

TOWNSHIP COMMITTEE MINUTES  
REGULAR MEETING  
JULY 23, 2018

The Regular meeting of the Township Committee of the Township of Bordentown was held in the Main Meeting Room in the Municipal Building.

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

ABSENT: None

Mayor Benowitz called the meeting to order at approximately 7:04 p.m. and led a salute to the flag and a moment of silence

Township Clerk Eckert read the following Open Public Meeting Announcement:

In compliance with the Open Public Meetings Act, adequate notice of this meeting was provided in the following manner:

On January 11, 2018, advance written notice of this meeting was posted on the bulletin board opposite the main entrance to the meeting room in the Municipal Building; was faxed to the BURLINGTON COUNTY TIMES and THE TIMES; was filed with the Clerk of Bordentown Township; and was mailed to all persons who requested and paid for such notice.

The proceedings of this meeting, which are open to the public, are being electronically recorded. Requisite minutes are kept for all meetings, whether open or closed to the public.

At this time, Committeeman Mason made the following motion:

BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby recess this Regular Meeting to meet in Closed Session for the purpose of discussing:

--Southern Gateway Redevelopment Matter.

--Bordentown Waterfront Redevelopment Contract Matter.

--Professional Service Contract Matter:                   Marketing Consulting

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality; seconded by Deputy Mayor Fuzy.

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

NAY: None

The Township Committee of the Township of Bordentown recessed their regular meeting at approximately 7:06 pm and reconvened the regular meeting at approximately 7:33 pm.

**Mayor's Proclamation Honoring the 25<sup>th</sup> Wedding Anniversary of Bill and Marilee Ryan.**  
Mayor Benowitz read the Proclamation into the record.

**ADMINISTRATIVE REVIEW**

Township Clerk Eckert announced that as a result of Closed Session, Resolutions #2018-204-15A through #2018-204-15C are being added to the Consent Agenda. And a memorandum to the Township Committee was received from CFO Elsasser dated July 23, 2018 regarding sale of \$6,175,000 aggregate principal amount of General Obligation Bonds, Series 2018, to be dated August 1, 2018.

**CONSENT AGENDA**

**Resolution #2018-204-8 entitled APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: PAYMENT OF BILLS.**

**Resolution #2018-204-9 entitled APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: MINUTES OF MEETINGS, FILING OF REPORTS AND CORRESPONDENCE.**

**Resolution #2018-204-10 entitled A RESOLUTION TO CANCEL TAXES.**

**Resolution #2018-204-11 entitled RELEASE OF PERFORMANCE GUARANTEE FOR BANK OF AMERICA (BNF CONTRACTORS, INC.), ROUTE 130, BLOCK 121, LOT 4.**

**Resolution #2018-204-12 entitled RELEASE OF MAINTENANCE GUARANTEE FOR BORDENTOWN WATERFRONT COMMUNITY – PHASE 1A, RIVERGATE URBAN RENEWAL COMPANY, LLC, ROUTE 130, BLOCK 140, LOT 5.01.**

**Resolution #2018-204-13 entitled AUTHORIZING PURCHASE OF TWO (2) 2019 FORD F350 CHASSIS CAB AND OPTIONS FOR THE BORDENTOWN TOWNSHIP PUBLIC WORKS DEPARTMENT.**

**Resolution #2018-204-14 entitled AUTHORIZING PURCHASE OF HEAVY DUTY VEHICLE LIFT AND DUAL TROUGH GOLF TURF KIT FOR THE BORDENTOWN TOWNSHIP PUBLIC WORKS DEPARTMENT.**

**Resolution #2018-204-15 entitled AUTHORIZING DISPOSAL OF SURPLUS PROPERTY.**

**Resolution #2018-204-15A entitled RESOLUTION DESIGNATING POMONA DEVELOPMENT GROUP, LLC AS REDEVELOPER OF THE PROPERTY KNOWN AS BLOCK 128.01, LOTS 1, 2, 3, AND 38 LOCATED WITHIN THE SOUTHERN GATEWAY REDEVELOPMENT AREA IN THE TOWNSHIP OF BORDENTOWN AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH POMONA DEVELOPMENT GROUP, LLC FOR THE REDEVELOPMENT OF SUCH PROPERTY FOR USE IN ACCORDANCE WITH THE REDEVELOPMENT PLAN AND ANY AMENDMENTS.**

**Resolution #2018-204-15B entitled RESOLUTION OF THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN AUTHORIZING THE TRANSFER OF CERTAIN AGREEMENTS WITH RESPECT TO A PORTION OF PHASE I OF THE WATERFRONT REDEVELOPMENT PROJECT.**

**Resolution #2018-204-15C entitled RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO SUASION COMMUNICATIONS GROUP FOR MARKETING CONSULTING SERVICES.**

Township Committee review and discussion of Consent Agenda Items Resolutions #2018-204-8 through #2018-204-15C. There were no questions/comments on the Consent Agenda.

At this time, Deputy Mayor Fuzy made a motion to open to the public the consent agenda items; seconded by Committeeman Mason.

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

NAY: None

Seeing no comments, Committeeman Mason made a motion to close to the public; seconded by Committeeman Holliday.

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

NAY: None

At this time, Committeeman Mason made a motion to adopt the Consent Agenda; seconded by Committeeman Holliday.

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

NAY: None

**Public Hearing on Ordinance #2018-21 entitled AN ORDINANCE TO CREATE THE AH-1 AFFORDABLE HOUSING OVERLAY ZONE, PROVIDING FOR AFFORDABLE HOUSING AND OTHER USES ON PROPERTY IN THE TOWNSHIP OF BORDENTOWN.**

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At this time, Committeeman Holliday made a motion to open the public hearing on Ordinance #2018-21; seconded by Deputy Mayor Fuzy.

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

NAY: None

Seeing no public comment, Deputy Mayor Fuzy made a motion to close the public hearing on Ordinance #2018-21; seconded by Committeeman Holliday.

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

NAY: None

**Consideration of Adoption of Ordinance #2018-21 entitled AN ORDINANCE TO CREATE THE AH-1 AFFORDABLE HOUSING OVERLAY ZONE, PROVIDING FOR AFFORDABLE HOUSING AND OTHER USES ON PROPERTY IN THE TOWNSHIP OF BORDENTOWN.**

At this time, Deputy Mayor Fuzy made a motion to adopt Ordinance #2018-21; seconded by Committeeman Holliday.

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

NAY: None

**Public Hearing on Ordinance #2018-23 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, TO MANDATE DIRECT DEPOSIT FOR MUNICIPAL EMPLOYEES BY THE TOWNSHIP OF BORDENTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 52:14-15F.**

At this time, Committeeman Holliday made a motion to open the public hearing on Ordinance #2018-23; seconded by Committeeman Mason.

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

NAY: None

Seeing no public comment, Committeeman Holliday made a motion to close the public hearing on Ordinance #2018-23; seconded by Committeeman Mason.

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

NAY: None

**Consideration of Adoption of Ordinance #2018-23 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, TO MANDATE DIRECT DEPOSIT FOR MUNICIPAL EMPLOYEES BY THE TOWNSHIP OF BORDENTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 52:14-15F.**

At this time, Committeeman Holliday made a motion to adopt Ordinance #2018-23; seconded by Committeeman Mason.

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

NAY: Mayor Benowitz

**Consideration of Re-Introduction of Ordinance #2018-22 entitled ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF BORDENTOWN, TITLE 10, "VEHICLES AND TRAFFIC", CHAPTER 10.05, "SCHEDULES", SCHEDULE I, "NO PARKING", AND SCHEDULE V, "TRUCKS OVER FOUR TONS EXCLUDED", AND CHAPTER 25, "LAND DEVELOPMENT ORDINANCE", SECTION 500, "GENERAL PROVISIONS AND DESIGN STANDARDS", SUBSECTION 25.514, "SIGNS".**

At this time, Committeeman Mason made a motion to introduce Ordinance #2018-22; seconded by Committeeman Holliday.

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

NAY: None

TOWNSHIP CLERK ECKERT: The public hearing will be August 13<sup>th</sup>.

**Consideration of Introduction of Ordinance #2018-24 entitled ORDINANCE AMENDING CHAPTER 5.48 "TOWING SERVICE OPERATOR" OF THE BORDENTOWN TOWNSHIP MUNICIPAL CODE.**

At this time, Committeeman Holliday made a motion to introduce Ordinance #2018-24 (BY TITLE ONLY); seconded by Committeeman Mason.

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

NAY: None

TOWNSHIP CLERK ECKERT: The public hearing will be August 13<sup>th</sup>.

**ADMINISTRATOR & STAFF REPORTS**

ADMINISTRATOR THEOKAS: Administrator Theokas stated there is only one Township Committee meeting in August, which is August 13, 2018.

Representatives from Colonial Pipeline reached out to our Public Safety Professionals and requested a meeting scheduled for July 25, 2018 to review their public safety and emergency management procedures. Our Police Department, Emergency Management, both Fire Districts, EMS, and Bordentown City will be present. He will report back to the Township Committee at the August meeting.

This Saturday is Bordentown Day at Trenton Thunder. There were over 200 tickets sold. Mayor Benowitz will be throwing out the first pitch.

The Township had a very successful bond sale last week.

CFO ELSASSER: On July 19, 2018, Bordentown Township held a bond sale to permanently finance \$6,175,000 of Capital Projects. This finance is all of the remaining Township debt through 2018. The projects included various road programs, park enhancements, and the addition of new projects which are being funded through grants. We received 3 bids, and the winning bid had an interest rate of 2.945%. This is attributed to the hard work by the entire staff to maintain and strengthen our very strong AA bond rating. The funds will be available August 1, 2018. They are very happy with the services provided by Phoenix Advisors.

**TOWNSHIP COMMITTEE & STAFF REPORTS**

COMMITTEEMAN KOSTOPLIS: On July 16, 2018, Committeeman Kostoplis said he attended the Sewerage Authority meeting. There will be a rate hearing at their August meeting. There was an 18' x 12' sink hole in Bordentown City, and it was mentioned that P.W. Director Buhner volunteered the Township's camera.

COMMITTEEMAN HOLLIDAY: Committeeman Holliday spoke to Bryan Branson, and the next Veteran's Advisory meeting will held on August 7, 2018 at the Sr. Center. It is the same night as National Night Out, so they are moving the time up to 6:00 pm.

He cited several Police activities/community events.

National Night Out will be held on August 7, 2018 at Joseph Lawrence Park.

There is a new recruit who started training on July 16, 2018 at the Camden County Police Academy. He is scheduled to graduate December 6, 2018.

On July 3, 2018, he attended the Army National Guard Band and on July 7, 2018, he attended the Fireworks.

He attended the Clifton Mill HOA meeting on July 16, 2018.

On July 18, 2018, he attended Music in the Park.

COMMITTEEMAN MASON: Committeeman Mason attended the Board of Education Meeting on July 18, 2018.

The District Championship for 11 year old Little League was held July 9-15, 2018 at Joseph Lawrence Park. He acknowledged Administrator Theokas, P.W. Director Buhner and staff and said the parks were in great shape. Bordentown Girls softball is also district champions.

DEPUTY MAYOR FUZY: Deputy Mayor Fuzy reported on the ongoing maintenance in the Township being performed by the Public Works Department.

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The Environmental Commission Meeting is scheduled for July 24, 2018.  
The Webmaster is in the process of further developing improvements to the Township's website.  
Deputy Mayor Fuzy gave an update on Music in the Park.  
On July 28, 2018, Bordentown Night is at Trenton Thunder.  
National Night Out is August 7, 2018.  
On August 10, 2018, he will be giving a talk about insects at Northern Community Park.  
Ads for Township Events were placed in the Current and Peoples papers for the month of August.

**MAYOR BENOWITZ:** Mayor Benowitz attended the Veteran's Advisory Committee meeting. The Veteran's Information Event that will be held at the Armory was discussed. They will have a table at Community Day.

He attended the July 12, 2018 Northern Burlington Regional Chamber of Commerce luncheon at Palermo's. Lt. Matt Crowell gave a presentation on the August 7, 2018 National Night Out Event.

Mayor Benowitz attended the Planning Board Meeting on July 12, 2018. Resolution P-2018-14 regarding the Re-examination of the Master Plan was removed from the Agenda due to the improper noticing; it will be added to the August 9, 2018 meeting agenda. Resolution P-2018-15 regarding proposed Township Ord. 2018-21 AH-1 Overlay Zone was approved with minor modifications. Resolution P-2018-13 was approved for the preliminary major site plan approval with two bulk variances for the VOADV Phase II project.

He attended the July 16, 2018 Senior Social Meeting.

On July 17, 2018, he attended and answered questions at the Clifton Mill HOA meeting along with Administrator Theokas, Police Chief Pesce, and Committeeman Holliday.

On July 11, 2018, he met with Bordentown City Mayor Jim Lynch to discuss a Bordentown Sewerage Authority matter.

He met with Administrator Theokas, Police Chief Pesce, and Engineer Fred Turek to discuss revisions to Township Ordinance #2018-22.

He acknowledged CFO Elsasser for consolidating the Township debt and saving \$500,000.

**PUBLIC PARTICIPATION:** At this time, Committeeman Holliday made a motion to open the meeting for public participation; seconded by Deputy Mayor Fuzy.

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

**NAY:** None

Seeing no comments, Deputy Mayor Fuzy made a motion to close the meeting to the public; seconded by Committeeman Holliday.

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

**NAY:** None

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**ADDITIONAL MATTERS:**

DEPUTY MAYOR FUZY: Deputy Mayor Fuzy clarified that the Veteran Information Day did not yet have a scheduled date.

At this time, Committeeman Holliday made the following motion:

BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby adjourn the regular meeting; seconded by Committeeman Kostoplis.

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

NAY: None

The Regular meeting of the Township Committee of the Township of Bordentown was adjourned at approximately 8:10 p.m.

Respectfully Submitted,

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COLLEEN M. ECKERT, RMC, TWP. CLERK