

**MINUTES**  
HOPEWELL TOWNSHIP  
**TOWNSHIP COMMITTEE**  
April 20, 2023

**Start Time:** 6:32 p.m.

The **Sunshine Statement** was read into the record by Mayor Paul Ritter.

The **Flag Salute** was led by Mayor Paul Ritter.

- **Roll Call:** Kelsey Bayzick, David Miller, Tom Tedesco, Robin Freitag, Mayor Paul Ritter.  
Also Present: Leo Selb, Admin/Clerk; Jeannette Pace, Deputy Clerk; Township Solicitor Matt Ritter, Esquire

- **State Police Presentation**

Sgt. Dan Hider from the New Jersey State Police attended the meeting to update the Committee on the happenings around the Township. Sgt. Hider commented that Hopewell had very few calls compared to those in other municipalities. He did mention the recent double homicide as well as the police chase of the stolen vehicle which led to a crash. He indicated that enrollment in the State Police is down and gave the Committee an update on the new CAD system being utilized by the Barracks. Mayor Ritter mentioned the park on Sewell Road and also made mention of the upcoming summer season and the parties producing music/noise late at night. He also mentioned Hopewell Day to Sgt. Hider and discussed possible presence for the event and/or traffic issues.

- **Approval of Minutes**

Approval of the March 16, 2023 Minutes

Discussion: None.

Motion by Bayzick; Seconded by Freitag; Voice Vote: All in favor.

- **Department and Committee Reports**

- **Written Reports Submitted by Tax Collector, Zoning/Housing, Senior Center)**

Discussion:

Bayzick indicated that she and Freitag recently met with the Directors at the Senior Center. They have started ceramics classes and the exercise classes are well attended. The snow

birds appear to be coming back and attendance is increasing. Bayzick also complemented Selb on getting the repairs completed and how nice everything looked.

- **Township Admin/Municipal Clerk's Report** (presented by Leo Selb)
- **Deputy Clerk's Report** (presented by Jeannette Pace)

Approval of Department Reports

No further discussion

Motion by Bayzick; Seconded by Miller; Voice Vote: All in favor.

- **Treasurer's Report and Approval of Bills**

Approval of Treasurer's Report for March, 2023 and Bills:

Discussion: None.

Motion by Freitag; Seconded by Miller; Voice Vote: All in favor.

## **RESOLUTIONS:**

### **#23-51: RESOLUTION AUTHORIZING CIVIL RIGHTS PRACTICES**

Discussion: None.

Motion to Approve by Miller; Seconded by Bayzick; Voice Vote: All in favor.

### **#23-52: RESOLUTION OF HOPEWELL TOWNSHIP SUPPORTING REVOLUTION NJ**

Discussion: Mayor Ritter indicated that this Resolution supports diversity of the country and the different perspectives therein and is at no cost to the Township.

Motion to Approve by Bayzick; Seconded by Freitag; Voice Vote: All in favor.

### **#23-53: RESOLUTION APPOINTING JUDY ZIRKLE TO THE LAND USE BOARD**

Discussion: Mayor Ritter indicated the need to appoint an alternate member to the Land Use Board and the entire Committee is supportive of his suggestion of Judy Zirkle as the new addition to the Board.

Motion to Approve by Freitag; Seconded by Miller; Voice Vote: All in favor.

### **#23-54: RESOLUTION AWARDING A CONCESSION CONTRACT TO BAY HILL ENVIRONMENTAL FOR LEAD BASED PAINT INSPECTIONS**

Discussion: Selb confirmed that Bay Hill Environmental was the only bidder and met all the criteria required. A contract will need to be prepared for review by the Township Solicitor.

Motion to Approve by Bayzick; Seconded by Miller; Voice Vote: All in favor.

**#23-55: RESOLUTION APPROVING THE RELEASE OF A MAINTENANCE BOND AND ANY REMAINING ESCROW TO DOLLAR GENERAL, 588 SHILOH PIKE, BRIDGETON, NJ**

Discussion: None

Motion to Approve by Tedesco; Seconded by Freitag; Voice Vote: All in favor.

**#23-57: RESOLUTION AUTHORIZING RECYCLING TONNAGE GRANT APPLICATION AND APPOINTING A RECYCLING COORDINATOR**

This Resolution was presented to allow the designation of a Recycling Coordinator to apply for and manage the Recycling Tonnage Grant due to the termination of the previous Recycling Coordinator.

Discussion: The draft Resolution appointed Selb as Recycling Coordinator for the purposes of applying for the Recycling Tonnage Grant. Committeewoman Freitag indicated that this issue had been addressed by putting Committeemen Tedesco and Miller in charge of the Public Works Department when Mr. Haaf left. She indicated there is no need for this Resolution and Committeemen Tedesco and Miller will carry out this function. Discussion resulted in a Motion by Tedesco to **TABLE** this Resolution which was seconded by Freitag. Voice Vote: All in favor to table.

**#23-58 RESOLUTION AUTHORIZING APPLICATION AND A SHARED SERVICES AGREEMENT FOR GRANT FUNDS FROM THE CUMBERLAND COUNTY HEALTH DEPARTMENT**

Discussion: Selb advised that we are getting a grant to enhance communications in the Township. The funds can be used to upgrade the website. Discussion was held regarding changes to the website, additional training, etc. as well as a translator on the site that provides instructions to the Spanish speaking community. Additional research is needed to see what options are available to us to upgrade the website and Selb and Pace indicated they would look into this further.

Motion to Approve by Tedesco; Seconded by Miller; Voice Vote: All in favor.

**OLD BUSINESS:**

- Senior Center Update – Nothing added other than what was previously said.
- West Cumberland Little League – Mayor Ritter attended opening day and commended our Public Works Department on a job well done for making the fields and grounds look great.
- Polling Place – Pace advised that she spoke to LizBeth at the Board of Elections regarding utilizing the Township Offices for all 3 polling places. Pace provided the location as our suggestion for the Polling Places and we are waiting to hear back from the Board of Elections whether or not they will allow all 3 places to be in the same building.



- Dragon Village – Selb advised that Dragon Village has various violations against them at this time. A letter was sent in June of 2022 regarding their use of the driveway. Selb recently visited the property and noted a fire breathing dragon with propane tanks hooked up and buried electrical wire. Solicitor Ritter indicated that Dragon Village opened in April of 2019 and probably started using the driveway in 2021. They appear to be doing events regularly without permits and the Committee is looking into what additional action can be taken against them to bring the village up to code as well as make sure they have all the necessary permits and paperwork required to continue with their activities.
- LOSAP – In follow-up to the presentation made at a previous meeting, the Committee is supportive of an increase to the LOSAP amount. The current amount is \$800.00. Tedesco suggested raising it to \$1,250.00 next year with \$100.00 the following year, \$100.00 the year after that which caps it at the \$1,450.00 figure and then COLA increases after that.

A **Motion** was made by Tedesco to accept the above provisions with a Second by Freitag. An Ordinance was introduced to approve the above.

**Roll Call Vote Introduction:**

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Kelsey Bayzick					X	
Robin Freitag		X	X			
David Miller			X			
Paul J. Ritter, III			X			
Tom Tedesco	X		X			

**NEW BUSINESS:**

- Sewer Clerk

Selb advised that an issue recently arose where it was necessary to issue a Sewer Permit for a property that recently sold which had sewer but was not connected. Since we have a Tax/Sewer Collector, Selb suggested using said employee for that purpose. Deputy Clerk Pace advised the Committee that she had spoken to the Collector and was advised that a line item could be placed on the cash receipts journal for the permits which will follow what the CFO’s accounts show for audit purposes. All were in favor of the Tax/Sewer Collector being used for issuing the permits in the future with backup by the Clerk. No Resolution is necessary since the Collector is already the Sewer Collector.

- Connection Fees – Sunny Slope

It was brought to the attention of the Committee at a previous meeting that Sunny Slope has been paying for connection fees for its packing house property as well as a single-family dwelling which is being double billed. Owner has received verbal confirmation from the County that the it has zero flow at the packing house and that the dwelling is being billed for 2 DCUs when only 1 is required. The owner has paid all fees on both properties with the exception of \$3,750.00 for

2022 for the packing house and \$1,500.00 for the dwelling. Owner is requesting forgiveness of those amounts and that he be properly billed commencing in 2023. After review by the Committee, it is agreed that Township records should be corrected to reflect the above and that the owner should be billed properly for 2023. A Resolution will be prepared forgiving the \$3,750.00 for the packing house and the \$1,500.00 for the dwelling with future billing to properly reflect the current flow commencing 1/1/23. A **Motion** was made by Bayzick to accept the above subject to written proof from the County that the above information is accurate. Seconded by Tedesco. Voice Vote: All in favor.

- Hopewell Galleria (2 proposed new shops) and Tattoo Parlor at Priolo Plaza

Selb advised that there was discussion at the Land Use Board the previous evening regarding the two proposed new businesses at the Galleria as well as a new shop at Priolo Plaza. As to the Banquet Hall, it was decided that the current documentation with the Township does not permit this use and that a Use Variance would be required for this purpose. As to the cigar shop, it was confirmed with the landlord that this would be a retail shop and therefore permitted under the current zoning. As to the previously discussed tattoo parlor at Priolo Plaza, it was determined by the Land Use Board that this is not a personal service as permitted under the current zoning ordinance and that a Use Variance would be required.

- Convenience Center – Leaves, Brush, Grass

Some residents have shown concern as to where to dump grass, etc. while the new ramp is being built. Tedesco and Miller will look into this further.

- Picnic Park Opening, Parking, and Name

Discussion was had regarding some residents' concerns as to the opening of the park. Jeff Cassidy of our Public Works Department attended the meeting and spoke to the Committee as to the amount of trash at the park as well as some of the damage there. It was discussed that the gate would remain closed but that a parking area be created for visitors to the park. Additionally, new signs would be placed at the park utilizing Clean Communities funding. Former Mayor Hankins reminded the Committee about the 10-foot walking trail and suggested maybe trading off portion of the property with the farmer currently leasing the land. Mayor Ritter also thanked Jeff Cassidy for the work Public Works has done to keep the park clean and welcoming to residents.

Mayor Ritter suggesting naming the park the Hankins Family Picnic Park in honor of former Mayor Hankins. The Committee fully supported this suggestion. A **Motion** was made by Freitag and Seconded by Miller to rename the park the "Hankins Family Picnic Park." Voice Vote: All in favor.

- June Ave – roadway edge breaking up

Selb advised that we had received complaints from residents on June Avenue because the road is breaking up. Selb is in talks with Engineer Nardelli to see if we can get a quote for repair and/or patching.

- Health Dept. \$10,000 Grant

Selb advised that Committee of a grant being offered through the County Health Department for improvement of communications of each municipality. Discussion was had regarding utilizing the grant for an upgrade to our current website.

- Peddling and Soliciting Ordinance

Selb advised that the old ordinance provides for a \$50.00 fee and that the ordinance should be amended to provide for an increased fee of \$100.00. Further discussion was had and it was decided that an Ordinance for the increased fee and any additional changes should be prepared for an upcoming meeting.

- JIF Award Funds

Selb advised that the Township received \$750.00 as an award from JIF for its wellness program. He utilized a portion of those funds and obtained a water cooler for the Senior Center. Selb also advised that we received \$3,250.00 from JIF as a Safety Award. Selb advised that Deputy Clerk Pace would come up with some ideas to utilize those funds prior to the end of the year.

- West Park Drive Curve

Freitag advised the Committee of a resident complaint she received regarding the curve on West Park Drive. The County apparently cleaned up the area and removed the guardrail. The resident wants it replaced. The County Engineer has advised that guardrails are to protect cars, not property or people so they won't put another one up. Tedesco suggested contacting the County Commissioners to see if anything can be done.

## **CORRESPONDENCE:**

- Letter from Ted Ritter, Esquire regarding 12 Oak Drive

Solicitor Matt Ritter advised that a 10'x150' strip is owned by the Township which is between two properties but no longer needed by the Township. The owner at 12 Oak Drive is desirous of obtaining that strip of land adjacent to his property. Ritter advised that a letter should be sent out to all adjoining neighbors to see if anyone else is interested in said property. He further explained the sale process if other neighbors are interests and if only 12 Oak Drive is interested.

## **SOLICITOR'S REPORT:**

- Tax Appeal – Cumberland Manor

Solicitor Ritter advised that Cumberland Manor has once again filed a tax appeal. He explained the process to the Committee and reiterated what occurred the last time they filed an appeal. He also advised that he would need to amend his Professional Services Contract for this appeal due to the amount of work that will be involved.

- Elite Personal Fitness at Priolo Plaza

Solicitor Ritter advised that he had spoken to the Fire Inspector of the City of Bridgeton who advised that the owner of Elite Personal Fitness is refusing to allow the inspector into the



property for the purposes of a fire inspection. The landlord is a Sovereign citizen. Discussion was had by the Township Committee as to how to proceed.

**PUBLIC COMMENTS:** Please stand, state your name and the municipality in which you live for the record, and in five (5) minutes or less briefly state your comments to the Township Committee. The Township Committee will allow for a total of 30 minutes for all public comments. (Ord. 18-01 Adopted 1/18/18).

Motion to Open to the Public by Bayzick; Seconded by Freitag. Voice Vote: All in favor.

Former Mayor Hankins commended the Committee on the LOSAP increase.

Motion to Close Public Portion by Freitag; Seconded by Bayzick. Voice Vote: All in favor.

### **RESOLUTION #23-56 AUTHORIZING EXECUTIVE SESSION**

The General Nature of the subject matters discussed were Personnel, Potential Litigation and Contracts.

Motion to Enter into Executive Session by Bayzick; Seconded by Freitag.  
Time: 8:26 p.m. Voice Vote: All in favor.

Motion to Enter into Public Session by Freitag; Seconded by Bayzick.  
Time: 9:16 p.m. Voice Vote: All in favor.

### **Action Taken:**

Discussion was held concerning the sale of 3.5 acres in the Hopewell Business Park to the Amish Market for \$20,000.00 per acre or \$70,000.00 with the Amish Market having the right of first refusal for an additional lot of @3.5 acres in the same area. The Resolution would give the Amish Market right of first refusal to pursue the remaining lot at the Business Park should the Township decide to sell it. Any construction or parking lots on said lots are contingent on approval by the Land Use Board. Solicitor Ritter will work with the attorney for the Amish Market to prepare the Contract For Sale. Any Redevelopment Agreement would be referred to the Land Use Board for courtesy review. The Resolution will authorize the Mayor to sign a Memorandum of Understanding for the above. A **Motion** was made by Miller and Seconded by Bayzick. Voice Vote: All in favor.

### **MOTION TO ADJOURN:**

Motion by Bayzick; Seconded by Tedesco. Voice Vote: All in favor.

**End Time:** 9:25 p.m.

**Next Meeting Date:** May 18, 2023 at 6:30 p.m.

Leo F. Selb, Jr., Township Administrator/Municipal Clerk  
Jeannette Pace, Deputy Clerk  
cc: Township Committee and Counsel