

TOWNSHIP COMMITTEE MINUTES  
REGULAR MEETING  
OCTOBER 26, 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 (signed off at 8:00 p.m.)  
Administrator Michael Theokas  
Chief Financial Officer Jeffrey Elsasser  
Clerk Maria Carrington  
Attorney Eileen Fahey

Mayor Benowitz called the meeting to order at approximately 7:00 p.m.

Roll Call was taken by Township Clerk Carrington.

**Resolution 2020-10-26 entitled RESOLUTION TO MEET IN CLOSED EXECUTIVE SESSION** moved by Committeeman Kostoplis and seconded by Committeeman Mason. 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: Litigation/Affordable Housing

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 approximately 7:14 p.m. through a motion made by Committeeman Mason, 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 dedicated to the people who lost their lives from COVID-19 and their families.

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:** None

**Administrative Review:** Clerk Carrington stated that there were no changes to the agenda.

**Consent Agenda:**

**Resolution #2020-252 entitled APPROVING ROUTINE BUSINESS: MINUTES OF MEETINGS AND FILING OF REPORTS**

**Resolution #2020-253 entitled AUTHORIZING DISPOSAL OF SURPLUS PROPERTY**

**Resolution #2020-254 entitled RELEASE OF 10% CASH PERFORMANCE GUARANTEE FOR MATRIX DISTRIBUTION CENTER**

**Resolution #2020-255 entitled RESOLUTION AUTHORIZING A CONTRACT WITH DIRECT ENERGY BUSINESS FOR ELECTRIC ACCOUNTS**

**Resolution #2020-256 entitled RESOLUTION TO APPOINT PER DIEM EMT**

**Resolution #2020-257 entitled RELEASE OF ATTORNEY’S TRUST ACCOUNT REGARDING THE DEVELOPMENT OF BLOCK 1308.01, LOTS 41, 42 AND 43**

**Resolution #2020-258 entitled REFUND OF ESCROW BALANCE FOR THE DEVELOPMENT APPLICATION OF PROECT EXPEDITERS CONSULTING GROUP**

**Resolution #2020-259 entitled APPROVING ROUTINE BUSINESS: PAYMENT OF BILLS**

Township Committee review and discussion of Consent Agenda Items Resolutions #2020-252 through #2020-259: There was no discussion by Committee.

Deputy Mayor Holliday made a motion to open the Consent Agenda items for public comment; seconded by Committeeman Fuzy. Voice Vote: All Aye. There was no public comment. Deputy Mayor Holliday made a motion to close the Consent Agenda items to public comment; seconded by Committeeman Kostoplis. 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 #2020-21 entitled AN ORDINANCE GRANTING A FIVE YEAR TAX EXEMPTION AND ABATEMENT OF LOCAL REAL ESTATE TAXES PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ. TO LBA RVI-COMPANY XXXI-B, LLC, FOR THE REAL PROPERTY LOCATED AT BLOCK 137.02, LOT 6.03, QUALIFIER C.003 AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH LBA RVI-COMPANY XXXI-B, LLC, FOR BLOCK 137.02, LOT 6.03, QUALIFIER C.003**

*Public Hearing:* Deputy Mayor Holliday made a motion to open the public hearing on Ordinance #2020-21; seconded by Committeeman Fuzy. Voice Vote: All Aye.

ANEKA MILLER, 98 MEADOW RUN ROAD: Ms. Miller asked about the rationale behind the tax exemption. Administrator Theokas stated that the Township adopted an ordinance which qualifies certain properties in the rehabilitation zone to apply for tax exemptions when improvements are made to the property. The land tax is still paid during the exemption period but 0% of the taxes on the improvements are paid in the first year, 20% of the improvement taxes are to be paid during the second year, 40% paid in the third year, 60 % in the fourth year and 80% in the fifth year. After that the property is fully taxed.

There was no further 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 #2020-21; seconded by Committeeman Fuzy. Roll Call Vote:

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

Ordinance #2020-21 is adopted.

**Introduction of Ordinance #2020-22 entitled ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF BORDENTOWN, CHAPTER 10.05, “SCHEDULES,” SCHEDULE I, “NO PARKING”**

Deputy Mayor Holliday made a motion to introduce Ordinance #2020-22: 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 #2020-22 will be held at the November 9, 2020 Regular Meeting.

**Introduction of Ordinance #2020-23 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$3,926,965.47 FOR CERTAIN ENVIRONMENTAL REMEDIATION EXPENDITURES, INCLUDING \$2,945,224.10 IN GRANTS EXPECTED TO BE RECEIVED; AUTHORIZING THE ISSUANCE OF \$934,500.00 PRINCIPAL AMOUNT OF OBLIGATIONS OF THE TOWNSHIP TO FINANCE SAID PURPOSES; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.**

Deputy Mayor Holliday made a motion to introduce Ordinance #2020-23: 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 #2020-23 will be held at the November 9, 2020 Regular Meeting.

**New Business:** None

**Administrator's Report:**

Terry Field improvements are underway. The baseball fields are being resurfaced, and the tot lot will be delivered in the next few weeks. The walking path is being constructed.

At the last meeting, a contract was awarded to begin improvements to Joseph Lawrence Park which will begin soon with some clearing to make room for the new soccer, softball and multi-purpose fields.

Paving is pretty much completed on East and West Constitution Avenues. The contractor is working on the punch list which includes some striping and drainage issues. It will be finished before the winter weather arrives.

The County and State are experiencing an increase in COVID-19 cases. There are no singular events or specific areas of concern in the Township. Please be careful, wear masks and social distance. Please follow Halloween guidelines. The Office of Emergency Management continues to meet. We have an ample supply of PPE for first responders and staff. If any seniors need masks, we have some to share.

\*Committeeman Mason left the meeting at approximately 8:00 p.m.

**Township Committee Liaison Reports**

Committeeman Fuzy, 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.

SAL SCHIANO, 9 FARMINGTON COURT: Mr. Schiano asked if the Matrix warehouse had secured a new tenant. Mr. Theokas stated they have; however, it is has not yet been publicly announced. Mayor Benowitz assured Mr. Schiano that the township would be meeting with the new tenant and addressing traffic concerns. Mr. Schiano, as president of his residential community, addressed the Committee regarding the temporary signs that the community placed on Clifton Mill Drive to slow traffic. The Township has requested the signs to be removed, and Mr. Schiano refuted the Township's reasoning. He stated that he does not believe the validity of traffic studies because people intentionally slow down. He also said that signs on the side of the road have not been effective. Mr. Schiano states that the community would pay for the signs and remove them in the winter months so that they would not be in the way of snow plows. Mayor Benowitz stated that Mr. Schiano's comments would be taken under advisement.

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

As a final comment, Mayor Benowitz encouraged all residents to vote by either voting early using the Vote By Mail ballots or on Election Day, November 3, 2020. He also told everyone to stay healthy and safe.

Committeeman Fuzy made a motion to adjourn the Regular Meeting at approximately 8:08 p.m.; seconded by Committeeman Kostoplis. Voice Vote: All Aye.

Respectfully Submitted,

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MARIA CARRINGTON, TOWNSHIP CLERK