF CERTAIN PROPERTIES REPRESENTING THE REMAINING INTERESTS OF BORDENTOWN WATERFRONT COMMUNITY, L.L.C. IN THE WATERFRONT REDEVELOPMENT AREA AND APPROPRIATING \$4,700,000 FOR SAID PURPOSE; AUTHORIZING THE ISSUANCE OF \$4,465,000 PRINCIPAL AMOUNT OF OBLIGATIONS OF THE TOWNSHIP TO FINANCE SAID PURPOSE; AND PROVIDING FOR OTHER MATTERS RELATING THERETO**

Deputy Mayor Holliday made a motion to introduce Ordinance #2020-17: 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 #2020-17 will be held at the August 24, 2020 Regular Meeting.

**Introduction of Ordinance #2020-18 entitled ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY KNOWN AS BLOCK 140, LOTS 5.02, 10-19; BLOCK 140.01, LOTS 1.02 and 2.01; BLOCK 141 LOT 4 IN THE TOWNSHIP OF BORDENTOWN; BLOCK 69, LOT 1 IN THE TOWNSHIP OF MANSFIELD AND BLOCK 13, LOTS 8, 9.01 AND 9.02 IN THE TOWNSHIP OF FIELDSBORO PURSUANT TO N.J.S.A. 40A:12-5**

Deputy Mayor Holliday made a motion to introduce Ordinance #2020-18: 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 #2020-18 will be on August 24, 2020.

**New Business:** None

### **Administrator's Report**

Since the last meeting, there has been a slight uptick with seven additional confirmed cases of COVID-19. The Township has had a total of 93 cases. We are keeping an eye on it. Bordentown Township is trending lower than other Burlington County communities.

The municipal building is now open to the public; however, we do encourage all to keep visits to a minimum. Please call or email us to conduct business if possible. Masks are required to enter the building.

The 2019 audit has been completed. The final report will be forthcoming.

Two special meetings of the Township Committee have been scheduled in order to prepare for the final Affordable Housing compliance hearing. The special meetings will be held virtually on Friday, August 14 at 12 noon and on Monday, August 17 at 7:30 p.m.

Within the consent agenda, award was made for the 2020 Road Program which will pave East and West Constitution Drive as well as Shady Lane and Greenwood Avenue. The Township secured a good price for this work, and work will begin soon. We also accepted bids for the Joseph Lawrence Park expansion and hope to make an award shortly after financing is reallocated.

Mr. Theokas will be on vacation the week of August 17. Clerk Carrington will be in charge during his absence.

**Township Committee Liaison Reports**

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

**Public Participation**

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

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

There being no final comments from the Township Committee, Deputy Mayor Holliday made a motion to adjourn the Regular Meeting at approximately 7:55 p.m.; seconded by Committeeman Kostoplis. Voice Vote: All Aye.

Respectfully Submitted,

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MARIA CARRINGTON, TOWNSHIP CLERK